



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
CDRA Director

DATE: February 10, 2009

SUBJECT: Northstar Highlands II (PSUB20060609), Vesting Tentative Subdivision Map, Conditional Use Permit, Rezoning, Final Environmental Impact Report (SCH No. 2003-012086)

ACTION REQUESTED:

The Board is asked to approve a Rezoning to change the zoning designation of a 4.4-acre site (Lot 12 on the Tentative Subdivision Map) from TPZ (Timberland Production) and FOR (Forest) to RM-DS-PD-15.0 (Residential Multi-Family, Combining Design Sierra, Combining Planned Development of 15 dwelling units per acre). The purpose of the rezone request is to accommodate a 32-unit employee housing complex. Staff brings forward the Planning Commission's recommendation to approve the project.

BACKGROUND:

In 1971, Placer County approved a Master Plan for the Northstar-at-Tahoe project. That Master Plan established a variety of residential, commercial and public facility improvements within the boundaries of the Northstar-at-Tahoe development. The land uses set forth in the 1971 Master Plan were reflected in the 1975 Martis Valley General Plan and updated in the 2003 Martis Valley Community Plan.

The Martis Valley Community Plan recognizes and plans for the ongoing development of the Northstar-at-Tahoe community as a major ski resort with related year-round and seasonal residential development. The Northstar-at-Tahoe community is approximately 8,000 acres. The total amount of residential development that can be accommodated at Northstar-at-Tahoe is 3,300 units, exclusive of employee housing. The Highlands project occupies the mid-mountain area and is planned to accommodate transient lodging and multiple-family residential ownership opportunities.

ACTION OF THE PLANNING COMMISSION:

On January 8, 2009, the Planning Commission unanimously approved the Northstar Highlands Phase II project. The project allows for the applicant to develop Phase II of the Northstar Highlands project to establish a Planned Development for up to 576 clustered multifamily and townhome units (including the development of 60 units previously approved with the Northstar Highlands Phase I project), including both whole-ownership and fractional residences, up to 200 commercial condominiums (to allow for the division of common area within the development – including hallways and common closets – and the division of the 4,000 square feet of commercial space intended for a ski shop, rentals, and some miscellaneous retail), and 32 employee housing units. Included in the

project approval were accessory facilities including tennis courts, new and relocated ski trails, and the construction of a private chapel.

REZONING:

The employee housing component of this project requires a rezone of approximately 4.4 acres from TPZ and FOR to RM-DS-PD-15.0. As set forth in Section 17.16.010 A.2 (Timberland Production – Purpose and Intent) of the Placer County Code, the TPZ zone is intended to be an exclusive area for the growing and harvesting of timber. By way of background, TPZ was established in State law in 1976 as an alternative to the Williamson Act for the growing and harvesting of timber. Land uses under a TPZ zone are restricted for a minimum of ten years to growing and harvesting timber and to compatible uses. Such zoning allows land to be valued for property taxation on the basis of its use for growing and harvesting timber.

The purpose of the rezone request is to allow the construction of employee housing within the Phase II boundaries of the Northstar Highlands project. Due to the required 10-year roll-out provisions set out in state law, the actual rezone of Lot 12 from TPZ to a residential land use would not go into effect for ten years. Staff has concluded that the employee housing needs of this area would support the rezone request. In addition, staff concurs with the applicant's assessment that the current employee housing built with Phase I of the Highlands project will be adequate to address the employee housing needs of this project for the next 10 years.

RECOMMENDED ACTION:

Staff recommends that the Board of Supervisors take the following actions:

1. CEQA

- a. Confirm that the Board has reviewed and considered the Northstar Highlands Master Plan Final EIR (SCH No. 2003-012086), and affirms the Planning Commission's certification of the same by finding the Final EIR adequate and complete and a reflection of the Board's independent judgment and analysis.
- b. Affirm the Planning Commission's adoption of the Phase II findings (as shown in Exhibit 3) and approval of the Mitigation Monitoring Implementation Plan as set forth in Exhibit 5.

2. REZONE

Adopt the ordinance approving the rezoning of 4.4 acres of the parcel identified as APN 110-081-014 within the Highlands II Northstar-at-Tahoe development (as shown in Exhibit 2), from TPZ (Timberland Production) and FOR (Forest) to RM-DS-PD-15.0 (Residential Multi-Family, Combining Design Sierra, Combining Planned Development of 15 dwelling units per acre). (Because of the 10-year roll-out period required by State law, no specific findings are required of this action.)

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Agency Director

ATTACHMENTS:

Exhibit 1 - Vicinity Map

Exhibit 2 – Ordinance to Amend Placer County Code, Chapter 17, Rezoning the property of CNL Income Northstar LLC.

Exhibit 3 – CEQA Findings

Exhibit 4 – Initial Study

Exhibit 5 – Mitigation Monitoring Implementation Plan

CC: Michael Johnson – CDRA Director
Holly Heinzen – CEO Office
Karin Schwab – County Counsel
Scott Finley – County Counsel
Engineering and Surveying Department
Environmental Health
Andy Fisher - Parks Department
Air Pollution Control Department
Department of Public Works
Applicant

Northstar Highlands Vicinity Map

October 17, 200

Legend

- Northstar Highlands Parcel Merge
- Parcel s
- City Limits
- Placer Boundary
- Roads



0 2,050 4,900
Feet



Project Site



**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: AN ORDINANCE AMENDING
THE PLACER COUNTY CODE CHAPTER 17,
RELATING TO THE REZONING OF THE
NORTHSTAR HIGHLANDS II PROPERTY
(PSUB20060609)**

Ordinance No. _____

**The following Ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held February 10, 2009,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage

**, Chair
Board of Supervisors**

Attest:

**Ann Holman
Clerk of said Board**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. The proposed rezoning of a portion of APN 110-081-014, the property of comprising a portion of the Northstar Highlands II project, from TPZ (Timberland Production) and FOR (Forest) to RM-DS-PD-15.0 (Residential Multi-Family, Combining Design Sierra, Combining Planned Development of 15 dwelling units per acre), is compatible with the objectives, policies, and general land uses specified by the Martis Valley Community Plan, and is otherwise consistent with the existing uses in the immediate area surrounding the project site.

2. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF PLACER:**

Section 1: That the portion of the Placer County Code, Chapter 17, relating to the rezoning of a portion of APN: 110-081-014, the property comprising a portion of the Northstar Highlands II project is hereby

amended from TPZ (Timberland Production) and FOR (Forest) to RM-DS-PD-15.0 (Residential Multi-Family, Combining Design Sierra, Combining Planned Development of 15 dwelling units per acre), as shown on Exhibit A, attached hereto and incorporated herein by reference.

Section 2: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

**Northstar Highlands II
CEQA Findings
Use of Prior Certified Final Environmental Impact Report
(SCH No. 2003012086)**

**I.
INTRODUCTION**

The Environmental Impact Report EIR prepared for the Northstar Highlands Master Plan Project ("Master Plan") addresses the impacts of the Highlands project located at Northstar-at-Tahoe. The Highlands II project ("Project") is the second development phase that was fully reflected in the Northstar Highlands Master Plan.

As described in the July 2004 Draft EIR and the February 2005 Final EIR, the Master Plan consists of up to 1,450 residential units, a hotel with up to 255 rooms and approximately 12,000 square feet of retail and dining uses, 20,000 square feet of spa uses, 30,000 square feet of skier service uses, an outdoor amphitheatre with capacity for up to 3,500 people, relocated and modified ski trails, an intercept parking lot, an employee parking lot, relocation of an NCSD Maintenance Facility Site, and relocation of the Northstar Cross Country facility. The Highlands EIR also analyzes the construction of up to 270 units of employee housing on three sites near the site of the Highlands Master Plan. The certified EIR analyzes the impacts of all of these activities at a programmatic level of detail and the phase 1 project features at a project level. The master plan and phase 1 project was approved by the Placer County Planning Commission on February 25, 2005.

The Highlands II project consists of a Vesting tentative map and conditional use permit to develop 576 residential units (22 townhomes and 554 condominiums), up to 200 commercial condominiums, 8,000 square feet of commercial/skier service uses, 15,000 square feet of common homeowners facilities, construction of tennis courts and new and relocated ski trails, development of a 1,000 square foot non-denominational chapel, development of 32 employee housing units, establishment of parking, setback and height standards for a planned development and rezone from TPZ and FOR to RM-Ds-PD-15.0 affecting a 4.4-acre area. All of these uses were considered as part of the Master Conditional Use Permit for the Northstar Highlands project. In addition, the Northstar Highlands EIR addressed all such impacts at a programmatic level.

An Initial study was prepared for Highlands II pursuant to Section 15168 of the California Environmental Quality Act Guidelines. Section 15168 allows the use of a written checklist to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. The Program EIR was used as the basis of the Initial Study for determining whether the Northstar Highlands II project may have any significant effects. The program EIR is incorporated by reference to

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address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference has occurred:

- ➔ Placer County General Plan EIR
- ➔ Martis Valley Community Plan EIR
- ➔ Northstar Highlands Master Plan EIR (SCH 2003012086, February 2005)

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The following site specific studies have been prepared for Highlands II, none of which have revealed any new or greater significant impacts not previously addressed in the Northstar Highlands Master Plan Program EIR:

- Traffic Study
- Geotechnical Report
- Preliminary grading, drainage and erosion control study
- Noise evaluation
- Water system layout study

These findings have been prepared in accordance with Section 15162 and 15168(c) of the California Environmental Quality Act Guidelines and the Placer County Environmental Review Ordinance. Placer County is the lead agency for the environmental review of the Project and has the principal responsibility for its approval.

II.
PROJECT DESCRIPTION

A. REQUESTED ENTITLEMENTS

The applicant proposes the following specific entitlements for the Project:

Vesting Tentative Subdivision Map to establish a clustered, planned development per Section 17.54.080 of the Placer County Zoning Ordinance to allow the following:

1. **Lot 2A:** Lot 2A will consist of one (1) lot to include three (3) tennis courts sized at approximately 25,000 square feet.

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2. **Lots 2B & 2C:** Lots 2B and 2C will consist of two (2) development lots to include two (2) condominium buildings (one on each lot) containing a total of one hundred seventy-eight (178) residential condominium units and sixty (60) commercial condominium units. The current plan is that the building on Lot 2B will contain sixty-seven (67) residential condominium units and thirty (30) commercial condominium units. The building on Lot 2C will contain one hundred eleven (111) residential condominium units and thirty (30) commercial condominium units. The buildings will contain approximately 5,000 square feet of homeowner's recreational facilities and 4,000 square feet of skier services areas.
3. **Lot 2D:** Lot 2D will consist of one (1) lot that currently has no development plans.
4. **Lot 4:** Lot 4 will consist of one (1) development lot to include one (1) condominium building containing a total of thirty-two (32) residential condominium units and fifteen (15) commercial condominium units. The building on Lot 4 will contain approximately 2,000 square feet of homeowner's recreational facilities.
5. **Lots 8A & 8B:** Lots 8A and 8B will consist of two (2) development lots to include two (2) condominium buildings totaling sixty (60) residential condominium units and twenty (20) commercial condominium units. The current development plan for the two (2) development lots are as follows:
 - a. **Lot 8A:** Lot 8A will consist of one (1) development lot to include thirty-six (36) residential condominium units, ten (10) commercial condominium units, including approximately 1,000 square feet of recreational facilities.
 - b. **Lot 8B:** Lot 8B will consist of one (1) development lot to include twenty-four (24) residential condominium units, and ten (10) commercial condominium units.
6. **Lots 9A, 9B, 9C, 9D, 9E & 9F:** Lots 9A, 9B, 9C, 9D, 9E & 9F will consist of five (5) condominium development lots with one hundred ninety-six (196) residential condominium units, seventy (70) commercial condominium units, and one (1) miscellaneous use lot. The current development plan for the six (6) development lots are as follows:
 - a. **Lot 9A:** Lot 9A will consist of one (1) development lot to include one (1) condominium building creating twenty-four (24) residential condominium units, ten (10) commercial condominium units, including approximately 5,000 square feet of recreational facilities.
 - b. **Lot 9B:** Lot 9B will consist of one (1) development lot to include one (1) condominium building creating forty-three (43) residential condominium units, fifteen (15) commercial condominium units.
 - c. **Lot 9C:** Lot 9C will consist of one (1) development lot to include one (1) condominium building creating forty-three (43) residential condominium units, fifteen (15) commercial condominium units.

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- d. **Lot 9D:** Lot 9D will consist of one (1) development lot to include one (1) condominium building creating forty-three (43) residential condominium units, fifteen (15) commercial condominium units.
- e. **Lot 9E:** Lot 9E will consist of one (1) development lot to include one (1) condominium building creating forty-three (43) residential condominium units, fifteen (15) commercial condominium units.
- f. **Lot 9F:** Lot 9F will consist of one (1) development lot to include an approximately 1,000square feet Chapel.
7. **Phase 10A:** Phase 10A will consist of two (1) common area lots and six (6) townhome lots.
8. **Phase 10B:** Phase 10B will consist of two (1) common area lots and sixteen (16) townhome lots.
9. **Lots 10C, 10D & 10E:** Lots 10C, 10D & 10E will consist of three (3) condominium development lots with eighty-eight (88) residential condominium units and thirty-five (35) commercial condominium units. The current development plan for the three (3) development lots are as follows:
 - a. **Lot 10C:** Lot 10C will consist of one (1) development lot to include one (1) condominium building. The current plan is that the building on lot 10C will contain twenty-four (24) residential condominium units and ten (10) commercial condominium units.
 - b. **Lot 10D:** Lot 10D will consist of one (1) development lot to include one (1) condominium building. The current plan is that the building on lot 10D will contain twenty-one (21) residential condominium units and eight (8) commercial condominium units. The building on lot 10D will contain approximately 2,000 square feet of homeowner's recreational facilities.
 - c. **Lot 10E:** Lot 10E will consist of one (1) development lot to include one (1) condominium building. The current plan is that the building on lot 10E will contain forty-three (43) residential condominium units and seventeen (17) commercial condominium units.
10. **Lot 12:** Lot 12 will consist of one (1) development lot. The current plan is that the building on lot 12 will contain thirty-two (32) employee housing units.

Conditional Use Permit (CUP): To establish a planned development (per Section 17.54.080 of the Placer County Zoning Ordinance) for up to 576 clustered multifamily and townhome units (60 of the 576 units were approved with the "Northstar Highlands Phase 1" PSUB20040898) consisting of a mix of whole-ownership and fractional residences located within Lots 2A, 2B, 2C, 2D, 4, 8A*, 8B*, 9A, 9B, 9C, 9D, 9E, 9F, 10A, 10B, 10C, 10D, and 10E as well as 32 employee housing units located within Lot 12 as follows:

1. Development of one hundred seventy-eight (178) residential condominium units, sixty (60) commercial condominium units, approximately 5,000square feet of homeowner's recreational facilities, 4,000square feet of skier services areas and sub-grade parking, located within Lots 2B and 2C.

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2. Development of thirty-two (32) residential condominium units, fifteen (15) commercial condominium units, approximately 2,000square feet of homeowner's recreational facilities and sub-grade parking located within Lot 4.
3. Development of sixty (60) residential condominium units, twenty (20) commercial condominium units, approximately 1,000square feet of homeowner's recreational facilities and sub-grade parking located within Lot 8A and 8B*.
4. Development of one hundred ninety-six (196) residential condominium units, seventy (70) commercial condominium units, approximately 5,000square feet of homeowner's recreational facilities and sub-grade parking located within Lots 9A, 9B, 9C, 9D, and 9E.
5. Development of 22 townhomes with attached garages located within Lots 10A and 10B.
6. Development of eighty-eight (88) residential condominium units, thirty-five (35) commercial condominium units, approximately 2,000square feet of homeowner's recreational facilities and sub-grade parking located within Lots 10C, 10D, and 10F.
7. Development of 32 employee housing units with surface parking located within Lot 12 on Highlands View Road and Ridgeline Drive.
8. Construction of three (3) tennis courts as well as new and relocated ski trails.
9. Construction of a non-denominational chapel approximately 1,000 square feet in size, located within Lot 9F.
10. Establishment of parking standards pursuant to the Placer County Zoning Ordinance as provided on the development plans and as approved with the Highlands CUP.
11. Establishment of setback and height standards pursuant to Section 17.54.100.B; setback and height standards as prescribed on the site development plans and vesting tentative map.

* The 60 units within Lots 8A and 8B were approved at a project level with the "Northstar Highlands Phase 1" - PSUB20040898.

Rezoning:

1. Rezone for the approximately 4.4 acres from TPZ to RM-DS-PD-15.0 for the purposed Employee Housing project on Lot 12 (Appendix 9 - Employee Housing). The effective date of the rezone will be ten years from the date that the ordinance is adopted. In the meantime, the current zoning of TPZ and FOR will remain.

The Master Plan EIR analyzed the impacts of approving these entitlements and is the appropriate environmental document authorizing the Project to proceed as follows

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III.
FINDINGS REQUIRED UNDER CEQA

Section 15162 (a) of the CEQA Guidelines allows the use of a prior certified EIR adopted for a project without preparation of a subsequent EIR if the lead agency finds no substantial evidence in the record. In accordance with this section, the Placer County Planning Commission finds the following:

- (1) The proposed phased 2 project is similar to the project identified in the Master Plan for Northstar Highlands. There are no major project changes that would require revisions to the previously certified EIR.
- (2) An Initial Study was prepared and ultimately accepted as adequate by the Placer County Environmental Coordinator on June 2, 2008. That Initial Study concludes that there are no new significant environmental effects or a substantial increase in the severity of previously identified environmental effects not previously considered in the final EIR for Northstar Highlands.
- (3) Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." The Initial Study prepared for this project did not discover any new site specific significant environmental effects not previously addressed in the certified EIR.
- (4) The Initial Study did not discover or find new information of substantial importance that would require further environmental analysis.
- (5) None of the conditions in Section ~~15062~~15162(a) of the CEQA Guidelines would require the preparation of a subsequent EIR.

Section ~~15068~~15168(a) of the CEQA Guidelines allows the preparation of a Program EIR for a project which may contain a series of actions that can be characterized as one large project that is geographically related and contain logical sequential actions. Northstar Highlands II is a part of the Master Plan for Northstar Highlands. Northstar Highlands II was contemplated and defined as a program component of Northstar Highlands Master Plan.

Section ~~15068~~15168(c) requires that subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared. Based on this section, the Planning Commission finds that:

- (1) The project features of Northstar Highlands II were contemplated as part of the Program EIR for Northstar Highlands Master Plan. As such, all Northstar Highlands II environmental impacts were considered within the program EIR.
- (2) The Planning Commission finds that in accordance with Section ~~15062~~15162 no new significant environmental effects could occur and no new mitigation measures

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would be required that were beyond the scope of the original master plan program EIR.

- (3) All feasible and applicable mitigation measures contained in the original program EIR and project conditions of approval have been carried forward to be part of the Northstar Highlands II project.

IV.

MITIGATION MONITORING AND REPORTING PROGRAMS

A Mitigation Monitoring and Reporting Program has been prepared for the. The County will use the MMRPs to track compliance with Project mitigation measures. The MMRPs will remain available for public review during the compliance period. This plan, which is called the Mitigation Monitoring Plan, is contained as Project Attachment E of the October 23, 2008, staff report to the Placer County Planning Commission.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Northstar Highlands, II	Plus# PSUB T20060609
Entitlements: Vesting Tentative Map, Conditional Use Permit and Immediate Rezone from TPZ (Timber Preserve Zone) to FOR (Forestry) and from FOR to TPZ on two six-acre sites and from 1PZ to RM-Ds-PD-15.0 (Residential Multi-family combining Design Review combining Planned Development 15 unit per acre) affecting a 4.4 acre area.	
Site Area: 66.7 acres of new development plus immediate rezone affecting two six-acre areas to accommodate a mountain maintenance facility and an additional two-acre site for employee housing	APN: Highlands II: 110-030-068, 110-050-047, 110-050-059 Relocated Maintenance Site: 110-050-006 Replacement TPZ Site: 110-050-015 Employee Housing: 110-081-014
Location: Northstar at Tahoe resort, approximately six miles southeast of the Town of Truckee, Placer County	
Project Description: Vesting tentative map and conditional use permit to develop 576 residential units (22 townhomes and 554 condominiums), 4,000 square feet of commercial/skier service uses, 15,000 square feet of common homeowners facilities, construction of tennis courts and new and relocated ski trails, development of a 1,000 square foot non-denominational chapel, development of 32 employee housing units, construction of an 18,000 square foot relocated mountain maintenance facility, establishment of parking, setback and height standards for a planned development and immediate rezone from TPZ to Forestry and from Forestry to TPZ affecting two six-acre sites and from TPZ to RM-Ds-PD-15.0 affecting a 4.4-acre area.	

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Residential Single-Family combining Design Review combining Planned Development with 15-unit per acre, Residential Multi-family combining Design Review combining Planned Development with 5-8-acre per unit, Residential Multi-family combining Design Review combining Planned Development with 15-acre per unit, Timber Preserve Zone	Urban and Resource Protection/Tourist Resort Commercial, Medium Density Residential and Forestry	Ski Hill and Highlands Phase I (under construction)
North	Residential Single-Family combining Planned Development with one-unit per acre, and Forestry	Low Density Residential and Forestry	Big Springs subdivision and Highlands future phase
South	Forestry	Forestry	Ski hill and forestry
East	Forestry	Forestry	Ski hill and forestry
West	Forestry	Forestry	Ski hill and forestry

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15186 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Martis Valley Community Plan EIR
- ➔ Northstar Highlands Master Plan EIR (SC11 2003012086, February 2005)

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project.

(see CEQA Guidelines, Appendix G) Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." 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 earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be 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 Guidelines, 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 [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. 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.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- All Items:

The Northstar Highlands Master Plan EIR was finalized and accepted as adequate in March 2005. That document evaluated the environmental impacts of the overall Highlands master plan and the phase I project. The phase I project was approved at the time the FEIR was accepted by the Board of Supervisors. That FEIR generally concluded that there would be both significant and unavoidable direct and cumulative visual impacts associated with the project even with the imposition of the recommended mitigation measures. In general, these impacts are less with the phase II project because of topographic features that largely block the view from the Maris Valley floor and Highway 267.

The 2003 Maris Valley Community Plan EIR and Highlands FEIR relied on the visual assessment methodology used in the 1975 Maris Valley General Plan. The Highlands EIR recognized that the visual character of Maris Valley has largely been preserved as a result of the 1974 visual analysis and that that analysis remains valid today. That assessment evaluated all visual resources and grouped them into the three primary categories, as follows:

- **Retention:** Activities should blend completely into the natural environment. Development or changes to the natural environment should generally not be apparent to the average viewer.
- **Partial Retention:** Development may be evident to the average viewer. However, landscape modifications should be few in number and small in scale. Landscape modifications resulting from development should be rehabilitated within two years.
- **Modification:** Land use developments may be visible to the average viewer and may become visually dominant in the landscape. Landscape modifications should not overwhelm or eliminate the natural character of the landscape.

The 8,000-acre Northstar-at-Tahoe resort community (Northstar) contains all three designations, however the majority of the land within Northstar is designated as retention. In general, the land area within Highlands II is designated for Retention. As noted above, "Retention" areas can be used provided that development completely blends into the natural environment.

The FEIR indicated that there would be no impact on scenic vistas (Impact 4.13.1 and IS Impact I.1), but it concluded that there would be considerable tree removal and other disturbances that could make various project features visible from different vantage points within Maris Valley and the Northstar-at-Tahoe resort community (Impact 4.13.3 and IS Impact I.3). As these impacts pertain to Northstar Highlands II, this impact would be more dramatic because the primary development site (Parcels 2A, 2B, 2C, 2D, 4, 8A, 8B, 9A, 9B, 9C, 9D, 9E, 9F, 10A, 10B, 10C, 10D, 10E and 12 (employee housing) are largely undeveloped at this time. The only parcel with current development is the employee housing parcel located east of Northstar Drive. Even with substantial tree removal within the designated development sites, topographic features and mature tree coverage on adjoining forest lands will provide a visual buffer from Highway 267 and most of the Maris Valley floor. There may be more distant views where development will be visible. The FEIR also concluded that there would be a significant visual impact to three different scenic roads as designated by the Maris Valley Community Plan. These roadways include Highway 267, Northstar Drive and Schaffer Mill Road (Impact 4.13.2 and IS Impact I.2).

The FEIR did not find that daytime glare would be a significant impact (Impact 4.13.4), but it did conclude that the night sky would be impacted by project lighting and associated glare (Impact 4.13.5 (IS Impact I.4)). The EIR concluded that night sky impacts would be less than significant for night lighting and glare after implementation of mitigation measures.

Generally, the visual simulations contained in the Highlands FEIR and the environmental questionnaire submitted by the applicant demonstrate that development in Northstar Highlands II of the Highlands project would be hidden from view by topographic features and trees on adjoining forested lands. To the extent that views and night sky would be affected, the Master Plan project approval includes a variety of conditions/mitigation measures. These mitigation measures are based on the FEIR and have been included as part of the project description. These measures include the following features:

1. Comply with Martis Valley Community Plan Northstar at Tahoe Design Guidelines (Condition 136 and MM 4.13.3g and MM 4.13.5b)
 2. Design review to assure that buildings do not silhouette against the night sky and detract from the natural background; project fits the terrain and uses building materials that blend with the natural landscape, use topography and vegetation to screen views from I-80, Highway 267, Northstar Drive and Schaffer Mt. Road, minimize tree removal to feasible levels, and incorporate landscape buffers (Condition 137 and MM 4.13.2)
 3. Dominant building materials to reflect regional vernacular, not produce glare and colored to blend in with natural surroundings and utilize sustainable development methods (Condition 138 and MM 4.13.3a)
 4. Designate staging areas in disturbed or areas with minimal impact and incorporate buffers (Condition 139 and MM 4.13.3b)
 5. Minimize cut and fill associated with grading activities and soften final graded areas through rounding and blending (Condition 140 and MM 4.13.3c)
 6. Provide a tree retention and replacement plan (Conditions 141 and 142 and MM 4.13.3d 4.13.3e)
 7. Prepare and implement a detailed photometric lighting plan that demonstrates that illumination of adjoining property will not exceed 1.0 foot candles and that light rays will not be emitted from fixtures above the horizontal plane (Condition 143 and MM 4.13.5a and c)
 8. Submit for review and approval a landscape plan prior to issuance of building permits and or final map submittal (Condition 81)
- No further mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

None of the lands within the development are considered agricultural in nature, however there are two project parcels on forestry lands that are zoned TPZ that will result in an immediate rezone. The first project area includes the immediate rezone of approximately six acres of TPZ to Forestry for purposes of relocating the mountain maintenance building (approximately 2,500 square feet). The subject area is located approximately 1,200 feet south of Parcel 2. In order to assure no net loss of TPZ lands, a separate rezone application is filed to rezone an additional six acres of land from Forestry to TPZ. This parcel is located approximately 6,500 feet south of Parcel 2.

The immediate rezone from Forestry to TPZ affecting a six acre site approximately 6,500 feet south of Parcel 2 involves lands that have an average slope of 15 percent and a tree density of 92 square feet basal area per acre. They include four percent Jeffrey Pine, 72 percent White Fir and 24 percent Red Fir. The replacement parcel has slopes averaging about 35 percent with a tree density of 226 square feet basal area per acre. The tree species

composition is five percent Western White Pine and 95 percent Red Fir. The removal and replacement of six acres of TPZ land will not affect long term timber producing abilities, as the adjoining land is also in TPZ and is owned by the same landowner. As a result, forest resources in the area and their ongoing management will not be fragmented. The use of the land (mountain maintenance shop) removed from TPZ will not create a conflict with future timber operations. The new site is located next to ski runs and an existing mountain access road. All lands immediately to the west are also zoned Forestry and as a result will be compatible with the ongoing TPZ lands in the area. Condition 132 of the Highlands Master Plan required that any immediate rezone be accompanied with a rezone to replace those lands removed from TPZ. The site being removed from TPZ has a timber growing site capability of Site II, while the new replacement parcel is classified as Site III and IV. New TPZ lands are required to have a Site capability of V, but in this case the replacement land is equal to and better to that which is being removed. In addition to being in a higher site capability, the lands being exchanged are very small. CNL Income Northstar LLC, the underlying owner of the replacement six acre site is required to submit a revised Forest Management Plan that demonstrates that either the site meets timber stocking standards or will meet those standards within five years of the rezone.

The proposed 32-unit employee housing site contains two acres and is also zoned TPZ. The application includes a request for immediate rezone from TPZ to RM-Ds-PO-15.0. In order to meet the minimum 100 foot buffer standard established between residential and forestry land uses within the Placer County General Plan, the applicant has proposed a rezone affecting 4.4 acres (See Exhibit 2 of the rezone application). The Martis Valley Community Plan has designated approximately 12 acres within lands that are currently zoned TPZ into the HDR land use category for the purpose of accommodating employee housing. Policy 3 A.9 of the Martis Valley Community Plan allows the immediate rezone from TPZ to accommodate employee housing. The project description for Northstar Highlands Master Plan EIR represented that the TPZ lands were proposed to be immediately rezoned along with the Master Plan. A rezone application was not submitted because staff required that the immediate rezone be tied to a specific employee housing project. The Martis Valley Community Plan does not require an equal rezone of additional area to replace lands removed from TPZ, if said rezone is to accommodate employee housing.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The proposed project is located within the Mountain Counties Air Basin portion of Placer County. This air basin is designated as nonattainment for the federal and state ozone standard. According to the Northstar Highlands EIR, the closest air monitoring station is at the Truckee Fire Protection District site in Truckee. In a four year period (1998-2001) there was no state or federal violations of ozone. PM₁₀ concentrations in Truckee have not exceeded the federal ambient air quality standards or the more stringent state standards. Sampling of PM_{2.5} began in the first quarter of 1999 and the federal ambient air quality standards for PM_{2.5} have been exceeded only once since then. The nearest carbon monoxide station is the Placerville-Gold Nugget Way monitoring station. No exceedance of federal and state standards for this pollutant was recorded in the years 1998-2001. The Tahoe Regional Planning Agency has also developed its own pollution standards. These standards are more restrictive than either federal or state

standards. One study intersection is located at Highway 267/28 at the northshore of Lake Tahoe within the Lake Tahoe Air Basin. The Lake Tahoe Air Basin is in compliance with federal PM₁₀ standards, but is in non-attainment with the state standards.

Major sources of pollutants in the Martis Valley are motor vehicles, railroads, open burning and residential wood burning. No mitigation measures are required.

Discussion- Items III-2,3:

According to the EIR, the project would result in additional air pollutant emissions to the approved Northstar Highlands Master Plan. Even with mitigation measures 4.6.1b and 4.6.1c, the local air quality impacts associated with construction activities would be significant and unavoidable for implementation of the master plan. All direct impacts from the proposed Northstar Highlands II project related to CO would be less than significant and no additional mitigation measures are required. According to the analysis performed by the Placer County Air Pollution Control District, the net increase for this project air quality impacts would be minor and below the District's threshold for construction and operation. The generation of long term regional emissions of 82 lb/day for ROG, NO_x and PM₁₀ would be significant and unavoidable even with the imposition of Mitigation Measures 4.6.3a through d in the Final EIR and Conditions of Approval for the Northstar Highlands Master Plan. The proposed project would not increase or change any significant air quality impacts previously analyzed in the FEIR. No additional mitigation measures are required.

Discussion- Items III-4,5:

Based upon the analysis in the FEIR, potential air pollutant emissions directly resulting from the project would be minor, the project would not expose sensitive receptors to substantial pollutant concentrations. In addition, the proposed project would not create objectionable odors affecting a substantial number of people because of the minor emissions resulting from the proposed project. No additional mitigation measures beyond those included in the EIR are required.

IV. BIOLOGICAL RESOURCES – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X	
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	

7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	

The parcels covered by Highlands II are primarily mixed conifer-fir alliance habitat with some developed and disturbed areas. Like most forest stands in the project vicinity, the lands are actively managed for fuel control and timber has been harvested in the past. The area is interspersed with roads, logging trails, mountain bike trails, ski runs and other ski resort related facilities. As noted below, there are drainages and wetlands in the vicinity of Parcel 2. There are also a number of rare or endangered wildlife species that were evaluated in the EIR.

All direct impacts associated with the Northstar Highlands II project will have been mitigated through the established mitigation measures in the FEIR and Conditions of Approval of the Highlands Master Plan. All of the applicable measures have been incorporated into the project description.

Discussion- Items IV-1,2,8:

The FEIR for Highlands concluded that there would be cumulative significant unavoidable impacts to biological resources (Impact 4.9.20 of the Highlands Master Plan EIR). That cumulative unavoidable impact is associated with habitat fragmentation. The project includes required mitigation measure 4.9.20 (COA 125) for the financial participation in an Open Space Preservation Program for the purpose of acquiring and managing properties within Martis Valley. The project's participation is based on the amount of land area that is converted from open space to development. In lieu of direct financial participation the applicant, could prepare a comprehensive Resource Management and Monitoring Plan for all Northstar properties to ensure that post-project natural resources or values are maintained in perpetuity. Additionally, the EIR recommended a number of other site specific measures be included. These mitigation measures have been included as conditions of approval on the master plan and the applicant has included them as project features for Highlands II. These measures are as follows:

1. Delineate wetlands in accordance with US Army Corps of Engineers and California Department of Fish and Game to ensure no net loss (Condition 85, MM 4.9.2.a)
2. Obtain a 1602 Streambed Alteration Permit from California Department of Fish and Game (Condition 86, MM 4.9.2.b)
3. Preparation of a riparian vegetation mitigation and monitoring plan for any disturbed riparian area as part of the 1602 permit (Condition 87, MM 4.9.2.c)
4. Vegetation removal shall be avoided during the nesting season and raptor surveys shall be conducted if vegetation is removed that could have active nests within 500 feet of construction activities (Condition 84, MM 4.9.5)
5. Special status, plant species, surveys shall be conducted during the appropriate blooming period prior to approval of improvement plans (Condition 88, MM 4.9.3)

No further mitigation measures are required

Discussion- Items IV-4,5,6:

The West Fork of the West Martis Creek crosses a portion of Parcel 2. The West Martis Creek is located approximately 1,500 feet east of Parcel 2 (see Exhibit A to applicants' Environmental Impact Assessment Questionnaire). In addition, several seasonal or riparian wetlands and drainage facilities that connect the West Fork to an on-site detention pond are located on or near Parcel 2. The Northstar Highlands Master Plan EIR concluded that with the recommended mitigation measures in Section 4.7 "Hydrology and Water Quality" the effects would be less than significant. These mitigation measures have been included as conditions of approval on the master plan and the applicant has included them as project features for Highlands II. These measures are as follows:

1. Provide a final drainage report that demonstrates that West Martis Creek and the West Fork of West Martis Creek has been properly protected. Wetlands shall be avoided to the extent feasible (Condition 22, MM 4.5.7 a)
2. Prepare a Storm Water Pollution Prevention Plan and implement best management practices in accordance with Lahontan Regional Water Quality Control Board requirements (Condition 90 and 91, MM 4.7.3 a and 4.7.4 a)

No further mitigation measures are required

V. CULTURAL RESOURCES – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

The nearest archaeological/historic resource to the proposed project consists of elements of a log chute and related narrow gauge railroad grade. The remains appear related to the Richardson Brothers logging firm, which operated in the area from the 1870s to 1906. These features have been recorded in the West Martis Creek drainage from Sawmill-Flat at its southernmost extent. These features are approximately one-half mile east of the boundary of the closest Highlands II parcel.

Discussion- Items V-2,3,4,5,6:

The cultural/archaeological resources evaluation prepared for the EIR did not identify any other resources either on or in close proximity to Highlands II. It did, however, include a single mitigation measure to address the unlikely discovery of such resources during construction.

1. An inadvertent discovery plan shall be prepared to establish protocol to identify, evaluate and protect any prehistoric or historic resources accidentally discovered during project construction activities (Condition 93, MM 4.10.2)

No further mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		

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6 Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7 Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9 Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,2,3:

The Northstar Highlands II project proposal would result in the construction of approximately 576 residential units, 32 employee housing units, 4,000 square feet of commercial/skier services, 15,000 square feet of recreation facilities, and the relocation of the maintenance facility. To construct the improvements proposed, potentially significant impacts from: a disruption of soils on-site; exposing people to unstable earth conditions; and changes in topography and including excavation/compaction for parking and circulation areas. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Geology and Soils section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Items VI-1,2,3:

MM VI.1 Prior to the approval of project improvement plans for each phase, a final geotechnical subsurface investigation report shall be prepared for that phase and submitted to the County. The final investigation shall incorporate the following measures, as necessary, as identified in the Preliminary Geotechnical Investigation by Marvin E. Davis and Associates (2002):

The final geotechnical engineering report shall address and make recommendations on the following: a) road, pavement, and parking areas; b) structural foundations, including retaining wall design; c) grading practices; d) erosion/winterization, e) special problems discovered on-site (i.e., groundwater, expansive/unstable soils, etc.), and f) slope stability.

- The finished floor elevation of all structures shall be at least two feet above existing ground elevations for areas that are near the 100-year floodplain.
- In order to protect site resources, no grading activities of any kind may take place with the 100-year floodplain of the site drainage features except as noted in project site design.

MM VI.2 Prior to the approval of project improvement plans for each phase, a final geotechnical subsurface investigation report shall be prepared for that phase and submitted to the County. The final investigation shall incorporate the following measures, as well as those identified in MM VI.1:

- Building foundations and concrete slabs-on-grade shall not bear directly on native clay or fine-grain soils and shall be underlain by structural fill, native coarse grain soils, or bedrock. Asphalt pavement areas can bear directly on such materials as long as such pavement areas will only be subjected to light traffic loading.
- All structures shall provide crawlspace drainage as well as moisture barriers under slabs where moisture sensitive flooring will be installed.
- If structures, concrete flatwork, pavement, utilities or other improvements are to be located in the vicinity of any of the test pits, the backfill shall be removed and recompacted in accordance with the requirements contained in the soils report.
- All excavation areas shall be backfilled with structural fill to footing grade or sub grade for slabs. The width of over excavation shall extend laterally from the edge of footings or concrete slabs at least one-half the depth of over excavation. The aggregate base section below any concrete slab-on-grade floors could be included in the recommended two foot section.

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- All soil areas to receive structural fill or structural loading shall be densified to a minimum of 90 percent relative compaction. The final surface shall be smooth, firm and exhibit no signs of deflection.
- Native granular soils and excavated bedrock are suitable for structural fill provided particles are smaller than eight inches.

MM VI 3 The project applicant shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials. All earth work shall be monitored by a geotechnical engineer tasked with the responsibility of providing oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on the subject and other sites. Prior to export/import of any soil to/from an off-site location, the applicant shall obtain a Grading Permit from the Department of Public Works.

MM VI 4 The project applicant/construction contractor shall ensure that before disposal of spoil, the surface of the disposal site is prepared to receive the material. Grubbing of the ground surface to remove surface vegetation shall be performed. The area shall be properly keyed into hillside areas and modified to control drainage. As the spoil is transported to the site, it shall be adequately moisturized and compacted to the requirements of an on-site geotechnical engineer. The project applicant/construction contractor shall ensure the use and implementation of temporary Best Management Practices to ensure erosion control throughout this process and permanent Best Management Practices after the engineered fill is placed in its final location.

Excavation and grading of the project components could result in soil erosion. To ensure that soils do not directly or indirectly discharge sediments into surface waters of West Martis Creek as a result of construction activities, water quality protection measures shall be implemented by the project applicant/construction contractor during construction as discussed in Draft EIR Section 4.7, Hydrology and Water Quality. The mitigation measures shall be in accordance with County Department of Public Works Grading Ordinance requirements and Lahontan Regional Water Quality Control Board regulations involving control of stormwater discharges under the National Pollutant Discharge Elimination System program. The project is subject to construction related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System program. Any required permits shall be obtained through the State Regional Water Quality Control Board or Environmental Protection Agency.

MM VI 5 The project applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Placer County Department of Public Works for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and adjacent to the project, which may be affected by planned construction shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or in landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The project applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the project applicant's responsibility to obtain the required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee 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 project applicant's expense and shall be submitted to the Department of Public Works prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Technical review of the Final Map shall not commence until the Improvement Plans are approved by the Department of Public Works. The applicant shall provide five (5) copies of the approved Tentative Map and two (2) copies of the approved conditions with the plan check application.

- 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.
- Parking and Circulation Areas: All on-site parking and circulation areas shall be improved with a durable, all-weather surface capable of supporting anticipated vehicle loadings. It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than two inches asphaltic concrete over four inches Class 2 aggregate base, or the equivalent.

MM VI 6 During grading operations the project applicant/construction contractor shall temporarily dewater zones of seepage occurring from fractures, using a system of ditches directing water inflows to sumps where water can be removed by pumps and treated with Best Management Practices to protect water quality.

MM VI.7 Proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans on each phase 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 (except per current timber harvest plan) shall occur until the Improvement Plans are approved and all temporary construction fencing around sensitive areas has been installed and inspected by the County. All cut/fill slopes shall be at 2:1 (horizontal, vertical) unless a soils report supports a steeper slope and Department of Public Works concurs with said recommendation.

The project 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 project 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 Department of Public Works.

Submit to the Department of Public Works a letter of credit or cash deposit in the amount of 10 percent 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 a 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 Design Review Committee/Department of Public Works for a determination of substantial conformance to the project approval prior to any further work proceeding. Failure of the Design Review Committee/Department of Public Works to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.8 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.

MM VI.9 Prior to environmental determination for new development within the Highlands Program area, provide a project-level geotechnical report of the soil impacts associated with the new development proposed. The project level geotechnical report analysis shall include additional site-specific mitigations based on the proposed specific improvements to the satisfaction of the Department of Public Works and, if necessary, update the Program Level analysis mitigation measures.

MM VI.10 Water quality treatment facilities Best Management Practices for new development within the project area 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 Department of Public Works.)

Discussion- Item VI-4:

The Northstar Highlands II project would not result in the destruction or modification of any unique geologic feature at the site. The preliminary Geotechnical Report did not identify any significant unique geologic feature that would be impacted by the proposed project. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately addressed in the earlier document described in the Geology and Soils section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Discussion Items VI-4, 2, 3 (above) 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. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The project would increase the potential for erosion impacts without appropriate mitigations as well as increase the potential for impacting a stream. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and

mitigation measures have been adequately addressed in the earlier document and are described in the Geology and Soils section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels

Mitigation Measures- Items VI-4,5:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.3
- Refer to text in MM VI.4
- Refer to text in MM VI.5
- Refer to text in MM VI.6
- Refer to text in MM VI.7
- Refer to text in MM VI.8
- Refer to text in MM VI.9
- Refer to text in MM VI.10

Discussion- Items VI-7,8,9:

Subsurface material at the site are lacking in the required combination of soil types and groundwater conditions needed to create unstable soil. The soils at the site are relatively dense, therefore the potential for liquefaction is low. The project site is considered moderately to highly stable and free from ground failures. Compliance with the California Building Code/Uniform Building Code would require all project elements to be designed to withstand seismic forces and any potential expansive soils. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Geology and Soils section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project.

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)			X	
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X

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7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)		X		

Discussion- Items VII-1,2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the analysis, there are no existing or proposed schools within a quarter mile distance to the proposed rezoning project location; the proposed project is not expected to emit substantial amounts of hazardous substances. No mitigation measures are required.

Discussion- Item VII-4:

The EIR identified three underground diesel tanks located in the vicinity of the existing mountain maintenance facility between Parcels 2 and 3 that are listed on the State Water Resources Control Board database. Two of those tanks were removed in 1997. A third tank (3,000 gallon) is in the process of being abandoned. There are no sites within the project area located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65952.5. With the abandonment of the three underground diesel tanks in accordance with state and county requirements and since there are no listed hazardous materials sites, there would not be a significant hazard to the public or the environment.

Discussion- Item VII-5:

Highlands II lands are not located within an airport compatibility zone. The employee housing parcel, however, falls within Zone E, Other Airport Environs. There is no land use limits imposed within this compatibility zone. This area does however fall within the "Height Overview Overlay" zone. This zone requires that any structure greater than 35 feet tall is subject to review by the Foothill Airport Land Use Commission to ensure there would be no flight obstructions created. The EIR indicated that the height of structures would be similar to the surrounding tree lines and Foothill Airport Land Use Commission indicated that there would be no significant impact. In addition, the site is located in the FAR Part 77 Airspace Zone of the Truckee Tahoe Airport. Project components that exceed the FAR Part 77 surface must notify the Federal Aviation Administration as required by Subpart B and by the Public Utilities Code, Sections 21658 and 21659. The employee housing structures would be required to comply with both the FAA and Foothill Airport Land Use Commission regulations. The overall elevations for the employee housing project would be 45 feet. As noted above, Foothill Airport Land Use Commission found that height limit would not create a significant impact in the Northstar Highlands Master Plan EIR primarily due to the prevailing tree height in the area. In conclusion, the new building would not exceed the prevailing tree height (See Figure 16 from the applicants' EIAQ document). The applicants' project description includes the requirement that Foothill Airport Land Use Commission and the FAA review and approve the project in advance of issuance of a building permit. No mitigation measures are required.

Discussion- Item VII-6:

There are no private airstrips in proximity to the project area.

Discussion- Item VII-7:

In accordance with the CalFire Fire Wildland Hazard Severity Maps, this land is within a Very High wildland fire hazard area. The prior Highlands Program/Project EIR imposed a mitigation measure to require a fire management plan to reduce the impact associated with the wildland fire hazard. In addition, an emergency access road is required for the overall development of Highlands. Highlands View Drive is to be connected to Big Springs Road for emergency access purposes. Said road connection is not intended to provide a transportation link for general public

usage. Mitigation measures have been included as conditions of approval on the master plan and the applicant has included them as project features for Highlands II. These measures are as follows:

1. Provide emergency access (Condition 72, MM 4.11 1.1 a). In addition, a fire management plan shall be prepared to address, building standards, fire flow, fuel modification, fuel buffer zones, etc. (Condition 74). No further mitigation measures are required.

Discussion- Item VII-8:

The project will include a stormwater detention/drainage system. Stormwater detention basins and pipes, unless properly designed and managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. The following mitigation measures will reduce the impact to a less than significant event:

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, develop a Mosquito Management Plan with the Placer Mosquito Abatement District (PMAD). Additionally, the project will be conditioned to allow the Placer Mosquito Abatement District to review the Mosquito Management Plan and the Improvement Plans.

Discussion- Item VII-9:

The existing maintenance facility was constructed in 1972. It could contain asbestos-containing building materials and lead containing materials (e.g. paint sealants, pipe solder). These elements could become friable or mobile during demolition activities and come into contact with construction workers. The Northstar Highlands EIR identified this impact and included mitigation measure 4.3.7 requiring a qualified consultant to evaluate the building to determine if any special demolition precautions should be taken. The following mitigation measure, from the Northstar Highlands EIR, will reduce the impact to a less than significant effect:

Mitigation Measures- Item VII-9:

MM VII.2 Before demolition of any on-site buildings, the project applicant shall have a qualified consultant investigate whether any of these buildings contain asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the asbestos-containing materials and lead shall be removed by an accredited inspector in accordance with Environmental Protection Agency and California Occupational Safety and Health Administration standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with California Occupational Safety and Health Administration asbestos and lead worker construction standards. The asbestos-containing materials and lead shall be properly disposed of at an appropriate off-site disposal facility.

The Northstar Highlands EIR analyzed all of the above impacts and included mitigation measures. All such applicable mitigation measures have been applied to this project. No further mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		

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5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact 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? (EHS, ESD)		X		

Discussion- Item VIII-1:

The project will utilize a combination of surface water and groundwater resources as its potable water supply under the purview of Northstar Community Service District. Northstar Community Service District is a public agency charged with the potability of water in its service area and currently meets the State and Federal standards for potable water supply. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

Northstar Community Service District will provide potable water to the Northstar Highlands area, including the project, from a combination of groundwater and surface water resources. An SB 610 water supply analysis was prepared for the EIR. That study concluded there would be adequate water supplies to supply the entire Highlands project area. New water delivery and treatment systems will be required to serve the entire development area. All such modifications and upgrades to transmission, storage, pumping and treatment have been anticipated and planned by Northstar Community Service District. This project is not located in an area where soils are conducive to groundwater recharge and therefore, the project will not interfere with groundwater recharge. Since there are no water supply impacts, no mitigation measures are required.

Discussion- Item VIII-3:

With the proposed improvements, changes in the existing direction of on-site surface water runoff will occur, however, there is no substantial change in the overall direction of flow within the watershed. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately addressed in the earlier document described in the Public Services and Utilities section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

Discussion- Item VIII-4:

The proposed project will increase impervious surfaces which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands Program/Project EIR (available at

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the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Item VIII-4:

MM VIII.1 As part of the submittal of Improvement Plans for the project, the project applicant shall submit and obtain approval of a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include the following:

- A written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and detention facilities, features to protect downstream uses and property and drainage easements to accommodate downstream flows from this project.
- Storm water runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County Department of Public Works. The Placer County Department of Public Works may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.
- The report shall map the limits of the 100-year floodplain for West Martis Creek and the West Fork of West Martis Creek through the project area as well as building setbacks. The report shall also show residential and non-residential building yard lot elevations two feet above the 100-year floodplain (or finished floor three feet above).
- All drainage facilities shall be designed with the assumption that upstream watersheds are fully developed. Future development shall not exceed the capacity of the facilities that are provided. In addition, facilities shall be designed with the assumption that all surfaces are impervious, as a result of winter snow pack, during peak flow conditions, per Placer County and Placer County Flood Control and Water Conservation District requirements.
- Snow storage areas shall be located outside of areas that drain directly into drainages and will include water quality control features, such as water treatment wetlands and detention basins.
- All related underground and surface drainage systems must be addressed in order to ensure full integration of areas that will generate runoff. These areas will include rooftops, sidewalks, cutfill slopes, patio areas, streets, parking lots, up gradient off-site source areas, and impervious landscaping areas. Seepage from underground sources must also be addressed.
- Grading and drainage designs for future developments shall maintain existing drainage patterns by preserving watershed areas and by releasing flows downstream in a manner consistent with existing conditions.

MM VIII.2 Rock lined ditches shall be installed on the cut slope side of the road (road sections shall comply with Plate 3 Land Development Manual) and out of the right-of-way to capture off-site drainage and allow it to pass under the proposed Highlands Drive without being treated for water quality as approved by the Department of Public Works.

MM VIII.3 Runoff from the downhill road edge will be allowed to sheet flow onto the road shoulder and across vegetated slopes, vegetated swales or filter strips. Sheet runoff shall be allowed to continue across landscape areas and open space where possible. Vegetated swales and slopes shall be designed per the CASQA Best Management Practices recommendations found in the New Development and Redevelopment Handbook on fact sheets TC 30 and TC 31. In addition, principles and practices outlined in Section 3.2.4 Landscape and Open Space of the aforementioned handbook including mulches, lower soil compaction and adding amendments to the soil to increase the soils stability and permeability will be incorporated into the design. Where overland flow must remain concentrated, swales will be designed with a combination of rock and vegetation to promote reduction in flow velocity and increased infiltration opportunities.

MM VIII.4 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County Department of Public Works. These facilities shall be constructed with subdivision improvements and easements provided as required by the Placer County Department

of Public Works. Maintenance of these facilities shall be provided by the homeowners' association or other entity approved by Department of Public Works.

MM VII.5 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 the Placer County Department of Public Works: A) Northstar Drive at West Martis Creek, B) SR 267 at Martis Creek.

Discussion- Items VIII-5,6,12:

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 increase in impervious surface 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 project may potentially impact the water quality of Martis Creek. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Items VIII-5,6,12:

MM VIII.6 In compliance with the requirements of the State General Construction Activity Storm Water Permit as well as the Water Quality Control Plan for the Lahontan Region (Basin Plan), the project applicant shall prepare a Stormwater Pollution Prevention Plan, which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls (such as those water quality control features identified in the Storm Water Pollution Prevention Plan for Northstar Village Phase I - PSOMAS, 2003). The Stormwater Pollution Prevention Plan shall be submitted to the Lahontan Regional Water Quality Control Board for review. The applicant shall require all construction contractors to retain a copy of the approved Stormwater Pollution Prevention Plan on the construction site. Best Management Practices identified in the Stormwater Pollution Prevention Plan shall be utilized in all subsequent site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan Regional Water Quality Control Board's Lahontan Regional Project Guidelines for Erosion Control and will demonstrate that the water quality controls will ensure in compliance with all current requirements of the County and Lahontan Regional Water Quality Control Board. Water quality controls shall ensure that run-off meets the water quality control plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality objectives, state antidegradation policy, and maintain beneficial uses of Martis Creek and Martis Creek Reservoir as defined by the Basin Plan. Storm water quality sampling and reporting associated with the Stormwater Pollution Prevention Plan shall be the responsibility of the project applicant.

MM VIII.7 Grading activities shall be prohibited during the winter months, unless approved by the County and the Lahontan Regional Water Quality Control Board. Exposed graded areas shall be protected during the winter months using appropriate methods.

MM VIII.8 Prior to environmental determination for new development within the Program Area, a project level analysis of the water quality impacts associated with the new proposed development shall be provided to the Department of Public Works. The project level analysis shall include additional site-specific mitigations based on the proposed specific improvements to the satisfaction of the Placer County Department of Public Works and, if necessary, update the program analysis mitigation measures. The analysis shall also include a plan identifying the location of proposed water quality mitigations and a preliminary design.

MM VIII.9 Prior to improvement plan approvals, the project applicant shall develop a Temporary and Permanent BMP Plan (including maintenance) and identify who will be responsible for ensuring its implementation and making the necessary updates/modifications. The Best Management Practices (as described under Impact 4.7.3 and in Table 3-4 of the Draft EIR) 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 Placer County Department of Public Works).

MM VIII 10 Straw bales, waddies, or similar devices used for erosion control shall be certified as weed-free unless materials collected on-site, such as pine needles, are used

MM VIII 11 The drainage report and subsequent site development submittals shall address storm drainage management during construction and thereafter and shall include provisions for the application of "Best Management Practice" measures and water quality control features (such as those identified in Draft EIR Table 3-4 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003) to reduce erosion, water quality degradation, etc from all project improvements. Permanent water quality control features described in the report shall demonstrate (such as through routine water quality monitoring) that the water quality controls are adequate to meet the Water Quality Control Plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality state anti-degradation policy and maintain beneficial uses of Martis Creek and Martis Creek reservoir as designed by the Basin Plan. The project will also participate in the Martis Valley Community Plan Comprehensive Water Quality Monitoring Program and subsequent requirement of Martis Valley Community Plan Natural Resources Implementation Program 18. Storm water discharges and discharge of earth and materials into the 100-year floodplain (i.e., bridge crossing structures) shall be in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (e.g., Lahontan Region Project Guidelines for Erosion Control).

MM VIII 12 Storm drainage from project impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment debris and oils/greases (such as those water quality control features identified in Draft EIR Table 3-7 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003). Maintenance of facilities shall be provided by the project applicant until the community is under the control of a Home Owners Association or similar entity, then it is the association's obligation to provide facility maintenance. This situation will prevail unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

Discussion- Item VIII-7:

The proposed project at full buildout would result in an increased demand for water supply, which may result in increased groundwater usage. This impact could substantially degrade groundwater quality. The following mitigation measure, from the Northstar Highlands Program/Project EIR, will reduce the impact to a less than significant event:

Mitigation Measures- Item VIII-7:

MM VIII 13 The applicant shall design storm drainage facilities to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion, by designing storm drain outfalls that collect roadway runoff to direct flows to infiltration facilities that will promote groundwater recharge.

Discussion- Items VIII-8,9:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there are drainageways that have areas of inundation during a 100-year storm event. There is a potential to place improvements that have the potential to alter or divert drainage flow that may expose local upstream and downstream areas to increased flood hazards. The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Items VIII-8,9:

MM VIII 14 As part of the submittal of the final drainage report for each phase of the project, the report shall include the following:

- Any exposed utility crossings on roadway bridges or box culverts that span West Martis Creek and the West Fork of West Martis Creek shall be placed on the downstream side of the culvert/bridge, shall not restrict the flow capacity of the culvert and shall be placed in protective sleeves. Any sewer line crossings shall be placed in protective sleeves. Any sewer line crossings shall be placed in steel casings to preclude the possibility of damage to the sewer line or spill into the creek if there is a leak.

- For drainage structures serving the West Fork of West Martis Creek and West Martis Creek and other drainage courses where there may be potential for erosion from high velocity floodwaters, erosion protection and bank stabilization measures such as rock slope protection shall be implemented to maintain the integrity of the structures
- All potential surface waters of the State, and all waters of the U.S. including wetlands shall be avoided in the project design, to the maximum extent practicable. All proposed project features that would include impacts to surface waters of the State shall meet Lahontan Regional Water Quality Control Board requirements of the grant of an exemption for the placement of fill in surface waters of the state as set forth in the Basin Plan

MM VIII 15 The project applicant shall provide final roadway and drainage crossing design for Highlands Drive to the County for approval. The plans shall reflect the design elements contained in the approved final drainage report

MM VIII 16 The drainage report shall identify measures (rock and/or grass lined swales) to intercept off-site storm runoff on the upslope side of buildings and convey said runoff around or between site buildings.

Discussion- Item VIII-10:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Hydrology and Water Quality section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department). According to the Placer County Multi-Hazard Mitigation Plan (January 2005), areas within the County may be subject to potential impacts from dam failures. The Martis Creek Reservoir A is located south of the Northstar area. The inundation boundaries following West Martis Creek and Northstar Drive and Basque Road could be potentially inundated. The proposed project is located predominantly outside any inundation area. Therefore, the impacts from dam failures are less than significant. No mitigation measures are required

Discussion- Item VIII-11:

The project will not alter the direction or rate of flow of groundwater as the water production requirements for the project are within Northstar Community Service District's capacity.

Discussion- Item VIII-12:

The project operation at full buildout would result in an increase in urban contaminants in surface runoff, which could adversely affect Martis Creek and its tributaries. The following mitgial on measures, from the Northstar Highlands Program/Project EIR, will reduce the impact to a less than significant event.

Mitigation Measures- Item VIII-12:

MM VIII 17 The drainage report and subsequent site development submittals shall address storm drainage management during construction and thereafter and shall include provisions for the application of "Best Management Practice" measures and water quality control features (such as those identified in Draft EIR Table 3-4 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003) to reduce erosion, water quality degradation, etc from all project improvements. Permanent water quality control features described in the report shall demonstrate (such as through routine water quality monitoring) that the water quality controls are adequate to meet the Water Quality Control Plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality state antidegradation policy and maintain beneficial uses of Martis Creek and Martis Creek reservoir as designed by the Basin Plan. The project will also participate in the Martis Valley Community Plan Comprehensive Water Quality Monitoring Program and subsequent requirement of Martis Valley Community Plan Natural Resources Implementation Program 18. Storm water discharges and discharge of earth and materials into the 100-year floodplain (i.e., bridge crossing structures) shall be in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (e.g., Lahontan Region Project Guidelines for Erosion Control)

MM VIII 18 Storm drainage from project impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment debris and oils/greases (such as those water quality control features identified in Draft EIR Table 3-7 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003). Maintenance of facilities shall be provided by the project applicant until the community is under the control of a Home Owners Association or similar entity, then it is

the association's obligation to provide facility maintenance. This situation will prevail unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

The Northstar Highlands EIR analyzed all of the above impacts and included mitigation measures. All such applicable mitigation measures have been applied to this project. No additional mitigation measures are required.

IX. LAND USE & PLANNING – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)		X		
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,2,6,7:

There would be no impact associated with Discussion Items IX.1 and 6, because the area is currently undeveloped. As to Discussion Item IX.2, the land use conflict would be mitigated through the immediate rezone from TPZ of the mountain maintenance parcel and the employee housing parcel. The mountain maintenance parcel will be rezoned to Forestry and an equal size parcel (six acres) will be zoned to TPZ. Condition 132 of the Highlands Master Plan requires that an equal amount of land be rezoned to TPZ in order to allow the immediate rezone. Policy 3.A.9 of the Martis Valley Community Plan allows the immediate rezone from TPZ for employer/affordable housing projects without the need to rezone replacement lands. Ultimately, the immediate rezone must be reviewed by the California Board of Forestry. The applicant has provided a statement demonstrating conformity for both of the immediate rezoning requests as provided in Section 51130 et seq of the California Government Code.

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and will be included as part of the project's approval. The prior EIR is available for public review at the Placer County Planning Department. No mitigation measures are required.

Discussion- Item IX-3:

The County, through the Martis Valley Community Plan, is in the process of developing a comprehensive habitat management/open space plan. All projects that remove lands from open space and replace them with urban uses

Initial Study & Checklist continued

are required to participate in setting up a long term open space habitat management plan. This project was required to participate through condition 125 (MM 4 9 20) in that program. The applicant has incorporated that program into the Highlands II project. No mitigation measures are required.

Discussion- Items IX-4,5:

The only potential incompatible use created affects the two TPZ zoned parcels as discussed under Discussion Item IX 2. Once rezoned, there will be no conflict. New land uses associated with the project will not have a significant impact on the ability of the timber resources on adjoining properties to be managed in the future. This is particularly applicable to the six acre site of the relocated mountain maintenance facility. As to the rezone to accommodate the employee housing component, the Placer County General Plan requires an appropriate buffer to ensure compatibility.

The Placer County General Plan requires a 100 to 400 foot buffer between residential uses and timber harvest lands. Parcel 2A, 2B, 2C and 2D propose up to 178 condominium units. The closest TPZ zoned land is approximately 950 feet to the east. In order to meet the 100 foot minimum buffer between residential uses and the Forestry land use designation, the applicant has proposed that a 4.4 acre area be rezoned from TPZ and Forestry to the RM-Ds-PD-15 zone. The rezone of a larger area will assure that future residents of the employee housing complex will be properly buffered from noise and dust from occasional timber harvesting activities. No mitigation measures are required.

X. MINERAL RESOURCES – Would the project result in

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

There are no known mineral resources on-site.

XI. NOISE – Would the project result in

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
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Discussion- Items XI-1,3:

Noise from construction activities will noticeably increase noise levels above existing ambient noise levels. Construction noise emanating from any construction activities (including pile driving or blasting) for which a building permit or grading permit is required is subject to noise level standards as detailed in the Placer County General Plan, the Marlin Valley Community Plan, and shall comply with Placer County Code Article 9.36. The project shall comply with the requirements of the Northstar Highlands EIR (PSUB20040898) mitigation measures (MM 4.5.1a, MM 4.5.1b, MM 4.5.2a, MM 4.5.2b, MM 4.5.4 and MM 4.5.11) for Northstar Highlands II which are described below.

Mitigation Measures- Items XI-1,3:

The following six mitigation measures have been adopted by the project proponent from the existing Northstar Highlands EIR (PSUB20040898) to mitigate for noise impacts related to construction, grading, pile driving or blasting activities for this project.

MM XI.1 The project applicant shall prepare construction specifications that require the construction contractor to implement noise reduction measures during construction when within 500 feet of noise sensitive receptors. The construction specifications shall be submitted to the County for review and approval before Improvement and/or Construction Plans are approved. The construction specifications shall include the following measures:

- Locate fixed construction equipment such as compressors and generators as far as feasibility possible from sensitive receptors. Muffle or shield all intakes and exhaust ports on power construction equipment
- All construction equipment using internal combustion engines shall be in proper tune
- All construction equipment used for intersection improvement activities shall have factory installed muffler systems
- Before any particularly noisy activities (e.g., impact pile driving) are performed, written notice of such activities shall be provided to all residences within a 200 foot radius of the development site. Notices shall include specific information about the expected timing of these activities. The construction contractor shall show reasonable flexibility in accommodating affected parties if there are specific, relatively brief time periods for which a major affected party would like to avoid noise disturbance (e.g., special events)

MM XI.2 The project applicant shall prepare construction specifications that require the construction contractor to limit the hours of construction activities as follows:

- Construction activities shall be limited to the hours of 7 AM to 7 PM Monday through Friday and 8 AM to 6 PM Saturday. No construction activities shall be performed on any Sunday or Federal holiday.
- If necessary, nighttime construction (7 PM to 7 AM Monday through Friday and 6 PM to 8 AM Saturdays) shall be limited to no more than ten consecutive days.
- If necessary, nighttime construction (7 PM to 7 AM Monday to Friday and 6 PM to 8 AM Saturdays) shall not exceed 70 dB maximum noise level (L_{max}) at any of the residential building facades in order to avoid sleep disturbance. Therefore, setbacks from the construction as described in Table 4.5-6 (Northstar Highlands EIR) shall be maintained.
- Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, with the roof and siding completed, may occur at other times as well. This condition shall be noted on the Improvement Plans and in the Development Notebook, if one is required for this project. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

MM XI.3 The project applicant shall ensure that an on-site monitor is present to provide continuous vibration monitoring during pile driving or blasting activities for any existing building located within 500 foot of any pile driving or blasting activity.

MM XI.4 The project applicant shall inspect any existing buildings located within a 500 foot radius of planned pile driving or blasting activities. The inspection shall document pre-existing conditions. The pre-inspection survey of the buildings shall be completed with the use of photographs, videotape, or visual inventory, and shall include inside and outside locations. All existing cracks in walls, floors, driveways, etc., shall be documented with sufficient detail for comparison during and upon completion of pile driving activities to determine whether actual vibration damage has occurred. The results of both surveys shall be provided to the County for review and acceptance of conclusions. Should damage occur, construction operations shall be halted until the problem activity can be

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identified. Once identified, the problem activity shall be modified to eliminate the problem and protect the adjacent buildings. Any damage to nearby buildings shall be repaired back to the pre-existing condition.

MM XI.5 Noise-attenuating measures shall be identified in a required acoustical analysis in order to reduce noise levels at noise-sensitive land uses, in compliance with applicable standards, including Title 24 of the California Code of Regulations and County standards. The applicant shall implement noise attenuating measures into the project design. Noise-attenuating measures shall be identified to achieve applicable interior and exterior noise standards. Such measures shall include, as appropriate, the use of building orientation, building design, or berms, and the standard noise mitigation contained in the County Acoustical Design Manual. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted in accordance with MM 4.13.2 and MM 4.13.3a through 4.13.3h.

MM XI.6 Noise-attenuating measures shall be identified by an acoustical engineer or qualified noise consultant to reduce noise levels at residential uses on Parcels 4A, 5B and 5Y, and 6 to acceptable levels, in compliance with applicable standards, including Title 24 of the California Code of Regulations and County standards. The applicant shall implement noise-attenuating measures into the project design. Noise-attenuating measures shall be identified to achieve applicable interior noise standards. Such measures may include, as appropriate, the use of building orientation, building design, or berms, and the standard noise mitigation contained in the County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system shall be required. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted in accordance with MM 4.13.2 and MM 4.13.3a through 4.13.3h.

Discussion- Item XI-2:

The project has the potential to create a substantial permanent increase in ambient noise levels by the use of snowmaking guns and lines which will cross parcel 2 and 4, and another line which has yet to be installed which would cross parcel 9 and 10. The following mitigation measure as adopted from the Northstar Highlands EIR (MM 4.5.5) by the applicant from the existing Northstar Highlands EIR for Phase I.

Additionally, the project proponent had proposed for the Northstar Highlands project an amphitheater, but has decided for Northstar Highlands II that an amphitheater will not be planned. A mitigation measure has been included for the CC&Rs which address the potential for the amphitheater to be built in a later phase.

Mitigation Measures- Item XI-2:

In order to mitigate for the snowmaking noise, the following mitigation measure (MM 4.5.5) adopted from the Northstar Highlands EIR will reduce the noise impact to County standards as indicated in the Martis Valley Community Plan.

MM XI.7 During subsequent environmental review for future project phases within the Highlands project site, the project applicant shall demonstrate that new residential units potentially affected by snowmaking noise shall be designed and constructed so as to provide an interior noise level of 35 dB Leq in sleeping areas and an overall interior noise level of 45 dB Ldn. This degree of attenuation shall be achieved through either:

- locating snowmaking guns adequate distance from the nearest proposed residential building facades (see Tables 4.5-8 and 4.5-9 in the Northstar Highlands EIR for setback distances based on the type of snowmaking gun), or
- Using normal construction practices per the latest edition of the Uniform Building Code, as well as additional noise attenuation measures or design changes deemed necessary to achieve the minimum acceptable interior noise standards. The determination of the specific measures to be incorporated into the design of the building(s) shall be made in consultation with an acoustical engineer or qualified noise consultant.

Additionally, the project will not have an amphitheater in its design and the following mitigation measure (MM 4.5.6b) addresses possible noise from the amphitheater if it is included in future phases.

MM XI.8 All property owners potentially affected within the proposed Highlands development shall be provided disclosures within CC&Rs identifying that events at the amphitheater may generate noise levels that could result in potential annoyance.

Discussion- Item XI-4:

The project is not located within the vicinity of an airport land use plan.

Discussion- Item XI-5:

The project is not located within the vicinity of any known private airstrips.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)		X		
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Items XII-1,2:

New homes and businesses will be established as part of the project. All residential and business land uses are consistent with the 2003 Martis Valley Community Plan and the February 2005 Highlands Master Plan. Proposed road extensions and infrastructure extensions will only serve the Northstar Highlands II project and future designated phases that have already been reviewed and approved as part of the Master Plan. Adjoining lands will not be subject to new development as the Martis Valley Community Plan and zoning do not allow future expansion of the resort in this area beyond the boundaries of the Northstar Highlands master plan. The area is currently uninhabited, therefore there will be no residents or homes displaced. The Northstar Highlands Master Plan EIR did identify one significant impact to employee housing. Mitigation measure 4.2.3 requires that the project be obligated to construct housing for 50 percent of all new employees generated from the project area. This project includes 32 employee housing units. No further mitigation measures are required.

Mitigation Measures- Items XII-1,2:

MM XII.1 The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element Policy (2.A.14) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Prior to the approval of a final map, and with submittals of future tentative maps and/or CUP applications, the project applicant shall submit to Placer County an Employee Housing Mitigation Plan that details the method of providing the required employee housing units, proposed occupancy (rental or for-sale), number of employees served by the employee housing units or, in the case of in-lieu fee payment, number of employees created, transportation to and from the project, timing of the development of employee housing units, and any incentives requested. For each subsequent development phase, the required amount of employee housing shall be accommodated.

This project is intended to provide housing primarily for employees working in the region, including the Northstar Resort. Units or rooms within units are not to be rented on a daily or weekly basis, or as "vacation rentals" or "ski rentals". After the first anniversary of the Certificate of Occupancy for the project, or first phase of the project, the applicants shall supply Placer County with an inventory of the occupants of the project, for purposes of verification of compliance with the conditions of approval. This inventory shall thereafter be provided on a once a year basis. This inventory shall identify the unit number, name of occupant(s), employer, and the length of residency in the project.

To meet Placer County resort housing requirements, tenants of the project must be (a) Northstar employees or employees working at Northstar, or (b) regional employees whose income does not exceed the "moderate" income guidelines for Placer County.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)		X		
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

Discussion- Item XIII-1:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Item XIII-1:

MM XIII.1 The project applicant shall maintain emergency access to California Department of Forestry and Northstar Community Services District Fire Department specifications during all phases of construction.

MM XIII.2 A satellite fire facility for the Northstar Community Service District shall be constructed on the north side of Highlands Drive in the vicinity of the existing Northstar Community Service District water treatment plant.

MM XIII.3 The southern terminus of Big Springs Drive shall be extended approximately 2,400 feet to the south to provide for an emergency connection from Highlands Drive.

MM XIII.4 The proposed buildings shall be required to meet the following requirements established by state and local laws and regulations, as well as measures required by the Northstar Community Service District:

- Emergency vehicle access to rear of occupied structures shall be required. Standards shall be set by the Northstar Community Services District Fire Department.
- An approved construction site safety and access plan shall be required.
- A fuel reduction zone shall be provided and maintained as specified by the Northstar Community Service District that includes all lands within 300 feet of residential or commercial parcels.
- Automatic external defibrillators shall be provided. Strategic locations shall be determined by the Northstar Community Services District Fire Department.

Discussion- Items XIII-2,3,4,5,:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Public Services and Utilities section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

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XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion- Item XIV-1:

Section 4.12, Parks and Recreation of the Highlands EIR evaluated the impacts to parks and recreation facilities and concluded that the project would result in a less than significant impact. Park and recreation facility fees are required to offset the project's cumulative impact on parks and recreation features. No mitigation measures are required.

Discussion- Item XIV-2:

Section 17.54.100(D) (1) of the Placer County Zoning Ordinance requires Residential Planned Developments to provide recreational facilities in excess of the county standard of five acres per 1,000 population for the benefit of its residents. The Placer County Department of Facility Services, Parks Division has determined that the overall Highlands project is required to provide 24.4 acres of on-site recreation facilities to satisfy the county standards and an additional 24.4 acres of private onsite recreation facilities. On-site private homeowner recreational facilities are provided through the development of a total of 15,000 square feet of recreation facilities divided between the four primary development parcels in Northstar Highlands II. No mitigation measures are required.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)		X		
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)		X		
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)		X		

8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X
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Discussion- Items XV-1,2:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Items XV-1,2:

MM XV.1 The applicant shall be required to pay traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. The current estimated fee is \$4,241 per dwelling unit equivalent, however, the actual fee paid will be that in effect at the time payment occurs.

The applicant shall be required to construct the improvements to the intersection of Northstar Drive/SR 267 as identified in Draft EIR Table 4.4-23 and shall pay their fair share of improvements within Northstar as identified in Draft EIR Tables 4.4-23 and 4.4-24.

The project applicant shall pay its "fair share" for necessary intersection improvements in the Town of Truckee as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR. However, if better estimates of the cost for the improvements as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR are available at the time of payment, those cost estimates shall be used to determine the project's fair share contribution.

If the Placer County Board of Supervisors adopts a traffic mitigation fee program, or an update to the current traffic mitigation fee ordinance, and the new or updated program recognizes cross-jurisdictional impacts within the Town of Truckee, that action and program will supercede the fair share contribution requirements of this mitigation measure.

MM XV.2 Prior to certificate of occupancy for any Phase I building, the project applicant shall construct Highlands Drive to a Rural Secondary (Plate 3 Land Development Manual) standard from SR 267 to the existing terminus of Big Springs Drive. The road(s) and storm drainage shall be maintained by the project Homeowners Association, or other entity approved by Department of Public Works, except for segments of the road accepted by the County as County maintained roads.

If the employee housing project is the initial development, then construct the portion of Highlands Drive from Highway 267 to the intersection of Realigned Sawmill Flat Road.

MM XV.3 Prior to certificate of occupancy for any Phase I building, the applicant shall construct Realigned Sawmill Flat Road to a Rural Secondary (Plate 3 Land Development Manual) standard from Highlands Drive to Northstar Drive. The road(s) and storm drainage shall be maintained by the project Homeowners Association, or other entity approved by Department of Public Works, except for segments of the road accepted by the County as County maintained roads.

MM XV.4 Prior to issuance of a Certificate of Occupancy for any development within Phase I, the project applicant shall construct the following improvements and have the improvements accepted as complete by the Placer County Department of Public Works:

- Separate left and right turn lanes on the eastbound approach to SR 267 at the Highlands Drive/SR 267 intersection.
- Standard public road approach taper (150 feet by 12 feet) to accommodate the southbound right turn volume from SR 267 onto Highlands Drive unless otherwise approved by Caltrans and Department of Public Works.
- Northbound left turn lane on SR 267 at the Highlands Drive intersection. The improvement shall be designed to meet the criteria as specified in the latest version of the Caltrans Highway Design Manual. At a minimum, the following improvements shall be incorporated unless otherwise approved by Caltrans and the Department of Public Works.
 - a. 12 foot wide left turn lane
 - b. 720 foot approach taper and
 - c. 605 foot long turn lane at full width to the center of the intersection (the left turn lane can include the 120 foot bay taper which directs traffic into the left turn lane) and

- d The intersection of Highlands Drive and SR 267 a minimum of 1,700 foot from the intersection of Northstar Road and SR 267 unless otherwise approved by Caltrans and the Department of Public Works

MM XV.5 Construct an all season pedestrian access from Sawmill Heights employee housing to the nearest shuttle stop. The shuttle stop shall not interfere with access to the Northstar Administration Building or result in a decrease in the amount of available parking

MM XV.6 Construct a public road entrance onto Northstar Drive at Realigned Sawmill Flat Road to a Plate 27, Land Development Manual standard. The design speed for Northstar Drive shall be 35 miles per hour, unless an alternate design speed is approved by the Department of Public Works. The improvements shall begin at the outside edge of any future lane(s) as directed by the Department of Public Works. An Encroachment Permit shall be obtained by the applicant or authorized agent from Department of Public Works

MM XV.7 Obtain an Encroachment Permit from Caltrans for any work proposed within the SR 267 right-of-way. A copy of said Permit shall be provided to the Department of Public Works prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements.

MM XV.8 Prior to issuance of a certificate of occupancy for the hotel, the project applicant shall construct the gondola (also referred to as the J1 lift) to provide transit service between Northstar Village and the hotel site and have the improvements accepted as complete by the Placer County Department of Public Works. The J1 lift shall provide car and/or lift types to allow both skiers and non-skiers to use the service comfortably. The J1 lift shall operate from 7 AM to 10 PM daily and shall provide non-stop service throughout the day. Reduced hours of operation may be approved by Placer County if the applicant submits documentation that the season is a low visitor use season.

MM XV.9 To minimize impacts on existing Northstar-at-Tahoe residents and other motorists, the Highlands Drive connection to SR 267 shall be constructed and accepted as complete by the County prior to issuance of a Certificate of Occupancy for any portion of Phase I development

If the traffic signal is not in place and operational at the Northstar Drive/SR 267 intersection prior to project construction activities, the applicant shall provide manual traffic control or install a temporary traffic signal at Northstar Drive/SR 267 for peak hour conditions (3:30 PM – 6:30 PM Monday through Friday and 3:30 PM to 5:30 PM Saturday and Sunday from May 1st through September 5th. This measure is intended to provide safe left-turn movements of construction traffic in and out of Northstar. No construction traffic shall use the Northstar Drive/SR 267 intersection from July 1 through July 4 and from September 2 through September 5

Construction traffic shall be prohibited from exiting and entering Northstar Drive during peak winter skier traffic periods. Specifically, construction traffic shall not be allowed along Northstar Drive or along SR 267 from 7 AM to 9:30 AM and 3:30 PM to 6 PM on peak holiday weekends and any peak skier day from Christmas through President's Day weekend except when chain control is implemented

MM XV.10 Coordinate construction activities associated with the Highlands project with other non-Highlands construction activities within Northstar-at-Tahoe. In particular, overlapping of excavation activities for Highlands Phase I and the Northstar Village project shall be avoided, to the greatest extent feasible. The applicant shall submit a traffic management plan as part of improvement plans for Highlands Phase I development, and explicitly list work activities ongoing for any other permits.

MM XV.11 Prior to approval of improvement plans/final maps for each phase within the Program area, the project applicant shall pay their proportional fair share of roadway improvements within Northstar, as shown in Draft EIR Tables 4.4-36 and 4.4-37.

The proposed roundabout at the intersection of Northstar Drive and Realigned Sawmill Flat Road, and the widening of Northstar Drive to four lanes between the roundabout and SR 267, shall be constructed prior to or concurrent with the project that exceeds 20 percent of the allowed development within the Program area. For example, 300 condominium units plus 40 employee housing units (over and above the Phase I approvals) would trigger the 20 percent threshold.

MM XV.12 The applicant shall be required to pay traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. The current estimated fee is \$4,241 per dwelling unit equivalent, however, the actual fee paid will be that in effect at the time payment occurs.

The project applicant shall pay its proportional "fair share" of the Program area development for necessary intersection improvements in the Town of Truckee as identified in Tables 4.4-36 and 4.4-37 of the Draft EIR. However, if better estimates of the cost for the improvements as identified in Tables 4.4-36 and 4.4-37 of the Draft EIR are available at the time of payment, these cost estimates shall be used to determine the project's fair share contribution.

If the Placer County Board of Supervisors adopts a traffic mitigation fee program, or an update to the current traffic mitigation fee ordinance, and the new or updated program recognizes cross-jurisdictional impacts within the Town of Truckee, that action and program will supercede the fair share contribution requirements of this mitigation measure.

MM XV.13 All Northstar-at-Tahoe employees who live in the Northstar-at-Tahoe employee housing shall be required to use transit to travel to Northstar-at-Tahoe Village; employees shall be prohibited from parking in Northstar-at-Tahoe Village. The applicant shall submit a transit and parking management program to the County along with project plan. The program shall designate employee parking areas within Northstar and shall identify incentives for employee use of shuttles and disincentives to parking employee vehicles within Northstar other than in designated employee parking locations (e.g. permits or parking fees). The shuttles will operate, at a minimum, as follows:

7:00 AM – 10:00 AM	3 shuttles per hour
10:00 AM – 3:00 PM	Dial-a-Ride
3:00 PM – 6:00 PM	3 shuttles per hour
After 6:00 PM	Dial-a-Ride.

MM XV.14 Highlands amphitheater events shall occur only during the summer months (May through October) on non-peak days, thereby not contributing to peak average daily traffic (ADT) volumes (peak days are Fridays, with the peak occurring in the late afternoon). No attendee parking shall be provided at the amphitheater. Parking for amphitheater events shall only be provided at the intercept lot near State Route 267 with shuttle service providing transportation from the day skier intercept parking area to the amphitheater.

MM XV.15 Sufficient frequency (average 10 minute wait) and quality shuttle service (i.e., adequate seating, convenient accommodation of ski equipment, and conveniently located loading areas) shall be provided from the proposed relocated day use skier parking near SR 267 to the Village area to reduce the volume of day use skiers traveling along Northstar Drive in private vehicles. Use of the shuttle shall be mandatory on peak days.

MM XV.16 Prior to environmental determination for new development within the Program Area, provide a project level, site specific analysis of the transportation impacts associated with the new development proposed. The project level, site specific analysis shall update information included in the program level transportation analysis as required by CEQA and to the satisfaction of the Department of Public Works. Additional mitigation measures shall be included in the analysis based on the project-level, site-specific impacts.

MM XV.17 All season pedestrian access shall be constructed to provide access from the future employee parking site to the nearest shuttle stop. The shuttle stop shall not interfere with access to the Northstar Administration Building or result in a decrease in the amount of available parking.

MM XV.18 All season pedestrian access shall be constructed from the future employee housing sites to the nearest shuttle stop. The shuttle stop shall not interfere with access to the Northstar Administration Building or result in a decrease in the amount of available parking.

Discussion- Item XV-3:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

Discussion- Item XV-4:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar

Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Item XV-4:

MM XV.19 New Development within the Program Area that proposes dead-end roads longer than 1,320 feet shall construct an emergency access connection from the development to an existing road. The emergency access connection shall be designed consistent with County, California Department of Forestry, and Northstar Community Service District Fire Department standards. Prior to environmental determination for future projects, the projects shall propose and analyze the impacts of the construction of the emergency access roads.

Parcels 1 and 3 may result in dead-end roads longer than 1,320 feet. Conceptual alignments for emergency access roads are each approximately one-quarter mile long and are shown on Figures 3-2 and 3-9 of the Draft EIR. Future phases requiring emergency access must identify the location of the emergency access road(s) on the project-level development plans.

Dead-end roads shall have turn around points large enough to allow emergency vehicles to make a complete turn in one movement. All dead end roads, specifically the turn around point, shall be subject to County, California Department of Forestry, and Northstar Community Services District Fire Department requirements.

Discussion- Item XV-5:

A total of 618 parking spaces are provided to support the uses within Highlands II. The overall concept of the Highlands master plan area is a "park once" feature. This same concept applies to the Northstar Village area and the resort as a whole. Once owners and visitors and guests park their car in one of many garages or other surface parking areas, there is ample opportunity to use the shuttle service, walk or use one of many trams to transport individuals between the mid mountain area (Highlands) and the village. A parking demand analysis accompanied the formal application for Highlands II. The assumptions used are very similar to those used throughout the resort. Each condominium unit provides 1.25 spaces and all parking for each condominium building is provided in a below level garage. Each townhome provides two enclosed (garage) spaces and two additional surface parking spaces within the driveway. All recreation facilities and skier service uses include an additional parking ratio of .91 spaces per employee. Employee parking is to be provided in one of the following three ways: At an existing approved off-site location with transportation provided in between, at a future site location with transportation provided in between, or on-site. Condition 129 of the Highlands Master Plan requires that a parking plan be provided prior to the completion of Phase I. It also states that employee parking that cannot be accommodated in designated employee parking areas be accommodated in designated day skier parking areas. Condition 130 requires a detailed parking demand and supply study within one year of buildout of the master plan. Absent the preparation of these parking studies, together with the elaborate and convenient internal public shuttle system, the parking standards are deemed to be adequate. Until an overall parking study is prepared pursuant to Condition 130, any shortage of employee parking during peak snow days should be accommodated within day skier parking areas.

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Item XV-5:

MM XV.20 Prior to the approval of improvement plans for each phase, the project applicant shall identify parking areas and number of spaces for each residential and non-residential facility on the facility site plans. Parking for the project shall be consistent with the parking requirements identified in the Zoning Ordinance in Section 17.54.100(C)(2) for Planned Residential Developments, Section 17.54.060 for individual uses, Section 17.54.070 A.4 for below ground parking garage standards (amendment to the Zoning Ordinance requested as part of Phase I of Highlands), and in Section 17.56.310 for timeshare units unless applicable parking design and space requirement exceptions are approved for applicable uses by the County as allowed under Section 17.54.100(C)(2).

Discussion- Item XV-6:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These

impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant. No mitigation measures are required.

Discussion- Item XV-7:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Mitigation Measures- Item XV-7:

MM XV 21 The project applicant shall participate in the funding of the capital and ongoing operational requirements (e.g. establishment of a County Service Area) of a joint public transit service in the Highway 267 corridor between Truckee and Kings Beach. This joint service shall provide transit service access for visitors, residents, and employees of the proposed project as well as existing developed areas and other planned developments within Northstar-at-Tahoe, to provide shuttle service connecting with the existing and planned regional service along SR 267. This connection to regional service would most likely occur at the interceptor lot, since the lot is in close proximity to the employee housing sites and will be served by the current and expanded intra-resort shuttle service. Service on SR 267 to Truckee and Kings Beach will also be necessary with this and other projects in the Martis Valley Community Plan area. If public transit service is not established and/or the project applicant is not willing to participate in the transit service, the project applicant shall be required to provide transit service for the project that provides links to the existing public transit stops off-site, and provide its fair share of funding for capital and ongoing operational costs of a public transit service on SR 267 between Truckee and Kings Beach. This transit service will be developed in conjunction with Placer County, Town of Truckee, and other significant transit partners. The plan shall identify the associated costs to each involved party.

MM XV 22 The project applicant shall participate in the funding of the capital and ongoing operational requirements (e.g. establishment of a County Service Area) of a joint public transit service in the Highway 267 corridor between Truckee and Kings Beach. This joint service shall provide transit service access for visitors, residents, and employees of the proposed project as well as existing developed areas and other planned developments within Northstar-at-Tahoe, to provide shuttle service connecting with the existing and planned regional service along SR 267. This connection to regional service would most likely occur at the interceptor lot, since the lot is in close proximity to the employee housing sites and will be served by the current and expanded intra-resort shuttle service. Service on SR 267 to Truckee and Kings Beach will also be necessary with this and other projects in the Martis Valley Community Plan area. If public transit service is not established and/or the project applicant is not willing to participate in the transit service, the project applicant shall be required to provide transit service for the project that provides links to the existing public transit stops off-site, and provide its fair share of funding for capital and ongoing operational costs of a public transit service on SR 267 between Truckee and Kings Beach. This transit service will be developed in conjunction with Placer County, Town of Truckee, and other significant transit partners. The plan shall identify the associated costs to each involved party.

Discussion- Item XV-8:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to have no impacts.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)		X		
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVI-1,2:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and are included with the project by this reference and reduce any potential impacts to less than significant levels.

Treated water and public sewer services will be provided by Northstar Community Service District. New construction of sewer and water conveyance lines are necessary for this project, however, substantial environmental effects will not occur as the majority of the infrastructure construction has occurred during Phase I of the Northstar Highlands project with the appropriate mitigation measures.

Mitigation Measures- Item XVI-1,2:

MM XVI-1 The project applicant shall contract with Northstar Community Service District, in coordination with Truckee Sanitary District, to construct approximately 350 feet of sewer line from the employee housing facility to the existing sewer line with in Northstar, to convey wastewater generated from future employee housing development. Wastewater from the employee housing units would ultimately be transported over the existing Truckee Sanitary District interceptor line to the T-TSA sewer plant.

The project applicant shall provide a "Will Serve" letter verifying availability of sewer service to the future employee housing sites as part of the subsequent environmental review of the future employee housing sites.

Discussion- Item XVI-3:

The project will be served by public sewer, and will not require or result in the construction of a new septic system.

Discussion- Item XVI-4:

The Northstar Highlands II project was included as a component in the Northstar Highlands Program/Project EIR analysis. The proposed project is within the scope of impacts addressed in the previously certified Northstar Highlands Program/Project EIR. No new impacts will occur and no new mitigation measures are required. These impacts have been adequately address in the earlier document described in the Transportation and Circulation

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section of the Northstar Highlands Program/Project EIR (available at the Placer County Planning Department) and were found to be less than significant.

Discussion- Items XVI-5,6:

The Northstar Community Services District is charged with providing treated water and sewer services to the project. The Highlands EIR indicated that there are adequate water sources to meet the demands of the Highlands project, but certain improvements would be required in order to provide service. These improvements include upgrades to the water treatment plant, additional storage facilities and transmission systems are needed. All upgrades and system improvements are planned by Northstar Community Services District. The specific size and location of water lines to serve the project will be specified as part of the improvement plans for the project. The Northstar Community Services District provides the wastewater conveyance system to the Truckee Sanitary District interceptor line. That agency then conveys sewage to the Tahoe-Truckee Sanitation Agency regional wastewater treatment plant. The Tahoe-Truckee Sanitation Agency underwent an expansion in 2006. The Highlands waster plan project would generate an estimated average of .4 million gallons per day of sewage. There is more than adequate capacity to serve the project. The specific service requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVI-7:

According to the Highlands EIR, the project will be served by Tahoe Truckee Sierra Disposal Company, Inc. with the solid waste delivered to Eastern Regional Materials Recovery Facility for recycling and waste diversion. The Eastern Regional Materials Recovery Facility only handles recyclable materials. Recyclable goods are sold to vendors and the resultant solid waste is then transported to the Lockwood Landfill in Nevada for disposal. The Lockwood Landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. All solid waste from eastern Placer County is transported to the Lockwood Landfill. The landfill has a 60-year capacity to accommodate the buildout projections of Tahoe Truckee Sierra Disposal. The Highlands EIR concluded that there was adequate capacity to accommodate additional solid waste to be disposed of by Tahoe Truckee Sierra Disposal. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required.

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service

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<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and no new effects will occur nor are new mitigation measures required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described herein, including applicable mitigation measures that are imposed upon the proposed project (see Section D f. above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15181, 15182, 15183).

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Department, Tom Parlo, Chairperson
- Engineering and Surveying Department, Phillip A. Frantz
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Yu-Shuo Chang
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Gina Langford

Signature _____ Date June 2, 2006
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
<input type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/>
	<input type="checkbox"/> Department of Toxic Substances Control
	<input checked="" type="checkbox"/> California Board of Forestry findings in support of immediate Rezone from TPZ
Site-Specific Studies	Planning Department
	<input checked="" type="checkbox"/> Biological Study
	<input type="checkbox"/> Cultural Resources Pedestrian Survey
	<input checked="" type="checkbox"/> Cultural Resources Records Search
	<input type="checkbox"/> Lighting & Photometric Plan
<input type="checkbox"/> Paleontological Survey	

Initial Study & Checklist continued

		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Traffic Noise and snow making noise studies
		<input type="checkbox"/>
	Engineering & Surveying Department, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
	<input checked="" type="checkbox"/> Tentative Map	
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
		<input type="checkbox"/>
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URSEMIS Model Output
		<input type="checkbox"/>
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/>

MITIGATION MONITORING AND REPORTING PROGRAM

HIGHLANDS II (PSUB T20060609)

INTRODUCTION

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for Northstar Highlands II. This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code and Article 18.28 of the Placer County Environmental Review Ordinance, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts. Only the mitigation measures applicable to Highlands II are included in the FMMRP. Some measures have been tailored without changing their intent or purpose to be more applicable to Highlands II.

The numbering of the individual mitigation measures follows the numbering sequence as found in the FEIR.

MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

Placer County will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the County or other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the County's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

Mitigation Measures: The mitigation measures are taken from the Draft EIR, in the same order that they appear in the Draft EIR. The Final MMRP contains revisions to mitigation measures, as well as new mitigation measures.

Mitigation Timing: Identifies at which stage of the project mitigation must be completed.

Monitoring Responsibility: Identifies the department within the County, project applicant, or consultant responsible for mitigation monitoring.

Compliance Verification Responsibility: Identifies the department of the County or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

NORTHSTAR HIGHLANDS II

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.1.1a	<p>Prior to Improvement Plan approval and/or during any construction or demolition activities requiring complete or partial closure of existing roadways, the project applicant shall perform the following tasks to the satisfaction of the Placer County Public Works Department:</p> <ul style="list-style-type: none"> • Provide written notice to property owners along affected roadways and the Northstar Fire District 1 week before roadway closures. • Ensure public safety by clearly marking and securing roadway construction areas. • Place steel plates over open trenches at the end of each workday (or other appropriate measures) to restore vehicle access to all residents. • Ensure access and parking for users and residents of buildings to remain on the project site. • Obtain written approval from the County Director of Public Works for any proposed temporary road closures or detour routes. • Obtain written approval from the Northstar Fire Department (NFD) and CDF for any proposed temporary road closures or detour routes. • Ensure access for users of Northstar Drive. • Post Notice of planned closure on affected roadways two weeks prior to roadway closures. 	Placer County Department of Public Works.	Identify roadways to be affected as part of improvement plan approval and/or during any demolition or construction activities requiring complete or partial closure of existing roadways.	
MM 4.1.1b	During demolition and construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging heavy construction equipment and vehicles on the project site at the end of each workday rather than removing them.	Placer County Department of Public Works.	During demolition and construction activities.	
MM 4.1.1c	The project applicant shall develop a trails construction plan for identifying construction activities and the time frame for construction operations for trail relocation, modification, or construction proposed during that phase. All trails that require	Placer County Planning and Parks and Recreation Departments and Northstar.	Prior to approval of improvement plans	

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FINAL MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	relocation shall be constructed and completed before disturbance of existing trails occurs	<i>Community Services District.</i>		
MM 4.1.3	At the time of project application for the future employee housing sites and any future development projects on Parcels 1 and 2 within 100 feet of timber production (TPZ) lands, the project applicant shall submit detailed site plans that identify the distance between the proposed structures and adjacent TPZ lands. A buffer shall be provided consistent with Placer County General Plan Land Use Buffer Zone Standards between lands designated for timberland harvesting and any residential or commercial/office structures, and certain recreational uses.	<i>Placer County Planning Department.</i>	<i>Submitted with the project application for the future employee housing sites and any future development projects on Parcels 1 and 2 within 100 feet of timber production (TPZ) lands.</i>	6/5/08
MM 4.3.5	Clear demarcation of construction areas, including fencing, temporary walls, signage, protective barriers, and security provisions for public safety shall be noted in the project improvement plans and shall be located away from existing dwellings and protected resources in the area to the satisfaction of the County. These public safety protection features shall be in place prior to the onset of construction.	<i>Placer County Department of Public Works.</i>	<i>Prior to approval of improvement plans, in place before construction.</i>	
MM 4.3.6	Before approval of road extension and intersection improvement plans, the project applicant shall provide a traffic control plan that ensures safety of pedestrians, cyclists, and vehicle traffic to the satisfaction of the Placer County Department of Public Works.	<i>Placer County Department of Public Works.</i>	<i>Prior to approval of the road extension and intersection improvement plans.</i>	
MM 4.3.7	Before demolition of any on-site buildings, the project applicant shall have a qualified consultant investigate whether any of these buildings contain asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the asbestos-containing materials and lead shall be removed by an accredited inspector in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The asbestos-containing materials and lead shall be properly disposed of at an appropriate off-site disposal facility.	<i>County Department of Health and Human Services.</i>	<i>Before demolition of mountain maintenance building.</i>	
MM 4.4.2	Prior to the approval of improvement plans for each phase, the project applicant shall identify parking areas and number of spaces for each residential and non-residential facility on the facility site	<i>Placer County Planning Department</i>	<i>Prior to the improvement plan approval.</i>	

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>plans. Parking for the project shall be consistent with the parking requirements identified in the Zoning Ordinance in Section 17.54.100(C)(2) for Planned Residential Developments, Section 17.54.060 for individual uses, Section 17.54.070 A.4 for below ground parking garage standards (amendment to the Zoning Ordinance requested as part of Phase 1 of Highlands), and in Section 17.56.310 for timeshare units unless applicable parking design and space requirement exceptions are approved for applicable uses by the County as allowed under Section 17.54.100(C)(2).</p>			
MM 4.4.4a	<p>The applicant shall be required to pay traffic impact fees as prescribed by the <i>Placer County Road Network Traffic Limitation Zone and Traffic Fee Program</i>. The current estimated fee is \$3,964 per dwelling unit equivalent (DUE), however, the actual fee paid will be that in effect at the time payment occurs.</p> <p>The applicant shall be required to construct the improvements to the intersection of Northstar Drive/SR 267 as identified in Draft EIR Table 4.4-23 and shall pay their fair share of improvements within Northstar as identified in Draft EIR Tables 4.4-23 and 4.4-24.</p> <p>The project applicant shall pay its "fair share" for necessary intersection improvements in the Town of Truckee as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR. However, if better estimates of the cost for the improvements as identified in Tables 4.4-23 and 4.4-24 of the Draft EIR are available at the time of payment, these cost estimates shall be used to determine the project's fair share contribution.</p> <p>If the Placer County Board of Supervisors adopts a traffic mitigation fee program, or an update to the current traffic mitigation fee ordinance, and the new or updated program recognizes cross-jurisdictional impacts within the Town of Truckee, that action and program will supercede the fair share contribution requirements of this mitigation measure.</p>	County Department of Public Works.	Prior to issuance of building permits.	
MM 4.4.4g	<p>Obtain an Encroachment Permit from Caltrans for any work proposed within the SR 267 right-of-way. A copy of said Permit shall be provided to the DPW prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway</p>	Placer County Department of Public Works.	Prior to approval of improvement plans	

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FINAL MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	Improvements.			
MM 4.4.5a	<p>To minimize impacts on existing Northstar-at-Tahoe residents and other motorists, the Highlands Drive connection to SR 267 shall be constructed and accepted as complete by the County prior to issuance of a Certificate of Occupancy for any other portion of Phase 1 development.</p> <p>If the traffic signal is not in place and operational at the Northstar Drive/SR 267 intersection prior to project construction activities, the applicant shall provide manual traffic control or install a temporary traffic signal at Northstar Drive/SR 267 for peak hour conditions (3:30 PM – 6:30 PM Monday through Friday and 3:30 PM to 5:30 PM Saturday and Sunday from May 1st through September 5th. This measure is intended to provide safe left-turn movements of construction traffic in and out of Northstar.</p> <p>No construction traffic shall use the Northstar Drive/SR 267 intersection from July 1 through July 4 and from September 2 through September 5.</p> <p>Construction traffic shall be prohibited from exiting and entering Northstar Drive during peak winter skier traffic periods. Specifically, construction traffic shall not be allowed along Northstar Drive or along SR 267 from 7 A.M. to 9:30 A.M. and 3:30 P.M. to 6 P.M. on peak holiday weekends and any peak skier day from Christmas through President's Day weekend except when chain control is implemented.</p>	<i>Placer County Department of Public Works.</i>	<i>Before construction activities begin.</i>	
MM 4.4.5b	<p>Coordinate construction activities associated with the Highlands project with other non-Highlands construction activities within Northstar-at-Tahoe. In particular, overlapping of excavation activities for Highlands Phase 2 and other Northstar projects shall be avoided, to the greatest extent feasible. The applicant shall submit a traffic management plan as part of improvement plans for Highlands Phase 1 development, and explicitly list work activities ongoing for any other permits.</p>	<i>Placer County Department of Public Works and Planning Department.</i>	<i>Traffic management plan submitted with improvement plans and revised to satisfaction of County prior to issuance of permits</i>	
MM 4.4.6a	<p>The project applicant shall participate in the funding of the capital and ongoing operational requirements (e.g. establishment of a County Service Area) of a joint public transit service in the Highway 267 corridor between Truckee and Kings Beach. This joint service shall provide transit service access for visitors, residents, and employees of the proposed project as well as existing</p>	<i>Placer County Department of Public Works.</i>	<i>A written agreement identifying the project's financial responsibility to contribute to the provision of transit service within Northstar-at-Tahoe and</i>	

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	<p>developed areas and other planned developments within Northstar-at-Tahoe, to provide shuttle service connecting with the existing and planned regional service along SR 267. This connection to regional service would most likely occur at the interceptor lot, since the lot is in close proximity to the employee housing sites and will be served by the current and expanded intra-resort shuttle service. Service on SR 267 to Truckee and Kings Beach will also be necessary with this and other projects in the Martis Valley Community Plan area. If public transit service is not established and / or the project applicant is not willing to participate in the transit service, the project applicant shall be required to provide transit service for the project that provides links to the existing public transit stops off-site, and provide its fair share of funding for capital and ongoing operational costs of a public transit service on SR 267 between Truckee and Kings Beach. This transit service will be developed in conjunction with Placer County, Town of Truckee, and other significant transit partners. The plan shall identify the associated costs to each involved party.</p>		<p>along SR 267 shall be made. The written agreement shall factor the number of employees added by the project to determine the project share of adding service access for visitors, residents, and employees of the proposed project to both Truckee and Kings Beach, including service within the project area. The implementation of the service shall occur at such a time that the demand for such a service reaches levels that warrant the provision of the service. The written agreement from this mitigation shall be consistent with the results of the Martis Valley Transit Plan.</p>	
<p>MM 4.4.6b</p>	<p>Prior to approval of improvement plans/final maps for each phase, the project applicant shall join and maintain membership in perpetuity in the Truckee-North Tahoe Transportation Management Association (TNT/TMA). Once commercial and homeowner associations have been formed, the project applicant shall shift the TNT/TMA membership to the associations and the associations shall maintain membership in perpetuity.</p>	<p>Placer County Department of Public Works.</p>	<p>Prior to approval of improvement plans/final maps</p>	
<p>MM 4.4.10a</p>	<p>Prior to approval of improvement plans/final maps for each phase within the Program area, the project applicant shall pay their proportional fair share of roadway improvements within Northstar, as shown in Draft EIR Tables 4.4-36 and 4.4-37.</p> <p>The proposed roundabout at the intersection of Northstar Drive and Realigned Sawmill Flat Road, and the widening of Northstar Drive to four lanes between the roundabout and SR 267, shall be constructed prior to or concurrent with the project that exceeds 20 percent of the allowed development within the Program area. For</p>	<p>Placer County Department of Public Works</p>	<p>Prior to approval of improvement plans/final maps.</p>	

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	example, 300 condominium units plus 40 employee housing units (over and above the Phase 1 approvals) would trigger the 20 percent threshold.			
MM 4.4.10c	All Northstar-at-Tahoe employees who live in the Northstar-at-Tahoe employee housing shall be required to use transit to travel to Northstar-at-Tahoe Village; employees shall be prohibited from parking in Northstar-at-Tahoe Village. The applicant shall submit a transit and parking management program to the County along with project plan. The program shall designate employee parking areas within Northstar and shall identify incentives for employee use of shuttles and disincentives to parking employee vehicles within Northstar other than in designated employee parking locations (e.g. permits or parking fees). The shuttles will operate, at a minimum, as follows: 7:00 a.m. – 10:00 a.m., 3 shuttles per hour 10:00 a.m. – 3:00 p.m., Dial-a-Ride 3:00 p.m. – 6:00 p.m., 3 shuttles per hour After 6:00 p.m., Dial-a-Ride.	<i>Placer County Department of Public Works</i>	<i>Transit and parking management program approved prior to certificates of occupancy for employee housing units.</i>	
MM 4.4.10f	Prior to environmental determination for new development within the Program Area, provide a project level, site specific analysis of the transportation impacts associated with the new development proposed. The project level, site specific analysis shall update information included in the program level transportation analysis as required by CEQA and to the satisfaction of the DPW. Additional mitigation measures shall be included in the analysis based on the project-level, site-specific impacts.	<i>Placer County Planning Department and Department of Public Works.</i>	<i>Before environmental determination on new development within the Program area.</i>	June 2006
MM 4.4.10h	All season pedestrian access shall be constructed from the future employee housing sites to the nearest shuttle stop. The shuttle stop shall not interfere with access to the Northstar Administration Building or result in a decrease in the amount of available parking.	<i>Placer County Planning Department and Department of Public Works</i>	<i>Shown on improvement plans for the 32-unit employee housing complex and completed before certificates of occupancy are issued</i>	
MM4.4.10i	Prior to occupancy of the 1,430th dwelling unit, the applicant shall be required to construct the improvements to the intersection of Northstar Drive/SR 267 as identified in Table 4.4-23 of the Draft EIR and the traffic studies included in the Addendum EIR. Prior to the recordation of any Final Map creating the 1,430th unit, the applicant shall	<i>Placer County Department of Public Works.</i>	<i>Timing/Implementation: Shown on improvement plans for each future employee housing site</i>	

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	construct or secure the improvements to the intersection of Northstar Drive/SR 267 as identified in Table 4.4-23 of the Draft EIR and the traffic studies included in the Addendum EIR.		and completed before certificates of occupancy are issued for each employee housing site. <i>Enforcement/Monitoring: Placer County Planning Department and Department of Public Works.</i>	
MM 4.5.1a	<p>The project applicant shall prepare construction specifications that require the construction contractor to implement noise reduction measures during construction when within 500 feet of noise sensitive receptors. The construction specifications shall be submitted to the County for review and approval before improvement and/or construction plans are approved. The construction specifications shall include the following measures:</p> <ul style="list-style-type: none"> • Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Muffle or shield all intake and exhaust ports on power construction equipment. • All construction equipment using internal combustion engines shall be in proper tune. • All construction equipment used for intersection improvement activities shall have factory installed muffler systems. • Before any particularly noisy activities (e.g., impact pile driving) are performed, written notice of such activities shall be provided to all residences within a 200-foot radius of the development site. Notices shall include specific information about the expected timing of these activities. The construction contractor shall show reasonable flexibility in accommodating affected parties if there are specific, relatively brief time periods for which a major affected party would like to avoid noise disturbance (e.g., special events). 	Placer County Environmental Health Division.	Before approval of improvement and/or construction plans	
MM 4.5.1b	The project applicant shall prepare construction specifications that require the construction contractor to limit the hours of construction	Placer County Environmental Health	Before approval of improvement and/or	

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	activities as follows: <ul style="list-style-type: none"> • Construction activities shall be limited to the hours of 7 A.M. to 7 P.M. Monday through Saturday. No construction activities shall be performed on any Sunday or Federal holiday. • If necessary, nighttime construction (7 P.M. to 7 A.M.) activities shall be limited to no more than 10 consecutive days. • If necessary, nighttime construction (7 P.M. to 7 A.M.) shall not exceed 70 dB maximum noise level (Lmax) at any of the residential building facades in order to avoid sleep disturbance. Therefore, setbacks from the construction as described in Draft EIR Table 4.5-6 shall be maintained. 	<p align="center"><i>Division.</i></p>	<p align="center"><i>construction plans.</i></p>	
MM 4.5.2a EH	The project applicant shall ensure that an onsite monitor is present to provide continuous vibration monitoring during pile driving or blasting activities for any existing building located within 500-foot of any pile driving or blasting activity.	<p align="center"><i>Placer County Department of Environmental Health Division</i></p>	<p align="center"><i>During construction activities that result in ground vibration.</i></p>	
MM 4.5.2b EH	The project applicant shall inspect any existing buildings located within a 500-foot radius of planned pile driving or blasting activities. The inspection shall document preexisting conditions. The preinspection survey of the buildings shall be completed with the use of photographs, videotape, or visual inventory, and shall include inside and outside locations. All existing cracks in walls, floors, driveways, etc., shall be documented with sufficient detail for comparison during and upon completion of pile driving activities to determine whether actual vibration damage has occurred. The results of both surveys shall be provided to the County for review and acceptance of conclusions. Should damage occur, construction operations shall be halted until the problem activity can be identified. Once identified, the problem activity shall be modified to eliminate the problem and protect the adjacent buildings. Any damage to nearby buildings shall be repaired back to the pre-existing condition.	<p align="center"><i>Placer County Environmental Health Division.</i></p>	<p align="center"><i>During construction activities that result in ground vibration.</i></p>	
MM 4.5.4 EH	Noise-attenuating measures shall be identified in a required acoustical analyses in order to reduce noise levels at noise-sensitive land uses, in compliance with applicable standards, including Title 24 of the California Code of Regulations and County standards. The applicant shall implement noise-attenuating measures into the project design. Noise-attenuating measures shall be identified to achieve applicable interior noise standards. Such measures may	<p align="center"><i>Placer County Environmental Health Department, Planning Department, and Building Department.</i></p>	<p align="center"><i>During environmental review of subsequent plans.</i></p>	<p align="center">April 2008</p>

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	include, as appropriate, the use of building orientation, building design, or berms, and the standard noise mitigation contained in the County Acoustical Design Manual. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted in accordance with MM 4.13.2 and MM 4.13.3a through 4.13.3b.			
MM 4.5.5 EH	During subsequent environmental review for future project phases within the Highlands project site, the project applicant shall demonstrate that new residential units potentially affected by snowmaking noise shall be designed and constructed so as to provide an interior noise level of 35 dB Leq in sleeping areas and an overall interior noise level of 45 dB Ldn. This degree of attenuation shall be achieved through either: (1) locating snowmaking guns adequate distance from the nearest proposed residential building facades (see Draft EIR Tables 4.5-8 and 4.5-9 for setback distances based on type of snowmaking gun), or (2) using normal construction practices per the latest edition of the Uniform Building Code, as well as additional noise attenuation measures or design changes deemed necessary to achieve the minimum acceptable interior noise standards. The determination of the specific measures to be incorporated into the design of the building(s) shall be made in consultation with an acoustical engineer or qualified noise consultant.	<i>Placer County Planning Department and Placer County Environmental Health Department</i>	<i>Prior to and during environmental review of future project phases.</i>	December 2006
MM 4.5.6b	All property owners potentially affected within the proposed Highlands development shall be provided disclosures within CC&Rs identifying that events at the amphitheatre may generate noise levels that could result in potential annoyance.	<i>Placer County Planning Department and Department of Health and Human Services</i>	<i>Included as part of CC&Rs for residential projects within Highlands.</i>	
MM 4.6.1a	The project applicant shall submit a Construction Emission/Dust Control Plan to the PCAPCD and receive approval prior to improvement plan approval. At a minimum, the Plan shall include all the requirements of Rule 228 and the following additional measures: <ul style="list-style-type: none">• Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.• Suspend all grading operations when fugitive dusts exceed	<i>Placer County Planning Department and Placer County Air Pollution Control District.</i>	<i>Incorporate as a condition of project improvement plans.</i>	

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	<p>District Rule 228 (Fugitive Dust) limitations.</p> <ul style="list-style-type: none"> • An operational water truck(s) shall be onsite at all times. Apply water to control dust as needed to comply with the District's Fugitive Dust Rule. • Install wheel washers or wash all excavation trucks and equipment leaving the site. • Minimize idling time to five minutes for all diesel-powered equipment. • Use low sulfur fuel for stationary construction equipment. • Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel-powered generators unless generators are operated with bio-diesel fuel. • Use low emission on-site stationary equipment. • Prohibit burning of construction or vegetative debris. • Determine if serpentine rock is present and, if it is, provide asbestos dust control measures. • No open burning of removed vegetation during construction, unless approved by PCAPCD. Vegetative material may be chipped or delivered to waste or energy facilities. • Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction. • Watering of disturbed areas not yet revegetated shall occur as needed to eliminate visible dust emissions. • All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established or, alternatively, non-toxic soil stabilizers are applied. • Paved streets adjacent to construction sites with visible dust shall be swept or washed at the end of each day. No dry mechanical sweeping shall occur. • Properly maintain all mobile and stationary equipment. • Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. • Construction contracts should stipulate that all portable small off-road engines used in construction equipment such as 			

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	<p>chainsaws meet CARB Tier II standards for this type of equipment.</p> <ul style="list-style-type: none"> 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 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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. All areas (including unpaved roads and staging areas) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions. The project applicant shall consult with the Lahontan Regional Water Quality Control Board regarding appropriate dust palliatives and their application to avoid surface water quality impacts. Operators shall avoid over watering disturbed areas, including active roadways. 			
MM 4.6.1b	The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction phase. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.	<i>Placer County Planning Department and Placer County Air Pollution Control District.</i>	<i>Incorporate as a condition of construction permit issuance.</i>	
MM 4.6.1c	An enforcement plan shall be established to evaluate weekly project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. Construction equipment shall not exceed visible emissions as specified in the Health and Safety Code. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours or removed from the project.	<i>Placer County Planning Department and Placer County Air Pollution Control District.</i>	<i>Incorporate as a condition of project improvement plans.</i>	
MM 4.6.3a	The project applicant shall prepare an air quality mitigation plan that incorporates appropriate measures, including those listed	<i>Placer County Planning and Building Departments, and</i>	<i>Before approval of improvements plan and</i>	

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	<p>below, from the following Best Available Mitigation Measures into the project design to reduce project emissions through onsite mitigation to the greatest extent possible. The following measures shall be implemented:</p> <ul style="list-style-type: none"> • Landscape with native drought-resistant species to reduce the demand for gas-powered landscape maintenance equipment. • The project shall purchase the lowest emission maintenance vehicles and equipment commercially available for the intended application at the time of purchase and/or replacement unless the cost of the lowest emission alternative would exceed the cost of the next lowest emission alternative by a net difference of more than 25% of the purchase price of the next lowest emission alternative, in which case the next lowest emission alternative may be purchased and used instead of the lowest emission alternative. The CC&Rs for this project shall include this requirement. • Improve the thermal integrity of buildings, and reduce the thermal load with automated time clocks or occupant sensors. • Incorporate appropriate passive solar design and solar heaters. • Install electrical outlets on exterior walls to promote the use of electric landscape maintenance equipment. • Install gas outlets for gas burning barbeques. • Install low- NOX hot water heaters (beyond District Rule 246 requirements). • Use of low VOC coatings per District Rule 218 (Architectural Coatings). • Open burning shall be prohibited through CC&R's on all lots. • Include multi-use trails in new developments. • Consultation with the APCD Engineer is a generator is proposed. 	<p align="center"><i>County APCD.</i></p>	<p><i>incorporated as a condition of building permit issuance</i></p>	
<p>MM 4.6.3b</p>	<p>The conditions of approval and the CC&R's for the project shall explicitly forbid the installation of any wood burning devices and fireplaces in the residential units. Solid fuel burning appliances/fireplaces are prohibited in multi-family land uses. All outdoor burn pits within this project shall be plumbed with natural gas and are prohibited from burning solid fuel.</p>	<p align="center"><i>Placer County Planning Department/Placer County Air Pollution Control District.</i></p>	<p><i>Included as part of the project CC&Rs and enforced at building permit issuance.</i></p>	

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MM 4.6.3c	The project applicant shall implement a mitigation program to offset the project's increase in Nitrogen Oxide, Reactive Organic Gas and Particulate Matter emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In lieu of the applicant implementing their own mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying offset fees into the District program based on the adjusted trip rates identified in the Northstar Highlands FIR	Placer County Planning Department/Placer County Air Pollution Control District.	Prior to issuance of building permits.	
MM 4.6.3d	The project applicant and Placer County shall identify a mitigation fee to be paid to offset project road dust impacts. Funds collected would be used for improvement or expansion of street-sweeping programs that reduce re-entrained road dust within the Truckee air basin.	Placer County Planning Department/Placer County Air Pollution Control District.	Incorporate as a condition of site plan and/or tentative map approval	
MM 4.7.1a	The applicant shall design storm drainage facilities to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion, by designing storm drain outfalls that collect roadway runoff to direct flows to infiltration facilities that will promote groundwater recharge.	Placer County Department of Public Works and Environmental Health	Included in improvement plans	
MM 4.7.1b EH	If on-site wells are utilized, they shall be designed in compliance with Section 204(c)1(B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement (if in effect at the time of project construction) and that the well facilities be designed and constructed to avoid substantial effects to surface water flows or conditions to the satisfaction of NCSID.	Placer County Environmental Health and Northstar Community Services District.	Prior to improvement plan approval.	
MM 4.7.2a	As part of the submittal of Improvement Plans for the project, the project applicant shall submit and obtain approval of a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include the following: <ul style="list-style-type: none"> A written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and detention facilities, features to protect downstream uses and property and drainage easements to 	Placer County Department of Public Works, Placer County Flood Control and Water Conservation District and Lahontan Regional Water Quality Control Board.	Prior to approval of improvement plans and included in the development notebook.	

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	<p>accommodate downstream flows from this project.</p> <ul style="list-style-type: none"> • Storm water runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Placer County Department of Public Works. The Placer County Department of Public Works may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. • The report shall map the limits of the 100-year floodplain for West Mattis Creek and the West Fork of West Mattis Creek through the project area as well as building setbacks. The report shall also show residential and non-residential building yard lot elevations 2 feet above the 100-year floodplain (or finished floor 3 feet above). • All drainage facilities shall be designed with the assumption that upstream watersheds are fully developed. Future development shall not exceed the capacity of the facilities that are provided. In addition, facilities shall be designed with the assumption that all surfaces are impervious, as a result of winter snowpack, during peak flow conditions, per Placer County and Placer County Flood Control and Water Conservation District requirements. • Snow storage areas shall be located outside of areas that drain directly into drainages and will include water quality control features, such as water treatment wetlands and detention basins. • All related underground and surface drainage systems must be addressed in order to ensure full integration of areas that will generate runoff. These areas will include rooftops, sidewalks, cut/fill slopes, patio areas, streets, parking lots, up gradient off-site source areas, and impervious landscaping areas. Seepage from underground sources must also be addressed. • Grading and drainage designs for future developments shall 			

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	maintain existing drainage patterns by preserving watershed areas and by releasing flows downstream in a manner consistent with existing conditions			
MM 4.7.2b	Rock lined ditches shall be installed on the cut slope side of the road (road sections shall comply with Plate 3 LDM) and out of the right-of-way to capture off site drainage and allow it to pass under the proposed Highlands Drive without being treated for water quality as approved by the DPW.	Placer County Department of Public Works.	Design and location of ditches approved prior to approval of improvement plans	
MM 4.7.2c	Runoff from the downhill road edge will be allowed to sheet flow onto the road shoulder and across vegetated slopes, vegetated swales or filter strips. Sheet runoff shall be allowed to continue across landscape areas and open space where possible. Vegetated swales and slopes shall be designed per the CASQA BMP recommendations found in the New Development and Redevelopment Handbook on fact sheets TC 30 and TC 31. In addition, principles and practices outlined in Section 3.2.4 Landscape and Open Space of the aforementioned handbook including mulches, lower soil compaction and adding amendments to the soil to increase the soils stability and permeability will be incorporated into the design. Where overland flow must remain concentrated, swales will be designed with a combination of rock and vegetation to promote reduction in flow velocity and increased infiltration opportunities.	Placer County Department of Public Works	Design and location of BMPs approved prior to approval of improvement plans for. BMPs referenced in mitigation measure shall be shown on improvement plans and constructed concurrently with roads.	
MM 4.7.2d	Prior to environmental determination for new development within the Program Area, a project level, site-specific analysis of the drainage impacts associated with the new proposed development shall be provided to the DPW. The project level analysis shall update the program level analysis, if necessary, and include a site specific analysis based on the specific improvements proposed to the satisfaction of the Placer County Department of Public Works. Additional mitigation measures shall be included in the analysis as required based on the project level specific impacts. The project level, site-specific drainage report shall be consistent with the Program analysis and the Phase 1 mitigation measures	Placer County Department of Public Works.	Prior to determination of environmental documentation for subsequent phases of development.	June 2006
MM 4.7.2e	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect	Placer County Department of Public Works.	Prior to approval of improvement plans	

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	at the time of submittal, and to the satisfaction of the Placer County Department of Public Works. These facilities shall be constructed with subdivision improvements and easements provided as required by the Placer County Department of Public Works. Maintenance of these facilities shall be provided by the homeowners' association or other entity approved by DPW.			
MM 4.7.2f	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 the Placer County Department of Public Works: A) Northstar Drive at West Martis Creek, B) SR 267 at Martis Creek.	<i>Placer County Department of Public Works.</i>	<i>Prior to approval of improvement plans for Phase 2</i>	
MM 4.7.3a LRWQCB	In compliance with the requirements of the State General Construction Activity Storm Water Permit as well as the Water Quality Control Plan for the Lahontan Region (Basin Plan), the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls (such as those water quality control features identified in the Storm Water Pollution Prevention Plan for Northstar Village Phase I - PSOMAS, 2003). The SWPPP shall be submitted to the Lahontan Regional Water Quality Control Board for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. Best Management Practices identified in the SWPPP shall be utilized in all subsequent site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan Regional Water Quality Control Board's Lahontan Regional Project Guidelines for Erosion Control and will demonstrate that the water quality controls will ensure in compliance with all current requirements of the County and Lahontan Regional Water Quality Control Board. Water quality controls shall ensure that run-off meets the water quality control plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality objectives, state antidegradation policy, and maintain beneficial uses of Martis Creek and Martis Creek Reservoir as defined by the Basin Plan. Storm water quality sampling and	<i>Lahontan Regional Water Quality Control Board.</i>	<i>Prior to improvement plan approval and included in CCRs.</i>	

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	reporting associated with the SWPPP shall be the responsibility of the project applicant.			
MM 4.7.3b	Grading activities shall be prohibited during the winter months, unless approved by the County and the Lahontan Regional Water Quality Control Board. Exposed graded areas shall be protected during the winter months using appropriate methods.	<i>Placer County Public Works Department and Lahontan Regional Water Quality Control Board.</i>	<i>During construction activities.</i>	
MM 4.7.3c	Prior to environmental determination for new development within the Program Area, a project level analysis of the water quality impacts associated with the new proposed development shall be provided to the DPW. The project level analysis shall include additional site-specific mitigations based on the proposed specific improvements to the satisfaction of the Placer County Department of Public Works and, if necessary, update the program analysis mitigation measures. The analysis shall also include a plan identifying the location of proposed water quality mitigations and a preliminary design.	<i>Department of Public Works.</i>	<i>Prior to environmental determination</i>	June 2006
MM 4.7.3d	Prior to improvement plan approvals; the project applicant shall develop a Temporary and Permanent BMP Plan (including maintenance) and identify who will be responsible for ensuring its implementation and making the necessary updates/modifications. The BMPs (as described under Impact 4.7.3 and in Table 3-4 of the Draft EIR) 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 Placer County Department of Public Works).	<i>Placer County Public Works Department and RWQCB.</i>	<i>Prior to improvement plan approval and included in development notebook.</i>	
MM 4.7.3e	Straw bales, wattles, or similar devices used for erosion control shall be certified as weed-free unless materials collected on-site, such as pine needles, are used.	<i>Placer County Public Works Department and RWQCB.</i>	<i>Prior to improvement plan approval and included in development notebook.</i>	
MM 4.7.4a	The drainage report and subsequent site development submittals shall address storm drainage management during construction and thereafter and shall include provisions for the application of "Best Management Practice" (BMP) measures and water quality control features (such as those identified in Draft EIR Table 3-4 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003) to reduce erosion, water quality degradation, etc from all project improvements. Permanent water	<i>Lahontan RWQCB, Placer County Planning Department.</i>	<i>Prior to approval of improvement plans</i>	

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	<p>quality control features described in the report shall demonstrate (such as through routine water quality monitoring) that the water quality controls are adequate to meet the Water Quality Control Plan for the Lahontan Region (Basin Plan) water quality objectives for Martis Creek, as well as comply with the Basin Plan's narrative water quality state antidegradation policy and maintain beneficial uses of Martis Creek and Martis Creek reservoir as designed by the Basin Plan. The project will also participate in the Martis Valley Community Plan Comprehensive Water Quality Monitoring Program and subsequent requirement of Martis Valley Community Plan Natural Resources Implementation Program 18. Storm water discharges and discharge of earth and materials into the 100-year floodplain (i.e., bridge crossing structures) shall be in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (e.g., Lahontan Region Project Guidelines for Erosion Control).</p>			
MM 4.7.4b	<p>Storm drainage from project impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment debris and oils/greases (such as those water quality control features identified in Draft EIR Table 3-7 and in the Storm Water Pollution Prevention Plan prepared for Northstar Village Phase I - PSOMAS, 2003). Maintenance of facilities shall be provided by the project applicant until the community is under the control of a Home Owners Association or similar entity, then it is the association's obligation to provide facility maintenance. This situation will prevail unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance</p>	<p><i>Placer County Department of Public Works</i></p>	<p><i>Design and location of storm drainage facilities shall be approved prior to approval of improvement plans for. Storm drainage facilities shall be shown on improvement plans and constructed concurrently with development shown on improvement plans.</i></p>	
MM 4.7.5a	<p>As part of the submittal of the final drainage report for each phase of the project, the report shall include the following:</p> <ul style="list-style-type: none"> • Any exposed utility crossings on roadway bridges or box culverts that span West Martis Creek and the West Fork of West Martis Creek shall be placed on the downstream side of the culvert/bridge, shall not restrict the flow capacity of the culvert and shall be placed in protective sleeves. Any sewer line crossings shall be placed in protective sleeves. Any sewer 	<p><i>Placer County Department of Public Works, Placer County Flood Control and Water Conservation District and Lahontan RWQCB.</i></p>	<p><i>Prior to approval of improvement plans</i></p>	

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	<p>line crossings shall be placed in steel casings to preclude the possibility of damage to the sewer line or spill into the creek if there is a leak</p> <ul style="list-style-type: none"> For drainage structures serving the West Fork of West Martis Creek and West Martis Creek and other drainage courses where there may be potential for erosion from high velocity floodwaters, erosion protection and bank stabilization measures such as rock slope protection shall be implemented to maintain the integrity of the structures. <ul style="list-style-type: none"> All potential surface waters of the State, and all waters of the U.S. including wetlands shall be avoided in the project design, to the maximum extent practicable. All proposed project features that would include impacts to surface waters of the State shall meet Lahontan RWQCB requirements of the grant of an exemption for the placement of fill in surface waters of the state as set forth in the Basin Plan. 			
MM 4.7.6a	The drainage report shall identify measures (rock and/or grass lined swales) to intercept offsite storm runoff on the upslope side of buildings and convey said runoff around or between site buildings	<i>Placer County Department of Public Works and Placer County Flood Control and Water Conservation District.</i>	<i>Prior to approval of improvement plans.</i>	
MM 4.8.1a	<p>Prior to the approval of project improvement plans for each phase, a final geotechnical subsurface investigation report shall be prepared for that phase and submitted to the County. The final investigation shall incorporate the following measures, as necessary, as identified in the Preliminary Geotechnical Investigation by Marvin E. Davis and Associates (2002)).</p> <p>The final geotechnical engineering report shall address and make recommendations on the following: a) road, pavement, and parking areas; b) structural foundations, including retaining wall design; c) grading practices; d) erosion/winterization; e) special problems discovered on site (i.e., groundwater, expansive/unstable soils, etc.); and f) slope stability.</p> <ul style="list-style-type: none"> The finished floor elevation of all structures shall be at least 2 feet above existing ground elevations for areas that are near the 100-year floodplain. In order to protect site resources: no grading activities of any kind may take place with the 100-year floodplain of the site 	<i>Placer County Public Works Department and Placer County Planning Department.</i>	<i>Prior to approval of improvement plans.</i>	

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	drainage features except as noted in project site design.			
MM 4.8.1b Building	<p>Prior to the approval of project improvement plans for each phase, a final geotechnical subsurface investigation report shall be prepared for that phase and submitted to the County. The final investigation shall incorporate the following measures, as well as those identified in MM 4.8.1a.</p> <ul style="list-style-type: none"> • Building foundations and concrete slabs-on-grade shall not bear directly on native clay or fine-grain soils and shall be underlain by structural fill, native coarse grain soils, or bedrock. Asphalt pavement areas can bear directly on such materials as long as such pavement areas will only be subjected to light traffic loading. • All structures shall provide crawlspace drainage as well as moisture barriers under slabs where moisture sensitive flooring will be installed. • If structures, concrete flatwork, pavement, utilities or other improvements are to be located in the vicinity of any of the test pits, the backfill shall be removed and recompactd in accordance with the requirements contained in the soils report. • All excavation areas shall be backfilled with structural fill to footing grade or sub grade for slabs. The width of over excavation shall extend laterally from the edge of footings or concrete slabs at least one-half the depth of over excavation. The aggregate base section below any concrete slab-on-grade floors could be included in the recommended two-foot section. • All soil areas to receive structural fill or structural loading shall be densified to a minimum of 90 percent relative compaction. The final surface shall be smooth, firm and exhibit no signs of deflection. • Native granular soils and excavated bedrock are suitable for structural fill provided particles are smaller than 8 inches. 	<i>Placer County Building Department.</i>	<i>Prior to approval of improvement</i>	
MM 4.8.1c	The project applicant shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials. All earth work shall be monitored by a geotechnical engineer tasked with the responsibility of providing oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on the subject and other	<i>Placer County Building and Public Works Departments</i>	<i>During grading and excavation activities.</i>	

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	sites. Prior to export/import of any soil to/from an off-site location, the applicant shall obtain a Grading Permit from the Department of Public Works.			
MM 4.8.1d	<p>The project applicant/construction contractor shall ensure that before disposal of spoil, the surface of the disposal site is prepared to receive the material. Grubbing of the ground surface to remove surface vegetation shall be performed. The area shall be properly keyed into hillside areas and modified to control drainage. As the spoil is transported to the site, it shall be adequately moisturized and compacted to the requirements of an onsite geotechnical engineer. The project applicant/construction contractor shall ensure the use and implementation of temporary BMPs to ensure erosion control throughout this process and permanent BMPs after the engineered fill is placed in its final location.</p> <p>Excavation and grading of the project components could result in soil erosion. To ensure that soils do not directly or indirectly discharge sediments into surface waters of West Martis Creek as a result of construction activities, water quality protection measures shall be implemented by the project applicant/construction contractor during construction as discussed in Draft EIR Section 4.7, Hydrology and Water Quality. The mitigation measures shall be in accordance with County Department of Public Works Grading Ordinance requirements and Lahontan RWQCB regulations involving control of stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) program. The 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 Environmental Protection Agency.</p>	Placer County Department of Public Works.	During grading and excavation activities	
MM 4.8.1e	The project 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 Placer County Department of Public Works for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and adjacent to the project, which may be affected by planned construction shall be shown on the plans. All landscaping and irrigation facilities within the public	Placer County Department of Public Works.	During grading and excavation activities	

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	<p>right-of-way (or public easements), or in landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The project applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the project applicant's responsibility to obtain the required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee 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 project applicant's expense and shall be submitted to the Department of Public Works prior to acceptance by the County of site improvements.</p> <p>ADVISORY COMMENT: Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>ADVISORY COMMENT: Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. The applicant shall provide five (5) copies of the approved Tentative Map and two (2) copies of the approved conditions with the plan check application.</p> <ul style="list-style-type: none"> • 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. • Parking and Circulation Areas: All on-site parking and circulation areas shall be improved with a durable, all-weather surface capable of supporting anticipated vehicle loadings. <p>ADVISORY COMMENT: It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2" AC over 4" Class 2 AB, or the equivalent.</p>			
MM 4.8.1f	During grading operations the project applicant/construction contractor shall temporarily dewater zones of seepage occurring from fractures, using a system of ditches directing water inflows to sumps where water can be removed by pumps and treated with	Placer County Building Department/Placer County Department of Public Works.	Before approval of grading or improvement plans.	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	BMP's to protect water quality.			
MM 4.8.1g	<p>Proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans on each phase 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 (except per current timber harvest plan) shall occur until the Improvement Plans are approved and all temporary construction fencing around sensitive areas has been installed and inspected by the County. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and Department of Public Works concurs with said recommendation.</p> <p>The project 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 project 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 Department of Public Works.</p> <p>Submit to the Department of Public Works a letter of credit or cash deposit in the amount of 110 percent 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.</p> <p>If at any time during construction, a field review by a 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 Design Review Committee/Department of</p>	Placer County Department of Public Works	Prior to approval of improvement plans	

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	Public Works for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Department of Public Works to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.			
MM 4.8.1h Building	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.	<i>Placer County Building Department/Placer County Public Works Department</i>	<i>Prior to approval of improvement plans</i>	
MM 4.8.1i	Prior to environmental determination for new development within the Highlands Program area, provide a project-level geotechnical report of the soil impacts associated with the new development proposed. The project level geotechnical report analysis shall include additional site-specific mitigations based on the proposed specific improvements to the satisfaction of the Department of Public Works and, if necessary, update the Program Level analysis mitigation measures.	<i>Placer County Public Works Department.</i>	<i>Prior to environmental determination for subsequent phases</i>	June 2006
MM 4.8.1j	New development within the Program area shall prepare and submit to the Department of Public Works a grading and erosion control plan prepared by a California Registered Civil Engineer prior to environmental determination. The plans shall be consistent with the Placer County Grading Ordinance and the mitigation measures pertaining to grading and erosion control and shall include the site-specific grading proposed for the new development.	<i>Placer County Public Works Department</i>	<i>Prior to environmental determination for subsequent phases</i>	June 2006
MM 4.8.3	Water quality treatment facilities (BMPs) for new development within the project area 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 Department of Public Works.)	<i>Placer County Public Works Department</i>	<i>Prior to approval of improvement plans</i>	
MM 4.9.2a	Prior to approval of improvement plans, the project applicant shall have the existing wetland delineations verified by the USACE to confirm the exact boundaries of jurisdictional features within the project study area. The project applicant shall redesign/refine the project to avoid and/or minimize all impacts on riparian vegetation and jurisdictional Waters of the United States, including wetlands.	<i>Placer County Planning Department, Placer County Department of Public Works, USACE, CDFG, and Lahontan RWQCB.</i>	<i>Prior to approval of improvement plans.</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>and Waters of the State to the maximum extent practicable.</p> <p>If, based on the verified delineation, it is determined that fill of Waters of the U.S., including wetlands, would result from project implementation, authorization for such fill shall be secured from USACE via the Section 404 permitting process prior to project implementation.</p> <p>As part of the Section 404 permitting process, a conceptual wetlands mitigation plan shall be developed by a qualified wetland biologist. The acreage of Waters of the U.S., including wetlands and riparian habitat that would be removed shall be replaced or restored/enhanced on a "no net-loss" of function and value in accordance with USACE and CDFG regulations and Placer County General Plan provisions. The mitigation plan shall quantify the total jurisdictional acreage lost or indirectly affected, describe creation/replacement ratios for acres filled, annual success criteria, potential mitigation sites, and monitoring and maintenance requirements. The applicant shall ensure that no less than 1.2 acre of wetlands shall be created for each acre loss and no less than 1.2 acres of other Waters of the U.S. will be restored for each acre lost of degraded. The applicant shall also ensure that for each created and or restored waters, the waters will be achieve no less than 80% functional success for at least three consecutive years during the monitoring period for the mitigation to be considered complete. The plan shall be prepared by a qualified wetland biologist pursuant to, and through consultation with, USACE. Implementation of the plan would create or restore/enhance jurisdictional Waters of the U.S., including wetlands to compensate for the loss of jurisdictional Waters of the U.S., including wetlands and riparian habitat.</p> <p>If a Section 404 permit is required from the USACE, a Section 401 permit would be required from the Lahontan RWQCB. If it is determined by a qualified wetland biologist and through consultation with Lahontan RWQCB that features that qualify as Waters of the State will be affected, the applicant would be required to obtain authorization from Lahontan RWQCB to fill/disturb these features prior to project implementation.</p>			
<p>Ditto for MM 4.9.2b and 4.9.2c</p>	<p>MM 4.9.2b A 1602 Streambed Alteration agreement for removal of or disturbance to riparian habitat and Waters of the U.S. (i.e., stream, lake, or river) shall be required from CDFG prior to approval of improvement plans.</p>	<p>Placer County Planning Department, Placer County Department of Public Works, and CDFG.</p>	<p>Prior to approval of improvement plans for Phase I and each subsequent phase.</p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.9.2c	<p>In addition to the requirements of the mitigation plan referenced under MM 4.9.2a, the applicant shall prepare and implement a riparian vegetation mitigation and monitoring plan for disturbed riparian vegetation that does not fall within the USACE jurisdiction. The plan shall include: (a) onsite and/or offsite location(s) for replacement shrubs and trees, based on a replacement ratio of 1.2-inch stem/trunk diameter replacement for every inch diameter of stem/trunk affected; (b) protection measures for replacement shrubs and trees that shall ensure that 80 percent of replacement plantings are alive and vigorous 3 years following site revegetation, (c) monitoring measures including construction monitoring to ensure disturbance is minimized and replacement monitoring for a minimum of 3 years by a qualified restoration ecologist, arborist or biologist; (d) replacement plantings for any lost shrubs or trees below an 80% survival rate during the monitoring period, and an additional monitoring period of 3 years by a qualified restoration ecologist, arborist or biologist following this subsequent replanting; and (e) identification of shrubs/trees that will be pruned at the completion of construction to enhance re-growth to pre-construction conditions (these shrubs/trees will not require replacement unless the 3 year monitoring under (c) determines that these shrubs/trees are not growing back to pre-disturbance conditions). The plan shall be submitted as an element of the 1602 Streambed Alteration Agreement for removal of or disturbance to riparian habitat and Waters of the U.S (i.e., stream, lake, or river) as required from CDFG prior to project implementation. The long-term effect of this mitigation shall ensure a no-net loss of riparian habitat due to the project.</p>	<p><i>Placer County Planning Department, Placer County Department of Public Works, and CDFG.</i></p>	<p><i>Prior to approval of improvement plans for Phase 1 and each subsequent phase.</i></p>	
MM 4.9.3	<p>Prior to approval of improvement plans for areas not previously surveyed for special-status plant species during the blooming period, including, Parcel 1b, ski-to/ski-from access in Parcel 1, Highland Drive, Sawmill Heights employee housing Parcel, future employee housing Parcels, Sawmill Flat Drive, and Sawmill Heights water tank site, intercept lot site, Parcel 2, and Highlands Drive, a qualified botanist acceptable to the County shall conduct presence/absence surveys for special-status plants in the area during the appropriate blooming/identification period. If individuals or populations of special-status plants are found, they shall be avoided to the greatest extent practicable during all project phases (design, construction, operation). For each phase of Highlands, the project</p>	<p><i>Placer County Planning Department, Placer County Department of Public Works, USFWS, and CDFG.</i></p>	<p><i>Prior to improvement plan approval for Phase 2 project components</i></p>	

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	<p>applicant shall submit the special status plant survey report, an explanation of how special status plants have been avoided to the greatest extent feasible and a detailed mitigation plan for plant populations that cannot be avoided, to the County. The mitigation plan shall be reviewed and approved by the County and CDFG before issuance of building permits for Phase I and each subsequent phase.</p> <p>If the particular plant species has any federal status, the USFWS shall also review and approve the mitigation plan. Mitigation will be developed specific to the requirements of affected plant species and the form of impact and may include transplanting individuals of the affected species, collecting seed and creating populations elsewhere, contributing to the protection and enhancement of other known populations, or other methods based on the ecology and conservation needs of the species and site specific conditions to ensure that a viable plant population will survive. Mitigation lands containing any relocated/created special-status plant populations shall be permanently designated as open space.</p> <p>NOTE: Approximately 98 percent of the Phase I and future project areas have been surveyed during 2000-2004.</p>			
MM 4.9.5	<p>To the extent that it is feasible, the project applicant shall avoid removing vegetation during the nesting season (March 1st through September 1st).</p> <p>If vegetation that could support nesting birds will be removed during the nesting season, the project applicant shall retain a qualified biologist approved by the County to conduct focused preconstruction surveys for active nest sites of special-status birds, raptors, and migratory birds. These surveys shall be conducted within 30 days of the onset of each construction phase initiated during the nesting season.</p> <p>For special-status birds and raptors, surveys shall be conducted within 500 feet of active construction areas. If an active special-status bird or raptor nest is located during the preconstruction surveys, the County, CDFG, and/or USFWS shall be notified, as appropriate. Construction shall be delayed within a minimum of 500 feet (or at a distance directed by the appropriate regulatory agency) of the nest to avoid disturbance until the nest is no longer active. The 500-foot buffer may be reduced through consultation</p>	<p><i>Placer County Planning Department, Placer County Department of Public Works, and CDFG</i></p>	<p><i>Prior to issuance of building permits and during and immediately after construction activities.</i></p>	

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	<p>with the County and/or the appropriate agency.</p> <p>For migratory birds, the survey area shall be limited to the areas where vegetation removal could lead to direct destruction of active nests. If an active migratory bird nest is located during the preconstruction survey, the County shall be notified. Measures to reduce impacts, to the extent feasible, such as avoiding the nest until it is no longer active, shall be developed and implemented by a qualified biologist.</p>			
MM 4.9.20	<p>The applicant shall financially participate in an Open Space Preservation Program for the purpose of acquiring and managing properties within the Martis Valley environs of Placer County. Financial participation shall be based on the proposed project's amount of acreage that is converted from natural open space to other uses and the appraised value of permanently protecting a comparable amount of land. A final determination will be made at the time of improvement plan approval. The applicant may dedicate suitable land in-lieu of a financial contribution subject to approval and acceptance of those lands and any easements or restrictions proposed by Placer County. In order to determine the proportionate, fair share financial obligation of this project, the applicant shall fund the preparation of a current (within six months) property appraisal. The appraisal shall be conducted by a qualified, and County approved, appraiser of lands to be converted or lands that would be suitable for permanent protection as open space (as determined by Placer County). The County will then review the appraisal and other available data, and derive a cost figure to be applicable to this project. The intent is to arrive at a figure that is based upon an appraisal of comparable lands in terms of access, slope, open space value, and other property features. The project applicant shall pay the required fee, upon approval of the Improvement Plans for each phase of the project.</p> <p>In recognition of the uncertainty and changing nature of land values and in order to establish a cap on the financial obligation of this project, that obligation shall be capped at a not to exceed figure of \$5000 per residential unit and \$5000 per acre of impervious surface created for roadways, parking areas, maintenance buildings, and other improvements built in connection with the non-residential uses of the property.</p> <p>As an alternative to participating in the open space acquisition and</p>	<p><i>Placer County Planning Department/California Department of Fish and Game.</i></p>	<p><i>Fees shall be paid upon approval of improvement plans. If the applicant opts to develop a program to mitigate the loss of open space and habitat, the Open Space and Habitat Management and Monitoring Plan shall be submitted to Placer County for review and approval prior to approval of improvement plans.</i></p>	

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	management funding mechanism set forth in mitigation measure, the applicant may elect instead to propose an Open Space and Habitat Management and Monitoring Plan that provides at least the same land dedication and/or funding of open space preservation activities. Such an alternative program shall include dedication of land or payment of funds to the Placer Legacy program or such other entity as may, from time to time, be designated by the Placer County Board of Supervisors to receive, allocate and/or manage such funds			
MM 4.10.2	An inadvertent-discovery plan shall be prepared before construction begins and shall establish a set of protocols to identify, evaluate, and protect prehistoric and/or historic resources accidentally discovered during any project-related activities. This plan shall include the requirements that construction activities be halted and that the County be notified regarding the discovery. A qualified archaeologist approved by the County shall be contracted to determine whether the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. The requirements of the inadvertent-discovery plan shall be noted on all construction plans.	<i>Placer County Planning Department.</i>	<i>As a condition of project approval, and implemented during construction activities.</i>	
MM 4.11.1.1a	The project applicant shall maintain emergency access to CDF and NFD specifications during all phases of construction.	<i>Northstar Fire District and CDF.</i>	<i>During construction.</i>	
MM 4.11.1.1d	The proposed buildings shall be required to meet the following requirements established by state and local laws and regulations, as well as measures required by the NCSD: <ul style="list-style-type: none"> • Emergency vehicle access to rear of occupied structures shall be required. Standards shall be set by the NFD. • An approved construction site safety and access plan shall be required. • A fuel reduction zone shall be provided and maintained as specified by the NCSD that includes all lands within 300 feet of 	<i>Northstar Community Services District.</i>	<i>Prior to final occupancy permit.</i>	

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	residential or commercial parcels. <ul style="list-style-type: none"> Automatic external defibrillators shall be provided. Strategic locations shall be determined by the NFD. 			
MM 4.11.5.2 EH	The project applicant shall provide a "will serve" letter verifying availability of sewer service to the future employee housing sites as part of the subsequent environmental review of the future employee housing sites.	<i>Placer County Planning Department, NCSD, TSD.</i>	<i>Prior to improvement plan approval for the 32-unit employee housing site.</i>	
MM 4.13.2	In addition to the requirements of mitigation measures MM 4.13.3a through h, the project applicant shall provide the County with project design plans for each component of future phases showing the use of setbacks, berms, landscaping, and other screening methods that will screen structures and graded areas consistent with County's visual resource policies and ensure that project features do not dominate views from I-80, SR 267, Northstar Drive and Schaffer Mill Road. At a minimum, the project design plans shall demonstrate the following: <ul style="list-style-type: none"> Project components do not silhouette against the sky above the ridgelines or hilltops. Roof lines and vertical architectural features blend and do not detract from the natural background. Project components fit the natural terrain. Project components use building materials, colors, and textures that blend with the natural landscape. Project components visible from I-80, SR 267, Northstar Drive and Schaffer Mill Road are designed to use natural landforms and vegetation for screening structures and access roads. Tree removal is kept to the minimum level feasible in areas where there is no intervening topography to shield project components from view from the valley floor, and public roads. A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent open space, undeveloped lands, SR 267, or public roads. Specifically, this screening will be provided along the southern and eastern boundaries of the water tank, intercept lot and the employee parking	<i>Placer County Planning Department.</i>	<i>Prior to approval of improvement plans</i>	

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	site from views from northbound SR 267 and along the northern boundary of the Sawmill Heights/Future Employee Housing site from views from Northstar Drive. These landscape buffers shall be maintained in perpetuity.			
MM 4.13.3a	Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, cement plaster stucco, or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year. The project applicant shall incorporate sustainable development measures into the design of all site improvements, buildings, and construction techniques to minimize visual impacts on the surrounding environment.	Placer County Planning Department	Prior to approval of improvement plans and/or building permits.	
MM 4.13.3b	The project applicant shall prepare and provide to the County design plans of construction staging areas for review and approval showing the use of berms and landscaping and/or other screening methods. The project applicant shall implement the design plan before using construction staging areas. These design plans shall include: staging areas to be placed in previously disturbed areas, or placed in areas that would have minimal impact to topography and vegetation; and a Revegetation Control Plan shall be developed and implemented to ensure that all disturbed areas shall be restored to pre-project conditions. Native seeds shall be used where applicable. Measure 4.13g in Appendix 3.0 of the Draft EIR addresses the revegetation plan in more detail	Placer County Planning Department and Department of Public Works.	Prior to approval of improvement	
MM 4.13.3c	In general, the project site shall be designed to minimize cuts and fills. Effects from grading on hillsides shall be minimized through the retention of the natural shape of the hillside as much as possible. For areas that would be cut, the topography shall be rounded or warped to make the topography appear natural. This would be completed by laying a grid of stakes along the slopes, cutting or filling at the stakes, and blending between the stakes to re-create natural-looking contours. This would enable the slopes to be revegetated, while allowing for erosion control measures and stormwater conveyance. Temporary irrigation shall be used along the revegetated slopes until the vegetation is established. This approach to grading will minimize disturbance and visual impacts	Placer County Planning Department and Department of Public Works.	Prior to approval of improvement plans	

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	to the extent possible.			
MM 4.13.3d	<p>Each phase of the Highlands shall be required to prepare and comply with a Tree Protection, Retention, and Replacement Plan. At a minimum, the plan shall include the following:</p> <ol style="list-style-type: none"> 1) Graphically represents the trees over 6" diameter at breast height (dbh) to be removed; 2) Graphically represents the existing trees to remain in place; 3) A replanting scheme, including Master Planting Plans, that identifies the plant list, quantity and dbh (in inches) replacement numbers, and a graphic depicting the location and projected coverage of the plants. The project applicant shall hire a revegetation consultant (International Society of Arboriculture [ISA] Certified Arborist) to develop the proper seed mix of all natives suitable to the project area, shrubs, and trees to use in replanting and appropriate transplantation methods. The replanting scheme shall require an 0.5 inch dbh replacement for each one inch dbh removed, unless additional replanting is required by a Timber Permit. The replanting plan shall provide for the on-going care and maintenance of the replanted trees, and shall require replacement of trees that do not survive after the initial three-year period. A Replacement trees shall be the native species of trees removed and all replacement trees must listed in the Tahoe Regional Planning Agency Native Plant List. Replacement trees shall be replanted on-site, primarily in areas that buffer project components from public views or areas that buffer other development in Northstar from public views. Trees and shrubs shall be planted in a natural fashion and not in rows. Linear patterns shall be avoided. Off-site replanting shall be allowed to the satisfaction of the Planning Department. Replanting shall not be required for trees removed as a result of wildfire and/or fuels management requirements. 4) Replanting to occur in conjunction with development of the site and schedules replanting such that trees removed in any phase of construction are replaced prior to initiation of the next phase. 5) Immediate re-vegetation of fill areas with appropriate vegetation to re-create their existing vegetative characteristics. 6) Tree buffer areas shall require retention of existing trees 	Placer County Planning Department.	Prior to approval of improvement plans	

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	<p>and additional planting of trees and shrubs resulting in an opaque screen, with the exception of ingress/egress points, during all seasons of the year of views of the intercept lot, employee housing sites, employee parking, and the water tank. In addition, tree buffer areas are required to screen project features from views along SR 267, Northstar Drive, and from other vantage points. The tree buffer areas replanting scheme shall describe the average mature height and density of foliage of the species for trees to be planted and the height and density of existing vegetation. These tree buffer areas shall consist of large evergreens (i.e., Jeffrey and Lodgepole) that are stagger planted with branches at or near the ground level, unless branches are required to be trimmed per fuel reduction zone requirements.</p> <p>7) Trees that are selected to be removed and transported as part of the retention plan shall be placed in the buffer areas.</p> <p>Existing tree transplanting shall consist of removing existing trees and shrubs in areas proposed for development to the greatest extent feasible for transplanting to intercept lot landscape areas, including and not limited to Jeffrey pine (<i>Pinus jeffreyi</i>) and ponderosa pine (<i>Pinus ponderosa</i>) seedlings, saplings, and smaller size trees (less than or equal to 10 feet tall) that are removed for project implementation. Transplants shall be excavated before the start of parking lot construction work, including but not limited to grading and paving, stored properly for the least amount of time feasible, and immediately installed at the time of parking lot landscape installation. The trees shall be transplanted in the early spring before the season's new growth. All work shall be performed by a Contractor familiar with arboriculture, horticulture, and industry methods and standards for transplanting trees.</p> <p>At all times, ISA and American National Standards Institute (ANSI) standard digging and transplanting techniques shall be used to ensure proper handling and successful transplanting of trees. The contractor shall use a professional tree mover that has exhibited knowledge, success, and a minimum of 5 years of experience in transplanting native plants.</p> <p>The professional tree contractor shall take all steps necessary to protect the health and viability of the plant before and during transplant operations. These measures shall include, but are not limited to, mandatory watering (multiple applications as required to</p>			

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	<p>maintain a moist rootball); protection from sunlight, sunburn, wind, and desiccation; and protection from damage due to construction operations.</p> <p>The source of transplants shall be those trees selected as transplants in the field, based on their species, size, health, and conditions. The trees shall be transplanted to the approved locations within the project site. All pruning shall be performed under the direction of an ISA-certified arborist.</p> <p>Trees over six (6) feet in height shall be excavated using a tree spade for replanting immediately at the project site. Trees must be accessible by a large truck with no interference from fences, sidewalks, buildings or above-ground utility lines. The tree shall only be moved by the rootball. The soil around the root ball must remain unbroken. The root system shall be retained when removing the tree from the ground. Exposed roots shall be protected with moist burlap. Root exposure to wind and sun shall be minimized to the greatest extent feasible. The rootball shall be kept moist (throughout the entire transplanting operation), wrapped in burlap, and secured with wire. The burlap shall be dampened with water, as necessary, to keep the rootball wet. A hole shall be excavated at the approved location to receive the transplanted plant to twice the diameter and to equal depth of the existing root ball of said plant. The soil within the planting hole shall be moist before planting the transplant. Burlap shall be removed and the transplant shall be planted in the planting hole; the hole backfilled with excavated material to the found lines and grades.</p> <p>Amended top soil can be added around the roots before backfilling the hole.</p> <p>The backfill soil shall be compacted sufficiently so that settlement does not occur. The area immediately surrounding the transplanted plant shall be saturated with water. If determined to be inadequate, additional watering and irrigation frequency shall be increased as directed by an ISA-certified arborist. Pine needle mulch shall be spread over the transplant area to a 3-inch depth.</p> <p>Trees shall be firmly staked and tied with heavy wire that is covered with protective rubber. The wire should not be too tight around the trunk to cause girdling of the tree. Stake supports shall be left in place for 1-2 seasons and checked regularly by an ISA-certified arborist or landscape architect to ensure they are not restricting</p>			

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	<p>growth or girdling the trunk.</p> <p>During the contract period before the start of the maintenance period, the professional tree contractor and ISA-certified arborist shall inspect the transplanted trees to determine if additional watering is necessary. Transplants shall be watered as necessary to maintain health and vigor of each plant for the entire first growing season. At no time shall fertilizers be used.</p> <p>The project applicant shall submit to the County a security deposit to ensure that the Tree Protection, Retention, and Replacement Plan is fulfilled</p>			
MM 4.13.3e	<p>After the Tree Protection, Retention, and Replacement Plan has been completed for each phase, the trees to be retained shall be noted on a site plan submitted as part of the application for the future phase. The site plan shall show the trees to be retained (including the mechanism to ensure retention of those areas such as easements, deed restrictions or other appropriate methods) and shall also show building heights of the proposed structures. These plans shall also show the visibility anticipated of all facilities, such as parking lots. All building heights shall be designed to be below the tree line of the retained trees. The intent is that no entire buildings will be seen over the top of the primary tree sight line.</p> <p>Renderings, such as cross sections or visual simulations, showing the proposed built environment shall be included along with landscaping plans and architectural renderings that show the retained trees and any trees and shrubs proposed for planting. These plans shall exhibit that buildings and facilities shall be shielded from public views, through either retention of existing trees or planting of a visual buffer.</p>	Placer County Planning Department	Prior to approval of improvement plans	
MM 4.13.3g	All residential projects proposed within the Northstar resort community, including the proposed Highlands project, shall implement the MVCP Northstar-at-Tahoe Design Guidelines.	Placer County Planning Department	Prior to approval of improvement plans	
MM 4.13.3h Planning	The project applicant shall retain a qualified resource specialist to conduct a site visit annually for three years to determine if additional landscaping would be required to adequately screen project components from SR 267, Northstar Drive, or other vantage points. At that time, if additional plantings are required, then the project applicant and/or contractor shall provide additional	Placer County Planning Department	Annually for three years after completion of each phase of Highlands requiring a Tree Protection, Retention, and Replanting Plan.	

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	landscaping for visual screening as directed by the County.			
MM 4.13.5a	The project applicant shall prepare and implement a lighting plan. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences. Exterior lighting of areas adjacent to the commercial and residential buildings shall be limited to public safety and security purposes. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces. Lighting plans shall be provided to the County as part of facility improvement plans and shall include a detailed photometric analysis demonstrating that the illumination of adjacent residential structures and/or properties will not exceed 1.0-foot candles and that light rays will not be emitted from the fixtures at angles above the horizontal plane.	<i>Placer County Planning Department</i>	<i>Before and during construction activities and included in improvement plans</i>	

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