
PROJECT DESCRIPTION

INTRODUCTION

This document provides a comprehensive description of the components included in the proposed Sugar Bowl Mt. Judah Residential Expansion project. The site description, description of the project, entitlements requested and justification for requested entitlements based on applicable policies and requirements of the Placer County General Plan and Placer County Zoning Ordinance are discussed.

PROJECT LOCATION AND SITE DESCRIPTION

Sugar Bowl Ski Resort ("Sugar Bowl") is located off of Donner Pass Road approximately 4 miles east of the Interstate 80/Soda Springs exit. The existing Sugar Bowl facility is comprised of approximately 700 acres of land. The primary residential and commercial core within the overall facility encompasses approximately 80 acres of the overall property. Those 80 acres, referred to in this summary as the Village Core, currently contain the Village Lodge, the Village Hall Ski Team Building, residential vacation cabins, the Snow White cooperative lodge, the Chalet Townhomes, the Meadows Townhomes currently under construction, as well as various maintenance and ski related operations.

The Mt. Judah Lodge and Ski Lift facility is located on Assessor's Parcel No. 069-070-040, under a long-term lease with the U.S. Forest Service. There is no plowed connection between Mt. Judah and the Village facilities as they are essentially two distinct ski areas. The only existing permanent building in the Judah Lodge area is the Lodge itself, which is situated on Forest Service land. Direct vehicle winter access is available to the Lodge off of Donner Pass Road.

The following existing facilities lie within the footprint of the expansion project:

- A closed end paved parking area that is located immediately south of the lodge;
- A secondary parking loop also circulates immediately in front of the lodge and provides additional parking and a traffic circle that directs traffic past the lodge and the exit.
- A ski repair shop trailer located within the secondary parking loop.
- A sedimentation pond located just west of the closed end parking lot.
- The Judah Lodge hardscape, which connects to the paved parking loop and is fully snowmelted.

Within the lodge ticket sales, ski rentals, and sales are all located in the lower floors with cafeteria space and an outside deck on the second level. A first aid room expansion is proposed to be constructed on the north side of the lodge this year and an addition to the cafeteria space is proposed at the east end of the building scheduled to start construction

next year, both of which was approved as part of the 1992 EIR/EIS Sugar Bowl Ski Resort Master Plan.

The facilities and services within the Mt. Judah Lodge operate during ski hours only. Restaurant services and other evening activities are only available within the Village Core area, which as noted previously, is an approximately ¼ mile walk or snowcat ride from the Judah Lodge.

EXISTING GENERAL PLAN AND ZONING

The proposed Sugar Bowl Mt. Judah Residential Expansion project, located adjacent to the existing Mt. Judah Lodge, encompasses two Assessor's Parcels, each of which represent a portion of a single legal parcel. Assessor's Parcel No. 069-320-045 is approximately 49.1-acres and designated as Resorts and Recreation (REC) under the Placer County General Plan. This designation is applied to mountain, water-oriented, and other areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Table I-2 of the Placer County General plan indicates that the minimum lot area for parcels with the Resorts and Recreation Land Use Designation is 1 to 160 acres.

A.P.N.	Land Use Designation	Minimum Lot Area	Range/Maximum DU's per Net Acre	Consistent Zoning Districts
069-320-045	Resorts and Recreation	1 to 160 acres*	**	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)

* Minimum lot size within range determined by zoning
** Only one principal dwelling allowed per lot

Assessor's Parcel No. 069-103-058 is 5.4 acres designated Tourist Commercial (TC) under the Placer County General Plan and is zoned RES (Resort) on the zoning map. The TC designation is applied at major recreational destinations such as ski areas and other types of resorts. Table I-2 of the Placer County General Plan indicates that the minimum lot size under the Tourist/Resort Commercial Land Use Designation is 6,000 to 20,000 square feet. Typical land uses include overnight lodging facilities of all types, retail services, and similar and compatible uses. Within the RES zoning district, retail uses and multi-family uses are permitted subject to securing a minor use permit.

A.P.N.	Land Use Designation	Minimum Lot Area	Range/Maximum DU's per Net Acre	Consistent Zoning Districts
069-103-058	Tourist/Resort Commercial	6,000 to 20,000 sq. ft.*	11-21 du	Highway Services (HS) Motel (MT) Resort (RES)

* Minimum lot size within range determined by zoning

PROPOSED PROJECT

The proposed Sugar Bowl Mt. Judah Expansion project consists of a four-phase condominium development centered on an open-air plaza in front of the existing the Mt. Judah Lodge facility. These buildings will be concentrated in and around an area of the resort described previously as consisting of two parking lots and sedimentation pond. It is estimated that as much as 95% of the project footprint has previously been impacted by the aforementioned parking lot, sedimentation pond and grading activities related to their construction.

As many as 62 units would ultimately be constructed at buildout, along with approximately 1,900 square feet of retail space. A summary of the Judah Expansion project is described as follows:

Phase I	28,535 s.f.	23 units	19	4	-	-
Phase II	27,105 s.f.	20 units	11	9	-	1,900± s.f. of retail
Phase III	26,946 s.f.	13 units	1	10	2	-
Phase IV	11,333 s.f.	6 units	-	1	5	-
TOTAL	93,919 s.f.	62 units	31	24	7	1,900± s.f.

As described previously, the closed end paved parking area and secondary parking loop, consisting of approximately 107 parking spaces, will be eliminated as part of the first phase of development. Also removed will be a 2,500 square foot sedimentation pond used to treat parking lot run-off, no longer required with the elimination of the parking, and a ski tuning shop currently housed in a trailer.

As part of the first phase of construction, a day-skier drop-off area and vehicle turnaround will be constructed from the existing Mt. Judah access road. Day skiers will be dropped off in a large open area plaza that will be constructed just to the west of the Lodge. Like the existing Judah Lodge hardscape, the plaza hardscape will also be snowmelted.

Each of the four phases will have three to four levels of residential units constructed over a single-story parking garage. Phases 2 and 4 will be located on Assessor's Parcel No. 069-103-058, while Phases 1 and 3 would be located on Assessor's Parcel No. 069-320-045. The phase 1 building would be located directly across the proposed public plaza and opposite the existing Judah Lodge. This phase will consist of 23, two and three bedroom units occupying 28,535 square feet of floor space. Also included in this building would be a manager's office and check-in area at the entrance to the parking garage to serve the residents and their guests.

Phase 2, consisting of 20, two and three bedroom units within 27,105 square feet of floor space, will be located south of the plaza and physically attached to the south end of Phase 1. Additionally, 1,900± square feet of accessory retail space, which fronts onto the public

plaza will be constructed as a part of this Phase. Vehicular access to the Phase 2 parking garage will be through the Phase 1 parking garage.

Phase 3 will consist of 13, two, three, and four bedroom units in 26,946 square feet of space. This unit would be located just to the northwest of the Phase 1 building. Unlike Phases 1 and 2, this building will be physically detached from the plaza although a pedestrian connection would be constructed. Access to this building will be via a separate driveway located off the Mt. Judah access road, just prior to entering the proposed turnaround.

Finally, Phase 4 consists of only 6, three and four bedroom units within 11,333 square feet of floor area. This building will be located off the west end of, and physically connected to the Phase 2 building. Like Phase 2, vehicular access to the Phase 4 parking garage will be through the Phase 1 parking garage.

Parking- Condominium-style PD developments must provide parking in the same amounts as required of apartment projects (as expressed in Chapter 17.54.060(B)(5)(b) of the Placer County Zoning Ordinance) unless otherwise determined by the hearing body by way of conditional use permit approval.

Apartments must provide one off-street parking space for studio and one-bedroom units, with one additional space required for each unit with two bedrooms or more. Additionally, one off-street guest space must be provided for every four units in the complex. As noted above, the Judah Expansion project entails the construction of 62 units, all of which are two to four bedrooms. Thus, the amount of parking required by ordinance, as well as the number of parking spaces proposed by phase is as follows:

Phase I	23	43 spaces	30 spaces + 4 check-in spaces designed to allow users to check in to the main office and then find their designated parking spot afterwards. ³	1.3:1 ⁴
Phase II	20	45 spaces	32 spaces	1.6:1
Phase III	13	30 spaces	28 spaces	2.1:1
Phase IV	6	14 spaces	18 spaces	3:1
Total	62	132 spaces	108 spaces	1.74:1

A reduction in the parking standards normally required for the development is appropriate in that these units will not generate as significant a parking demand as would typical apartments or condominium developments. Furthermore, occupancy characteristics of resort developments are much different from apartment/condominium

¹ Per Section 17.54.060(B)(5)(b) of the Placer County Zoning Ordinance

² One parking space in each phase shall be convertible to an ADA space.

³ An additional 6 ADA compliant spaces will be located in the center traffic island for access to the plaza and Judah, though not restricted to use by owners/residents of the condominium units.

⁴ Excludes the 4 check-in spaces.

developments as vehicle occupancy is higher for vacation homes. The ratio of parking spaces to residential units in the existing parking garage is required to be 1.5:1.

Each of the phases would be self-sufficient in meeting their individual parking demands although the number of spaces per unit increases with each phase. It is anticipated that upon buildout, Phases 1, 2 and 4 would be set up to provide one space per each of the 47 units with the remaining 55 spaces shared between the phases. No additional parking would be required for the 1,900 square feet of retail space as it will be merely incidental to the residential and resort uses of the site. Phase 3, physically separated from the other buildings, has parking adequate for the need generated by the number of units.

Recreation-Chapter 17.54.100(D) of the Placer County Code requires the provision of in-tract recreation facilities that meet at least a portion of the total park and recreation demand for such facilities created by the residents of the project.

To meet the necessary recreational component requirement, the Judah Expansion project includes as a component of the Phase I construction, a swimming pool that would be located adjacent to the Village Hall Ski Team Building on Assessor's Parcel No. 069-103-001. This would continue the pattern of concentrating all non-ski recreational and social activities within the Village Core area. As it is currently envisioned, the Judah Homeowners would pay fees into the Master Association (Sugar Bowl Homeowners Association) who would then pay Sugar Bowl Corporation a pro-rated portion of the operating costs.

Recreational amenities are also provided by the surrounding Sugar Bowl Resort that further satisfy recreational facility requirements enumerated in the Placer County Planned Development Ordinance, as well as the Placer County Subdivision Ordinance. Sugar Bowl also proposes retaining an alternative option of paying fees to mitigate the project's impacts on the county's recreational facilities.

Open Space- Chapter 17.54.100(E) of the Placer County Code requires that environmentally sensitive areas should be designated as open space on the PD site plan or tentative map based upon the site sensitivity and the environmental features to be preserved or protected, and the project should be designed in such a way as to avoid adversely affecting the open space areas.

Within the Judah Expansion project, a stream is located west of the development and immediately adjacent to the east of the existing North Village. This area, comprising 2.53± acres, will be preserved in the commonly owned open space areas.

An additional 3.65± acres of common area open space will be located around the four phases of development that will provide adequate separation between the existing single family vacation cabins in the North Village area to the multi-family condominiums in the Mt. Judah area. In all, approximately 6.18± acres of open space areas will be provided for the development project.

Circulation-Access to the project will be via the existing driveway from Donner Pass Road, which will be reconstructed beginning just south of the west bay parking areas. It is anticipated that legal access to each of the buildings will be facilitated by a private road access easement for each of the owners. Additionally, a driveway will be constructed from the access road to the Phase 3 building, with maintenance responsibilities being solely that of the Phase 3 condominium owners.

Utilities- The project will be served by Donner Summit P.U.D. for water, sewer and fire protection. The applicant has reserved adequate capacity with the P.U.D. for 62 equivalent dwelling units. A "will-serve" letter is attached.

Homeowner's Association-A Homeowner's Association will be formed with automatic membership required of future owners pursuant to Chapter 17.54.110(A) of the Placer County Code. The association will maintain title and maintenance responsibilities of the common interest open spaces.

ENTITLEMENT REQUESTED

In conformance with Placer County Code chapter 17.34.010, 17.60.090, 17.60.100, it is anticipated that the following entitlements would be required for the project;

Assessor's Parcel No.	Current zoning:	Current General Plan:	Proposed Zoning
069-320-045	RF-DR	REC	3.46± acres to RES-PD-7.5 (Resort- Planned Residential Development-7.5); 44.39± acres to Forestry (FOR), and; 1.20± acres to O (Open Space).
069-103-058	RES	TC	2.35± acres to RES-PD-7.5 (Resort- Planned Residential Development-7.5); 3.10± acres to open space;
Approval of a Conditional Use Permit for a Planned Residential Development for the four-phase construction of the Judah Residential area. The Conditional Use Permit establishes the following standards for the development:			
<ul style="list-style-type: none"> • Airspace condominium units with common areas. • Construction to occur over as many as four phases. • The maximum height of structures will be 50' from average grade. • The overall ratio of parking spaces to units shall be established at 1:74:1. 			
A Tentative Subdivision Map (Major Subdivision) as follows:			
Area	Existing APN	Units	Acreage
Lot 1	069-320-045	23	0.59
Lot 2	069-103-058	20	0.60
Lot 3	069-320-045	13	0.63
Lot 4	069-103-058	6	0.34
Parcel A	069-320-045 & 069-103-058	0	3.65
Parcel B	069-320-045 & 069-103-058	0	2.53
Parcel C	069-103-058	0	1.77
Remainder	069-320-045	0	44.39
Total			54.5
A Design Review Permit for the following:			
<ul style="list-style-type: none"> • Conceptual approval of the site plan, basic architectural elements of the condominium buildings and the plaza. • Conceptual approval of the swimming pool to be constructed on Assessor's Parcel No. 069-103-001, in conjunction with the first phase of development. 			

JUSTIFICATION FOR ENTITLEMENTS

The proposed project has been designed to conform to the Resort zoning district, as well as to Placer County General Plan Policies. Justification for approval of the proposed entitlements is based on the assumption that the project qualifies for issuance of a Mitigated Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act.

REZONE

The project will entail the construction of 26 units on Assessor's Parcel No. 069-103-058, and 36 units on Assessor's Parcel No. 069-320-045. As noted under the Existing General Plan and Zoning Section of this description, Assessor's Parcel No. 069-103-058 has a maximum possible density of 39 dwelling units based upon the minimum lot area of 6,000 square feet, permitted under the TC General Plan land use district. When calculated

by the maximum number of dwelling units per acre (range of 11 to 21 per acre), the 5.4 acres could theoretically support as many as 113 units. As such, the entire density proposed under the Mt. Judah expansion project (consisting of 62 units) could be accommodated with the dwelling unit range allowed on just this parcel alone.

The project necessitates a rezone to add a -PD combining district. The purpose of the PD combining district is to identify areas where development can occur within the context of a planned development. PD's provide a procedure to permit a developer to transfer permitted dwelling units to locations that are more appropriate to facilitate preserving environmental, cultural or historical features; providing or protecting natural corridors and wildlife habitat; significantly increasing the opportunities for the public to enjoy trails and recreational facilities and affording substantially more efficiency in providing infrastructure and public services.

Consistent with the intent of the PD combining district, the project proposes the transfer of 36 dwelling units of allowable density from Assessor's Parcel No. 069-103-058 to Assessor's Parcel No. 069-320-045. Residential densities will be transferred to areas that have previously been impacted by existing resort activities, thereby preserving areas that have not been subject to such disturbances. This will be facilitated by rezoning a 2.40-acre portion of the former parcel, and 3.38 acres of the latter parcel to RES-PD-7.5. Additionally, 3.10 acres of the APN 069-103-058 and 1.20 acres of APN 069-320-045 will be rezoned to Open Space.

069-320-045	49.1± ac	1 acre	160 acres	49 lots	1 lot	1 per lot	N/A	1	49
069-103-058	5.4± ac	6,000 s.f.	20,000 s.f.	39 lots	11 lots	11	21	59	113
Total				88 lots	12 lots			60	162

Assessor's Parcel No. 069-320-045, which has an appropriate General Plan designation of Recreation and Resorts (REC), has the Residential-Forestry (RF-DR) zoning designation. Table I-3 of the General Plan indicates that the zoning is not consistent with the REC Land Use Designation. As such, the proposed project also includes a proposal to rezone the remainder of this parcel (comprising of approximately 44.39 acres) to FOR, for consistency with the Placer County General Plan.

CONDITIONAL USE PERMIT

Chapter 17.54.090 of the Ordinance states that a proposed PD requires a conditional use permit approval specifying the type of residence to be constructed including elevations, floor plans as deemed necessary. The project should also describe construction staging and the location and proposed uses of open spaces, location and layout of recreational facilities, parking areas and related information. A description of the required elements has been addressed elsewhere in this report.

A PD project also requires the preparation of a computation exhibit that demonstrates how the project satisfies the requirements regarding permitted density, required parking, building coverage and open space ratios. That computation exhibit is as follows:

Base Zone:	RES-PD-7.5				
Min Lot Area	5,800				
Under Base Zoning:	8.3± acres				
Parcel Size:	8.3± acres				
Standard Deduction for acreage contained within 100 Year Floodplain and >30% Slopes: 85%(1)	-0.00 ac				
Net Buildable Area:	8.3 x 43,560 = 362,855 s.f.				
Permitted Density under Base Zoning:	362,855/5,800= 62 units permitted by base zoning				
Required: 45% for a proposed density of 7.5 units/acre	0.45 x 8.3 = 3.74 acres				
Proposed:	74% = 6.18± acres				
Permitted:	24% of Total Site Area = 87,085 s.f.				
Proposed:	16% of Total Site Area = 59,797 s.f.				
Required: (Section 17.54.060(B)(5)(b))	Phase 1	Phase 2	Phase 3	Phase 4	Total
	52	45	30	14	141
Proposed:	30 ⁵	32	28	18	108
A swimming pool will be constructed on Assessor's Parcel No. 069-103-001 adjacent to the Village Hall ski team building.					

TENTATIVE SUBDIVISION MAP

Chapter 17.54.090 of the Ordinance states that a proposed PD requires the approval of a subdivision tentative map or vesting tentative map pursuant to Chapter 16 of the Placer County Code. All subdivisions are subject to the provisions of Chapter 16. However, this chapter encourages new concepts and innovations in the arrangement of building sites within subdivisions. Chapter 16.04.010 states that the purpose of Chapter 16 is to encourage new concepts and innovations in the arrangement of building sites within subdivisions. "Deviations from the traditional mechanical approach to the division of land are encouraged in order to facilitate the ultimate development of the land and physical amenities in a manner that will be commensurate with contemporary living patterns and technological progress." The project has been designed with this in mind.

DESIGN REVIEW

Being processed concurrently with the Rezone, Conditional Use Permit and Tentative Subdivision Map is a Design Review Permit, to consider the aesthetic and site issues for

⁵ Excluding 4 short-term covered check-in spaces and 6 outdoor ADA compliant spaces

the project. The applicant is requesting a conceptual approval of the site plan and basic architectural elements of both the condominium buildings and the swimming pool being constructed during Phase I to satisfy the recreational requirements of the project. Please refer to the Site Plan (Sheet 2 of 4 of the map set) and the architectural elevations for details of site layout and building design respectively.



PLACER COUNTY PLANNING DEPARTMENT

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INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

Title of Project: Mt. Judah Residential Expansion

PCPB 2004 0593

Environmental Setting: The Mt. Judah Residential Expansion project is located adjacent to the Mt. Judah Lodge at the Sugar Bowl Ski Resort, south of Donner Pass Road near Soda Springs. Occupying portions of two parcels - APN 069-320-045 (49.1 ac.) and APN 069-103-058 (5.4 ac.) - the project site is situated between the lodge to the east, the Sugar Bowl residential village area to the west and south and the East and West Bay parking areas to the north. Current improvements on the site include a 107-space closed end paved parking area and loop road that are located west and south of the lodge, a ski repair shop trailer that is located near this loop road and a $\pm 2,500$ sq. ft. sedimentation pond (used to treat parking lot runoff) that is located west of the closed end parking lot. The remainder of the site is forested with red fir; a small intermittent drainage courses in a northerly direction along the western perimeter of the site.

Project Description: The project proposes the rezoning of APNs 069-320-045 and 069-103-058 to allow for the Planned Residential Development (PD) of 62 condominium units on four lots, $\pm 1,905$ sq. ft. of retail space, along with lots for open space and common areas, on a site located west of the Mt. Judah Lodge. Lots 1-4, ranging in size from ± 0.34 to ± 0.63 acres, will each be the site of a three-four story residential building. Parcels A (± 3.65 ac.), B (± 2.53 ac.) and C (± 1.77 ac.) would be open space/common area lots that are designed to protect the stream environment and to provide separation between this development and the existing residential development towards the Sugar Bowl Village area. Parcels A and B will be commonly owned and maintained by the homeowners' association; Parcel C will be owned and maintained by the Sugar Bowl Corporation. The remaining area of APN 069-320-045 that is located north of the site will be designated as a Remainder parcel.

The project is proposed in four phases; each of the phases will consist of a residential building constructed over a single-level parking garage. Phase 1 and 3 will be located on APN 069-320-045; Phase 2 and 4 will be located on APN 069-103-058. During Phase 1, the existing closed end parking lot, loop road, ski repair shop and sedimentation pond will be removed during the first phase of the construction. A new open area public plaza, day-skier drop-off area and vehicle turnaround will be constructed. The Phase 1 building, housing 23, two and three bedroom units with a floor area of $\pm 28,535$ sq. ft., will be constructed directly across the plaza from the Mt. Judah Lodge. This building will also house a manager's office and check-in area at the entrance to the parking garage.

The second Phase of the project will consist of 20, two and three bedroom units with a total of $\pm 27,105$ sq. ft. of floor space. The Phase 2 building is located on the south side of the plaza and will be physically attached to the south end of the Phase 1 building. This building will also house the $\pm 1,900$ sq. ft. of retail space that will front onto the public plaza. Vehicle access to the parking garage beneath the Phase 2 building will be through the parking garage of the Phase 1 building.

EXHIBIT B

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Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

The Phase 3 building will be constructed northwest of the Phase 1 building. Physically detached from the Phase 1 and 2 buildings, this building will consist of 13 two, three and four bedroom units with a floor area of ±26,946 sq. ft. A separate driveway will access this building from Mt. Judah road, north of the plaza area. Phase 4 will consist of 6 three and four bedroom units with ±11,333 sq. ft. of floor area that will be located west of, and physically attached to, the Phase 2 building. Vehicle access to the parking garage beneath this building will be through the Phase 1 parking garage. A 30' pedestrian access easement will provide a connection between the vehicle turn around/drop off area and the residential area west of the intermittent drainage.

The parking requirements for this development are two spaces per residential unit, with guest parking of one space for every four units. Based upon the 62 units proposed, 140 parking spaces, 5 of which are accessible spaces, are required for this project. The project proposes providing parking for 108 vehicles in the four garages. The height limit for structures in the Resort zone district is 36'; the project proposes a maximum height of 50' for one of the residential structures. The Planning Commission has the discretion to make findings and approve conditions to allow for exceptions to the parking and height requirements through the Conditional Use Permit process.

The Design and Development Standards of the PD Ordinance requires projects to: 1) provide for recreation facilities that are designed meet at least a portion of the park and recreation demand created by the project; and 2) set aside open space areas that serve to preserve and protect environmentally sensitive areas as well as provide separation between structural improvements on the site. In order to meet the recreation requirement, the Mt. Judah Expansion project proposes constructing a swimming pool adjacent to the Village Hall building in the Village Core area. The recreational amenities of the Sugar Bowl Resort (e.g., the ski runs, etc.) and the proposed pool satisfy the recreation requirements of the PD Ordinance.

The PD Ordinance Open Space requirement for the Mt. Judah Expansion project is 45% of the site area, or ±3.74 acres. As described above, the project proposes creating ±6.18 acres of open space (approximately 74% of the site) on three parcels (Parcels A, B and C). The ±3.65 ac. Parcel A comprises the common area that surrounds the residential development. The proposed rezoning to Planned Development applies to this parcel and the four lots planned for residential development. Parcel B is ±2.53 acres in size and includes most of the length of the intermittent drainage on the west side of the development site. The third parcel, Parcel C, is located south of Parcels A and B. Parcel C is ±1.77 acres in size and is irregularly shaped, extending westward to the Village Core area. Both Parcels B and C will be zoned to Open Space with the proposed rezoning.

The project is requesting the following entitlements:

Rezoning: A rezoning of APNs 069-320-045 and 069-103-058 to allow for the Planned Development of 62 residential units on the site and the creation of two Open Space parcels.

Conditional Use Permit: The approval of a conditional Use Permit for the Planned Residential Development.

Tentative Subdivision Map: The approval of a Tentative Map for the subdivision of parcels.

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." 15

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).

- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District

Item 1a - Discussion: The Placer County General Plan did not anticipate the potential air quality impacts associated with this proposed project. An increase in air pollutant emissions from vehicle, wood-burning fireplaces, outdoor burning and

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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landscape maintenance equipment will occur when compared to the existing community plan and zoning designations and it is considered potentially significant. Appropriate mitigation measures will need to be implemented to reduce potentially significant air quality impacts from the proposed project.

Item 1a - Mitigation: Implementation of mitigation measures in item 5.a. will ensure that the air quality impacts resulting from the proposed rezoning are below the significant level.

Planning Department

Item 1a - Discussion: The Mt. Judah Residential Expansion project is located within the boundaries of the Placer County General Plan. The Plan's land use designations on the project parcels are Resorts and Recreation (on the northern ±49.1 ac. parcel - APN 069-320-045) and Tourist Commercial (on the southern parcel - APN 069-103-058). The zoning designations on these two parcels are Residential Forest, Combining Development Reserve (RF DR) and Resort (RES)/Residential Single-family 20,000 sq. ft. min. (RS B20), respectively. Both the RF and RES zoning designations allow for single-family residential uses, but not in the densities that are proposed by this project.

The project proposes a rezoning of the two parcels in order to allow for the Planned Residential Development. As proposed, the four residential lots (Lots 1-4) and the surrounding Common Area (Parcel A) would be zoned Resort Planned Development 7.5 units/ac. (RES PD 7.5). The stream corridor (Parcel B), along with the irregularly-shaped area south of the stream corridor that extends west to the Village Core (Parcel C), would be zoned Open Space (O). The resulting parcel north of the project site will be designated as a Remainder parcel and ±39.3 acres of this parcel would be zoned Forestry (FOR). (Note: the remaining 5.1 acres of the parcel are currently zoned Open Space (O) as part of the earlier approval of The Meadows townhome development.) The resulting zoning and acreage would be: RES PD 7.5 (±5.78 ac.); O (±3.4 ac.); and FOR (±46.1 ac.). The Common Area within the Planned Development and the Open Space parcels will be owned and maintained by the homeowners' association.

Item 1a - Mitigation: No mitigation is required. The proposed residential use of the site is consistent with the Resorts and Recreation and Tourist Commercial land use designations in the Placer County General Plan. A rezoning of a portion of the site will be required, however, to permit the development of the Planned Residential Development. As described, the area to the west and south of the project site is residential. In addition, the proposed rezone will result in a significant increase in open space on the site. This open space will serve as a buffer between the project and adjoining parcels as well as provide protection for the stream habitat on the site.

A public hearing is required to approve the Use Permit for the Planned Residential Development, the Tentative Map and the rezoning for the project.

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| a. Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Item 2a&b - Discussion: The project represents additional or new growth in the area. As these new residences are

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Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potential Significant Impact
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expected to be "second" or "vacation" units, impacts from this development are expected to be less than significant. Based upon the Sugar Bowl Holding Capacity Analysis report prepared by Terrance E. Lowell and Associates (September 2004), the maximum residential development capacity (i.e., the maximum number of residential units under the existing zoning) of APNs 069-320-045 and 069-103-058 is 157 units. The 62 units that are proposed represent a decrease in the total number of units possible on these parcels.

a. Unstable earth conditions or changes in geologic substructures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Significant disruptions, displacements, compaction or overcrowding of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantial change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The destruction, covering or modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Any significant increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Department of Public Works

Items 3b, e & f -Discussion: This project proposal would result in the construction of 4 residential condominium buildings and associated parking/circulation areas. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for on-site roads, driveways, building pads and foundations. The project grading would result in approximately 11,200 cy of fill and 9,700 cy of cut. The disruption of the soil increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. The proposed project is within 100' of a stream and has the potential for eroded soil from construction to be conveyed into the stream channel. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily parking area construction, shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion and water quality impacts without appropriate mitigations. The project's site specific impacts associated with soil disruptions and erosion can be mitigated to a less than significant level by implementing the Placer County General Plan Goals and Policies as well as the following mitigations agreed to by the applicant:

Items 3b, e & f - Mitigations:

Environmental Issues
(See attachments for information sources)

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The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Environmental Issues
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Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barriers (SE-5), Hydroseeding (EC-4), and revegetation techniques.

Item 3c - Discussion: The proposed residential building construction will include below ground parking. The depth of topography changes associated with the below ground parking ranges from approximately 6' to 14' of cut or fill. The preliminary geotechnical report indicates the potential for rock excavation that may involve excavating techniques such as drilling and blasting, hydraulic hammer and/or ripping. The project's site specific impacts associated with topography changes can be mitigated to a less than significant level by implementing the Placer County General Plan Goals and Policies as well as the following mitigations agreed to by the applicant:

Item 3c - Mitigations: If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

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| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people or property to water related hazards such as flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course of direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues
 (See attachments for information sources)

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available for public water supplies?

- j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?

Department of Public Works

Items 4a & d – Discussion: The proposed project will increase impervious surfaces including on site roads, driveways, and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. However, the existing percentage of impervious surface of the expansion area is approximately 65%. In addition, the proposed buildings will include infiltration trenches below the roof eaves in order to reduce the amount and volume of stormwater runoff. The proposed project's impacts associated with increases in runoff can be mitigated to a less than significant level by implementing applicable PCGP Goals and Policies as well as the following mitigations agreed to by the applicant:

Items 4a & d - Mitigations: Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations.

MM 4.2 The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by DPW:

- A) The intermittent drainagewest of the proposed condominium buildings.

Item 4b - Discussion: The proposed project has the potential to impact the 100-year floodplain of the intermittent drainage to the west of the condominium buildings. The project estimates that the maximum grading within the floodplain would be approximately 500 cy for the parking garage for the Phase 4 building. The project proposes to comply with the Flood Damage Prevention Ordinance's specific criteria and building standards for this type of construction within a floodplain. Any floodplain displacement created by the 500 cy would be recaptured by excavating the same amount or more up to a maximum of 800 cy at a maximum depth of 3'. The proposed project's impacts associated with flooding can be mitigated to a less than significant level by implementing applicable PCGP Goals and Policies as well as the following mitigations agreed to by the applicant:

Item 4b - Mitigations:

Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the intermittent waterway west of the condominium buildings on the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) for Lots 3 and 4 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.

Environmental Issues

(See attachments for information sources)

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The applicant shall maintain or construct adequate flood storage within the 100-year floodplain of the intermittent waterway, if impacted by the proposed development, to the satisfaction of DRC and the Placer County Flood Control District, and shall not impact any existing wetlands/riparian vegetation. This replacement storage shall only be associated with the construction fills associated with the development of the project as noted on the approved Tentative Map.

The applicant shall prepare an analysis to demonstrate the amount of storage to be replaced, the effect on flood flows of the replacement area, any effects on flood conveyance and methods to minimize any maintenance of the replacement storage. The size (volume) of this replacement shall be based on the volume of storage lost by project construction.

Any required storage area shall be designed and shown on the applicable set of Improvement Plans for the project after the above analysis is approved by DPW and the Flood Control District. It shall be constructed concurrent with any grading taking place within the existing 100-year flood plain as shown on the approved Tentative Map.

Item 4c - Discussion: The construction of the proposed improvements also has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing applicable PCGP Goals and Policies as well as the following mitigations agreed to by the applicant:

Item 4c - Mitigations: Storm drainage from onsite impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DPW. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA.

Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: Infiltration Trench (TC-10), Velocity Dissipation Devices with rock filled sumps (EC-10).

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| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues
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| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District

Item 5.a -Discussion:

This proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the proposed project will contribute to significant cumulative air quality impacts occurring within the Placer County.

The project related short-term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, and employee vehicle exhaust. Based on the proposed project, short-term construction emissions would exceed the District's significant thresholds unless appropriate mitigation measures are implemented. Although the long-term operational emissions from the project alone are expected not to exceed the District's significant thresholds, buildout of the proposed project will result in an essential increase of regional air pollutant emissions and contribute to significant cumulative air quality impacts occurring within Placer County.

The District has identified following mitigation measures that should be implemented by the project to ensure that the project related short-term construction emissions, long-term operational emissions, and contribution to cumulative air quality impacts remain below the significant level. The applicant can propose other measures that can achieve the same emission reductions.

Item 5a. - Mitigations:

Construction

1. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
3. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. <http://www.airquality.org/ceqa/Construction Mitigation Calculator.xls>
4. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
5. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.
6. Suspend all grading operations when wind blown dust results in fugitive dusts exceeding District Rule 228 Fugitive Dust limitation.
7. Clean earth moving construction equipment with water once per day.
8. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
9. Minimize idling time to 5 minutes for all diesel power equipments.
10. Contractors shall not operate pre 1996 heavy-duty diesel off-road and stationary source equipment on forecast Spare

Environmental Issues
 (See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potential Significant Impact
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The Air Days.

11. Use California diesel fuel for mobile and stationary construction equipment.
12. The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.

Operational

13. Install low nitrogen oxide (NOx) hot water heaters.
14. Use of low VOC coatings per District Rule 218 Architectural Coatings.
15. Electrical outlets shall be installed on the exterior walls of both the front and back of a residence to promote the use of electric landscape maintenance equipments.
16. Wood-burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired, fireplace appliances are permitted.
17. The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on site measures implemented by the project.

Item 5.c. - Discussion:

Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes would add to congestion at area intersections and have the potential to increase localized carbon monoxide levels. However, the impacts would be less than significant due to the state-wide control measure requiring oxygenated gasoline and the related few number of vehicle trips being generated by this project.

Item 5.d. - Discussion:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment and vehicle exhaust that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

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| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues
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| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Department of Public Works

Item 6a - Discussion: This project proposal would result in the construction of 4 residential condominium buildings (totaling 62 units) with approximately 1,905 sf of retail space and associated parking/circulation areas. The proposed project will generate 38 additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP) This project is subject to this code and, therefore, required to pay traffic impact fees (currently estimated to be \$96,050) to fund the CIP for area roadway improvements. In addition, the applicant currently implements traffic control measures identified in the Transportation Master Plan (TMP) to mitigate impacts to area roadways and intersections for the Sugar Bowl Master Use Permit. With both the continued implementation of the TMP measures and the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Item 6d - Discussion: The proposed project would also eliminate approximately 107 day use parking spaces. This would result in a remainder of 1,056 day use parking spaces, which is consistent with the original Sugar Bowl Use Permit requirements. Peak demand conditions for parking which results in a "sold out" condition where all available parking spaces are full is met with the redirecting of potential customers at the I-80/Donner Pass Road off-ramp back onto the Interstate and off of Donner Pass Road. The applicant manages the number of vehicles using a changeable message board at the westbound I-80 off-ramp and hands out discount coupons for a return visit and directs skiers to other area resorts. The need for this condition is based on the rate of customer arrival and compared with historical arrival rates. When a "sold out" condition is anticipated, the changeable message board is placed in position to redirect traffic back onto the Interstate. The proposed project creates site-specific parking impacts that are considered less than significant when analyzed against the existing baseline parking conditions and current and proposed resort operations.

Item 6f -Discussion: The proposed project will result in an incremental increase in transit travel demand (employees and guests) from or near the Town of Truckee to the continued expansion of Sugar Bowl. Sugar Bowl currently provides and contributes funding to shuttle services as described in their Transportation Management Plan to provide alternative transportation modes. Sugar Bowl skiers and employees ride the shuttle for free. The transit level of service provided in the Winter 2004/2005 season is adequate to mitigate the incremental increase in transit impacts as long as that transit level of service is maintained by the Sugar Bowl resort in perpetuity. If the transit level of service provided by Sugar Bowl decreases below the level of service provided in the Winter 2004/2005 season, then potentially significant transit impacts could occur. The transit ridership originates outside of Placer County and is for the sole purpose of the Sugar Bowl resort, therefore, the transit service does not meet the "Unmet Transit Needs Reasonable to Meet" criteria; therefore, Placer County will not participate in the funding of this service. The transit service provided does make additional stops in both directions from the origin and destination. These stops provide some benefit to the public. Sugar Bowl proposes to maintain the Winter 2004/2005 season level of transit service in perpetuity by directly providing the service or contracting with others to provide the actual service, therefore, the proposed project's impacts associated with increases in demand for transit services is considered less than significant.

- a. Endangered, threatened or rare species or their habitats

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Environmental Issues
(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potential Significant Impact

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (including, but not limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools; | | | | |
| 2) Stream environment zones; | | | | |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; | | | | |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; | | | | |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; | | | | |
| 6) Important spawning areas for anadromous fish? | | | | |

Planning Department

Item 7b - Discussion: Discussion: As described, the site is characterized by a red fir and lodgepole pine forest habitat; a small intermittent drainage is located along the western perimeter of the site. (Note: This drainage is identified as intermittent in the Biological Resources Assessment Report for The Meadows, Sugar Bowl Master Plan Area, December 3, 2001 that was prepared for The Meadows Planned Development project by ECORP Consulting, Inc.) There are existing improvements and disturbed areas on the development site, including a 107-space closed end paved parking area and loop road, a ski repair shop trailer and a ±2,500 sq. ft. sedimentation pond. Most of the proposed construction will occur in these previously disturbed/developed areas. Tree removal estimates are that up to 119 trees (6" or greater dbh) could be removed or disturbed during the installation/construction of site improvements. No development activities are proposed within the stream corridor in the western portion of the site.

Item 7b - Mitigation: The mitigation for tree loss shall consist of either replacement, an in-lieu fee or a combination of both. Replacement shall be either on-site or within the Sugar Bowl property, with one 15-gallon native tree (e.g., red fir, lodgepole pine) for each tree removed/disturbed in an area to be reviewed and approved by the DRC. The in-lieu fee is \$100 per tree that shall be paid to the Placer County Tree Preservation Fund. Consistent with General Plan policies, a 50' non-development/non-disturbance setback will be established along the stream corridor.

Environmental Resources

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

26

Environmental Issues
 (See attachments for information sources)

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
--	-----------	------------------------------	--------------------------------------------------------	--------------------------------

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Item 9e - Discussion: The project will introduce residential and human activities in an area of high wildland fire potential. The project will be subject to the review by the fire protection services for their comments related to reducing fire hazard on the site. A "will serve" letter(s) will be required from these entities.

- | | | | | |
|----------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health Services

Item 10 a - Discussion: Construction noise from this project will increase ambient noise levels. There was a concern of snow removal noise in the project area, but the project is expected to decrease snow removal noise from the present level.

Item 10a - Mitigation: Construction activity will be limited to Monday through Friday, 6:00 AM to 8:00 PM; Saturdays and Sundays, 8:00 AM to 8:00 PM as stated in Placer County Code Chapter 9.36.030.A.7. Snow removal in the Judah Day Lodge area is a task performed by a truck mounted blower and plow. The snow removal is conducted during each morning prior to opening for daily operations. Upon completion of the 4 residential phases, snow removal will only be necessary for driveways accessing the units and the day skier drop off area. The pedestrian areas will be internally heated and surfaces snow-melted. The remaining areas on which snow removal must be completed will be buffered from the North Village area by the new buildings that will reduce the noise in this area. Thus, upon completion of the project, snow removal noise will be reduced from the present baseline level.

- | | | | | |
|---------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Environmental Issues
(See attachments for information sources)

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potential Significant Impact
--	-----------	------------------------------	--------------------------------------------------------	------------------------------

- | | | | | |
|-------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Items 11a-e - Discussion: Project development will result in an additional demand on the need for public services such as police and fire protection, schools, public facilities maintenance and other governmental services. The applicant shall be required to provide "will serve" letters from the public service entities (Placer County Sheriffs Department, Donner Summit P.U.D., Tahoe Truckee Unified School District, etc.) that will provide service to the project.

- | | | | | |
|----------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Items a & c-g - Discussion: Donner Summit P.U.D. is the serving agency for water and sewer services to the site. The Tahoe Truckee Disposal Company provides solid waste pickup and removal services; PG&E and Donner Summit PUD provide power. Pacific Bell provides phone service to the area. The project will generate an increased demand for these utilities and service systems.

Note: The applicant will be required to provide "will serve" letters from the utilities and service systems that will provide service to the site.

- | | | | | |
|---------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-------------------------------------------------------------------	-----------	------------------------------------	--------------------------------------------------------------------	--------------------------------------

Planning Department

Items 13b & c - Discussion: The Sugar Bowl Homeowners Association Design Review Board has reviewed and approved the Architectural Plans (dated September 15, 2004) for the project. All exterior lighting shall be shielded to reduce glare from the site.

a. Disturb paleontological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Disturb archaeological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Affect historical resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have the potential to cause a physical change, which would affect unique ethnic cultural values?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Department

Items 14 b & c - Discussion: Advisory Comment: As described, the site development activities are proposed in areas that either have improvements in place or have been disturbed in the past. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

Note: If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

a. Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Affect existing recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Department

Items 15a&b - Discussion: The construction of condominium units will result in an increased demand on recreational facilities provided in the Sugar Bowl area. As described, the project proposes constructing a swimming pool near the Village Hall in the Village Core area. This facility, in addition to the recreational amenities provided at the Sugar Bowl Resort, satisfies the active recreation requirement of the Planned Residential Development Ordinance.

Note: The project will also be required to pay park fees based upon the total number of residential units constructed.

U.S. Army Corp of Engineers

California Department of Toxic Substances

U.S. Fish and Wildlife Service

National Marine Fisheries Service

MITIGATED NEGATIVE DECLARATION (to be completed by the Lead Agency)

I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

CONCURRENCE STATEMENTS (to be completed by all other agencies, departments, or districts)

Planning Department, Michael Wells
Department of Public Works, Phillip Frantz
Environmental Health Services, Grant Miller
Air Pollution Control District, Yushuo Chang

Signature: Michael Wells
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

14 JUN 05
Date

TACED/CEM/LOE/BAQ/7/04

SUGAR BOWL MT. JUDAH EXPANSION PLACER COUNTY, CALIFORNIA

SITE PLAN
JUNE 2005
SHEET 2 OF 6

NOTES:

- 1. SEE DRAWING 2 FOR THE LOCATION OF PROPOSED GRADES AND THE SITES.
- 2. SEE EXISTING CONDITIONS PLAN FOR THE LOCATION OF EXISTING UTILITIES.

LEGEND

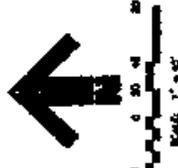
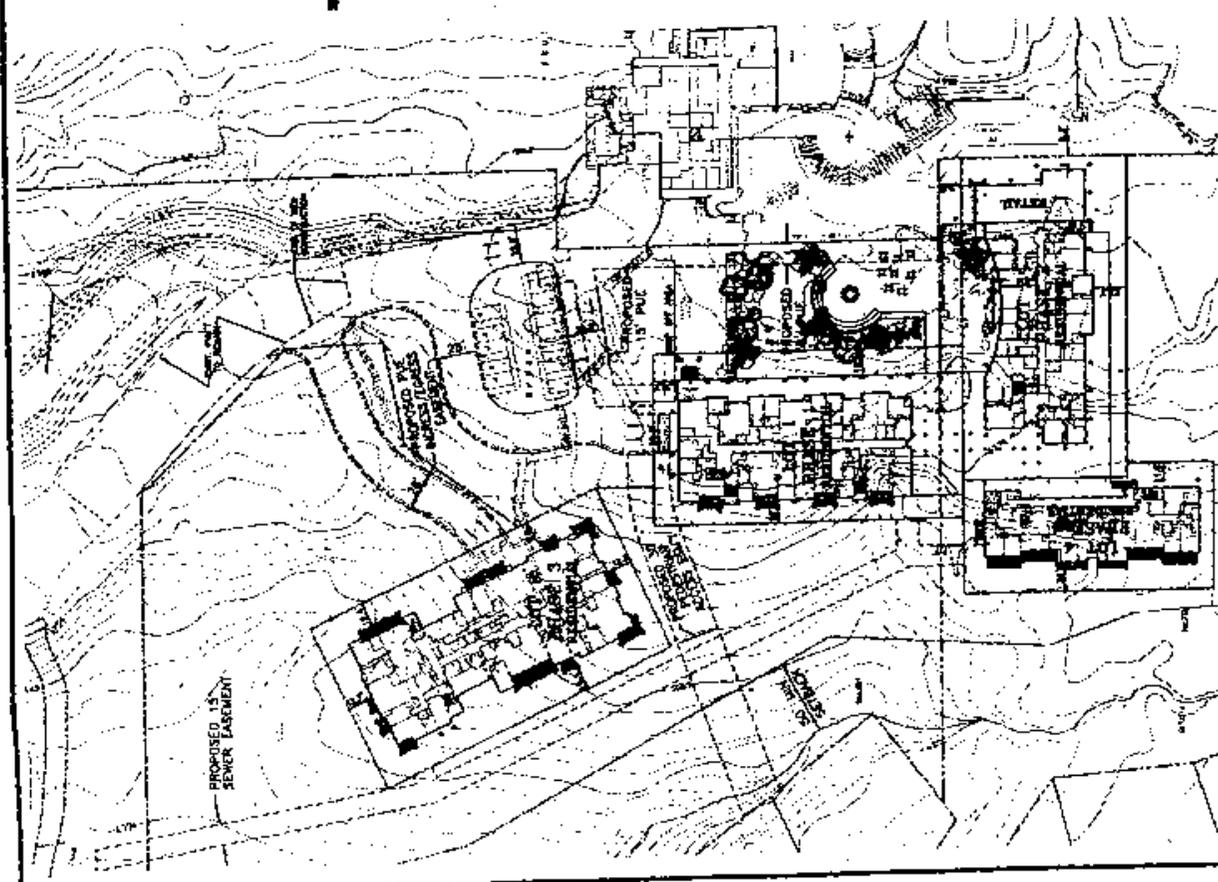
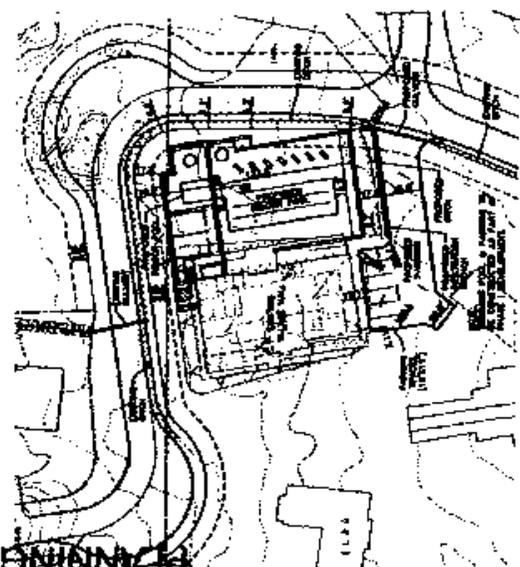
- PROJECT BOUNDARY
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING BOUNDARY LINES
- EXISTING DRIVE
- PROPOSED DRIVE



TERRANCE & LOWELL & ASSOCIATES, INC.
Architectural, Planning & Public Works
201 BAKER BLVD. SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: 916.441.1111 FAX: 916.441.1112



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JUN 17 2005
PLANNING DEPT.



SUGAR BOWL MT. JUDAH EXPANSION PESCEER COUNTY, CALIFORNIA

PRE-TENTATIVE SUBDIVISION MAP
JUNE 2005
SHEET 3 OF 6

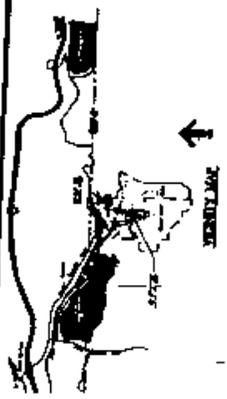
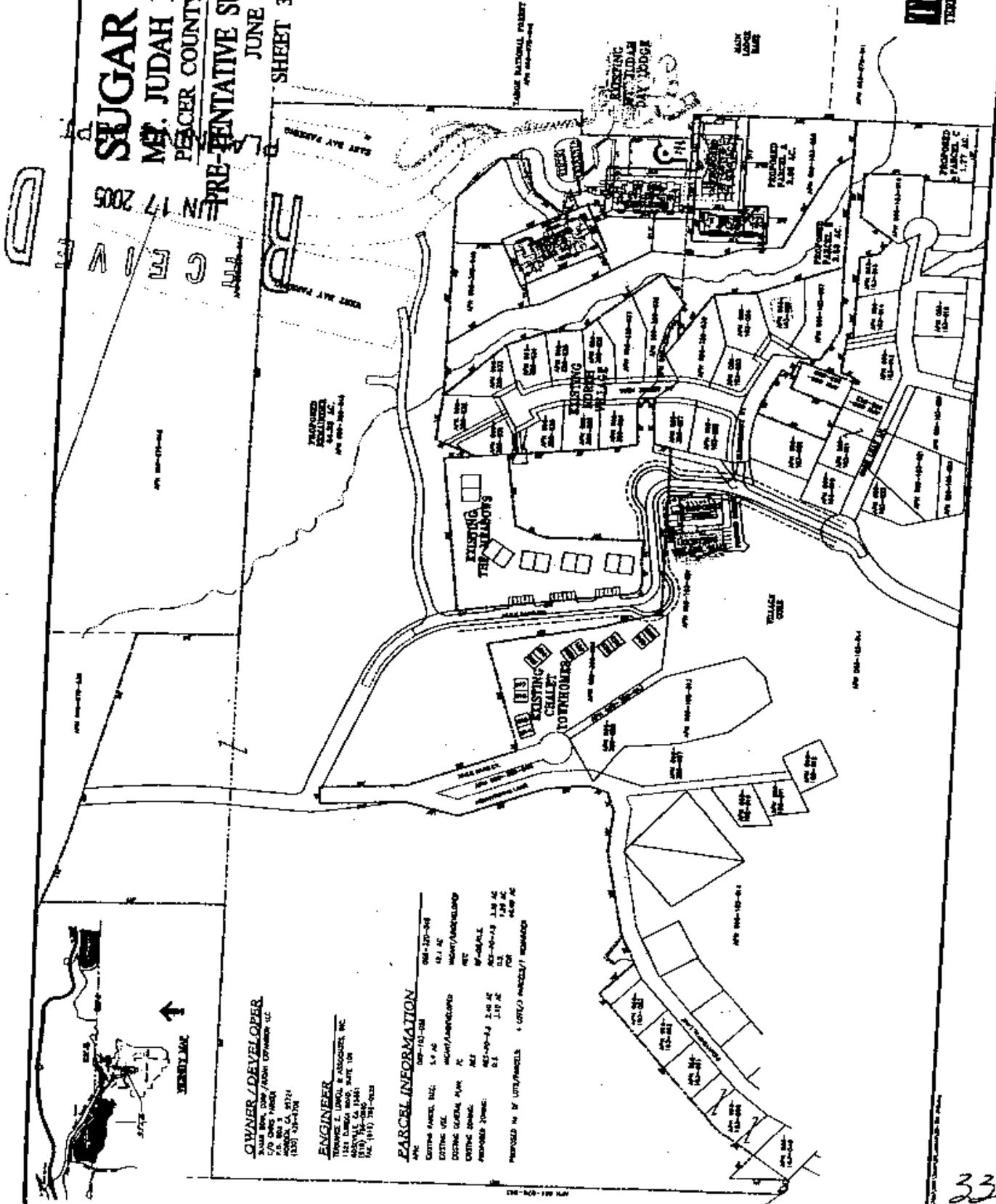
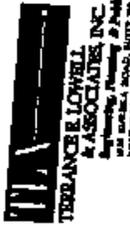
APR 17 2005
C.F.I.V.

- GENERAL NOTES:**
- 1. This map is prepared in accordance with the provisions of the Subdivision Map Act, Chapter 409, of the California Government Code, and the rules and regulations of the State Board of Equalization.
 - 2. The boundaries of the parcels shown on this map are based on the best available information and are not guaranteed.
 - 3. The area shown on this map is not to be used for any purpose other than that for which it is intended.
 - 4. The area shown on this map is not to be used for any purpose other than that for which it is intended.
 - 5. The area shown on this map is not to be used for any purpose other than that for which it is intended.
- UTILITY PROVIDERS:**
- 1. WATER: ...
 - 2. SEWER: ...
 - 3. GAS: ...
 - 4. ELECTRIC: ...
 - 5. TELEPHONE: ...
- SERVICE PROVIDERS:**
- 1. ...
 - 2. ...
 - 3. ...
 - 4. ...
 - 5. ...

- LEGEND:**
- 1. ...
 - 2. ...
 - 3. ...
 - 4. ...
 - 5. ...



SCALE 1" = 100'



OWNER / DEVELOPER:
SUGAR BOWL COMMUNITY DEVELOPMENT LLC
570 CHERRY PARKWAY
SUITE 100
SANTA FE, NEW MEXICO 87505
(505) 833-1000

ENGINEER:
TERRANCE E. LOWELL & ASSOCIATES, INC.
10000 S. HIGHWAY 101, SUITE 100
SAN JOSE, CALIFORNIA 95138
(408) 734-0000
FAX (408) 734-0000

PARCEL INFORMATION

APN	SECTION	TRACT	BLK	LOT	ACRES	STATUS
084-100-001	34	100	100	100	0.1	RESIDENTIAL
084-100-002	34	100	100	101	0.1	RESIDENTIAL
084-100-003	34	100	100	102	0.1	RESIDENTIAL
084-100-004	34	100	100	103	0.1	RESIDENTIAL
084-100-005	34	100	100	104	0.1	RESIDENTIAL
084-100-006	34	100	100	105	0.1	RESIDENTIAL
084-100-007	34	100	100	106	0.1	RESIDENTIAL
084-100-008	34	100	100	107	0.1	RESIDENTIAL
084-100-009	34	100	100	108	0.1	RESIDENTIAL
084-100-010	34	100	100	109	0.1	RESIDENTIAL

SUGAR BOWL MT. JUDAH EXPANSION PLACER COUNTY, CALIFORNIA

UTILITY PLAN

JUNE 2005

SHEET 4 OF 6

PLANNING DEPT.

JUN 17 2005
CEIVE

TAHOE NATIONAL FOREST

EXISTING
MT. JUDAH
DAY LODGE

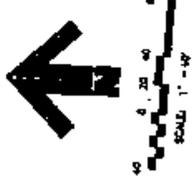
MAIN
LODGE
BASE

PARCEL 'A'

PROPOSED 15" SEWER CASING

LEGEND

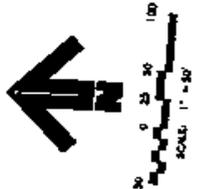
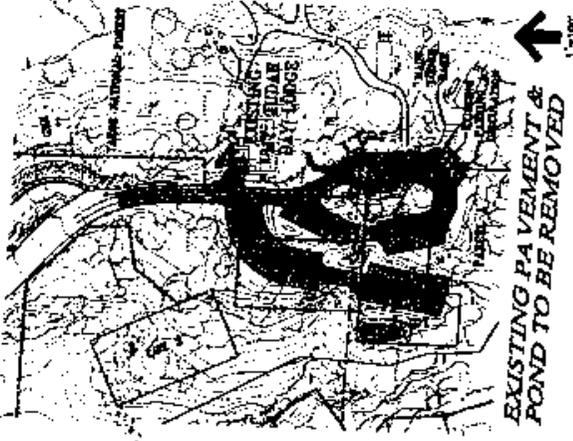
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- EXISTING LOT LINES
- PROPOSED LOT LINES
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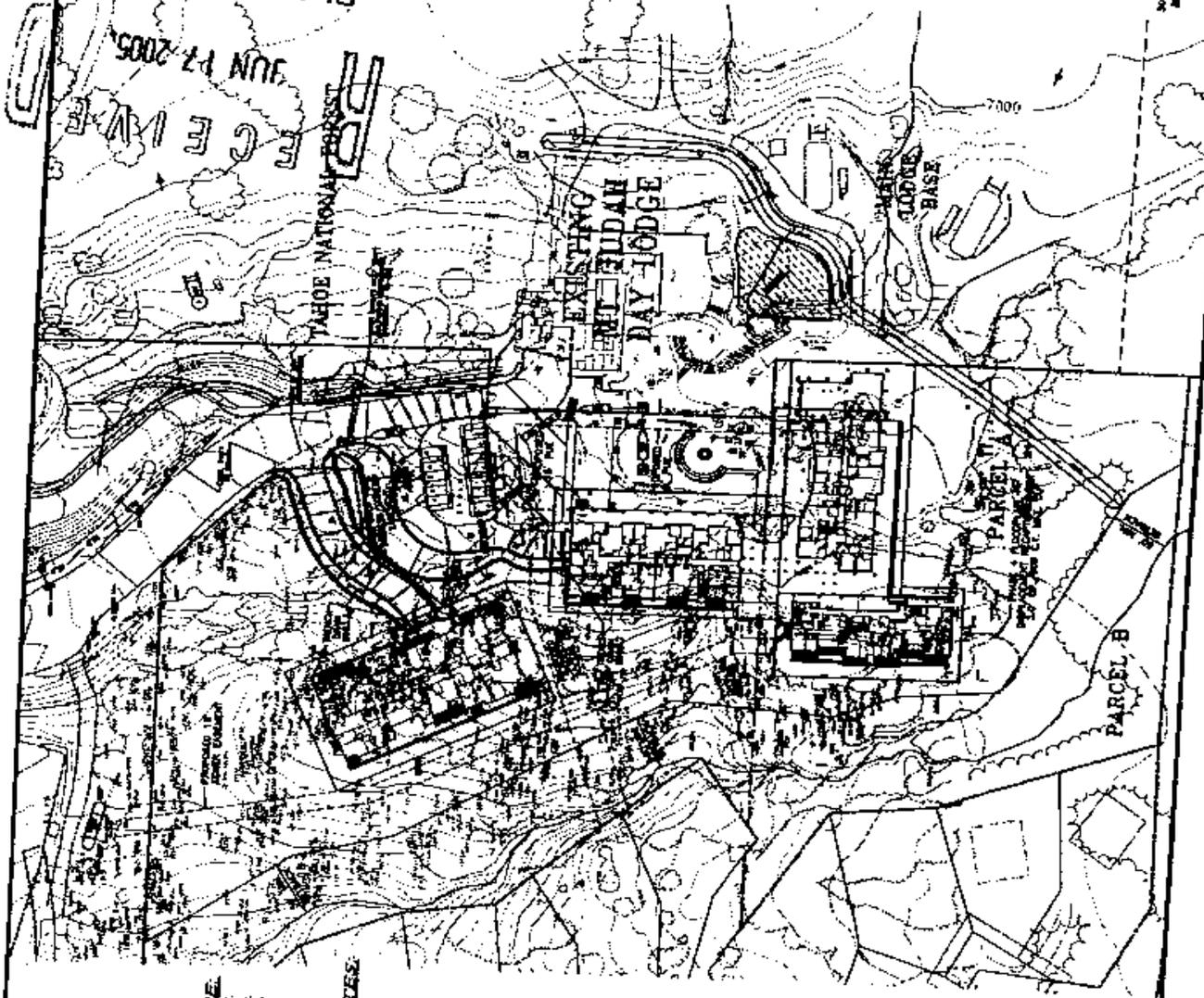
TERRANCE LOWELL & ASSOCIATES, INC.
 Engineering, Planning & Public Relations
 1000 EAST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80218
 TEL: 303.733.1100 FAX: 303.733.1101

**SUGAR BOWL
MT. JUDAH EXPANSION
PLACER COUNTY, CALIFORNIA
GRADING & DRAINAGE PLAN
JUNE 2005
SHEET 5 OF 6**

PLANNING DEPT
JUN 17 2005



TERANOR LOWELL & ASSOCIATES, INC.
Engineering, Planning & Public Works
1000 BIRCH, SUITE 200
SACRAMENTO, CA 95811 916.486.1000



TREE IMPACTS:

TOTAL TREES	10
TOTAL TREES REMOVED	10
TOTAL TREES PRESERVED	0

WETLAND IMPACTS:
NO WETLANDS WILL BE IMPACTED BY THIS DEVELOPMENT.

GRADING DISTURBANCE:

EXISTING	1.28 AC	62,244 SQ FT
TO BE GRADDED	1.28 AC	62,244 SQ FT
TOTAL GRADING	2.56 AC	124,488 SQ FT
0.0077% 1,500 CY CUT	11,300 CU YAL	
NO FILL	0.0000 CU YAL	

GRADING CONCEAL NOISE:

- MAXIMUM NOISE LEVEL 71
- EXISTING NOISE LEVEL 64, 68 DB IN PLACE OF 2.1 SOUND

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- CONCRETE
- STEEL CHANNEL
- INFILTRATION TRENCH
- PROPOSED DRIVE DRIVE & LVA
- PROPOSED DRIVE DRIVE ALLEY
- EXISTING "X"
- EXISTING "Z"
- EXISTING "W" TO BE ADJUSTED

