



**COUNTY OF PLACER  
COMMUNITY DEVELOPMENT RESOURCE/AGENCY**

**PLANNING SERVICES  
DIVISION**

Michael J Johnson, Agency Director

Paul Thompson,  
Deputy Director of Planning

**HEARING DATE:** June 13, 2013  
**ITEM NO.:** 1  
**TIME:** 10:05 am

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**SUBJECT: CONDITIONAL USE PERMIT (PCPA 20120369)  
SUGAR BOWL CROW'S PEAK CHAIRLIFT PROJECT  
MITIGATED NEGATIVE DECLARATION**

---

**GENERAL PLAN DESIGNATIONS:** Agriculture/Timberland, 80 acres minimum, Open Space, Water Influence

**ZONING:** FOR-B-X 160 (Forestry, combining minimum Building Site of 160 acres), FOR-DR (Forestry, combining Development Reserve)

**ASSESSORS PARCEL NUMBERS:** 069-020-038, 069-020-039, and 069-020-070

**STAFF PLANNER:** Lisa Carnahan, Associate Planner

**LOCATION:**

The subject property (approximately 63 acres) is located in the northwestern portion of the Sugar Bowl Ski Resort, on the north face of Crow's Nest Peak and south of Summit Valley, in Norden, Placer County. The Sugar Bowl Ski Resort is located approximately three miles east of the interchange of Interstate 80 and the Soda Springs exit. The United States Department of Agriculture (U.S.D.A) owns portions of the project site and Sugar Bowl Corporation privately owns other portions.

**APPLICANT:** Brad Shirhall, TLA Engineering & Planning on behalf of the Sugar Bowl Corporation

**PROPOSAL:**

The applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a new fixed-grip, triple chairlift and associated ski runs for the Sugar Bowl Ski Resort.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA), and is included with this staff report as Attachment D. The Mitigated Negative Declaration was prepared pursuant to Section 15070 of the CEQA Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The public comment period for the Mitigated Negative Declaration closed on June 10, 2013. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended

findings for this purpose are attached. An Errata to the Mitigated Negative Declaration has been included with Attachment D in order to clarify why Mitigation Measure VI.4 was not included as a Condition of Approval. Mitigation Measure VI.4 is not applicable to the proposed project site, as the Mitigation Measure is specific to the Lahontan Regional Water Quality Control Board (RWQCB), and the proposed project is within the Central Valley RWQCB's jurisdiction. The Mitigation Measure was unintentionally added to the Mitigated Negative Declaration, and the removal of the Mitigation Measure as a Condition of Approval does not alter in any way the analysis conducted for the Mitigated Negative Declaration. All potential environmental impacts related to the parcels and land uses were fully analyzed within the Mitigated Negative Declaration.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the Donner Summit Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff, the Department of Public Works, Environmental Health Services, the Air Pollution Control District and the Department of Facility Services for their review and comment. At the time of preparation of this staff report, no correspondence regarding the Mitigated Negative Declaration or Project had been received. All conditions of approval from the various County entities have been included within this report.

**SITE CHARACTERISTICS:**

The approximately 63-acre project site would be located in the northwestern portion of the Sugar Bowl Ski Resort, on the north face of Crow's Nest Peak and south of Summit Valley, west of the existing Crow's Nest Chairlift. The area is characterized by mountainous terrain, with elevations ranging from 6,820 to 7,850 feet. The dominant tree species throughout the area is Red fir, with some Mountain hemlock and Western White pine at the upper elevations, and some Lodgepole pine at the lower elevations.

Although there are no existing resort improvements in the immediate project vicinity, the project area is currently used for downhill skiing for skiers able to hike or traverse to this area. The upper portion of the ski run would connect with the existing Overland Ski Trail. The upper portions of the chairlift and ski trails would be located within parcels zoned Forestry with a minimum Building Site of 160 acres required (FOR-B-X 160 Ac. Min.), while the lower terminal and lower portions of the ski runs would be located on a parcel which is zoned Forest - Development Reserve (FOR-DR) within the project area. According to the Tree Report conducted for the project, all but the upper 20 percent of the Sugar Bowl Corporation property has been previously commercially logged.

**EXISTING ZONING AND LAND USE:**

<u>Location</u>	<u>Zoning</u>	<u>General Plan/Community Plan Designations</u>	<u>Existing Conditions and Improvements</u>
Site	FOR-B-X 160 (Forestry, combining minimum Building Site of 160 acres), FOR-DR (Forestry, combining Development Reserve)	Ag/Timberland 80 acre minimum, Open Space, Water Influence	Red fir forest, open mountain face
North	same as project site	same as project site	Royal Gorge Cross Country Ski Area
South	same as project site	Ag/Timberland 80 acre minimum	U.S.D.A Land
East	FOR-B-X 160 (Forestry, combining Building Site of 160 acres minimum), O (Open Space)	Ag/Timberland 80 acre minimum, Open Space	Crow's Nest Ski Lift and Run, Overland Ski Trail

West	FOR-B-X 160 (Forestry, combining Building Site of 160 acres minimum), FOR-DR (Forestry, combining Development Reserve), RS-B-X 6,500 square feet (Residential Single-Family, combining minimum Building Site of 6,500 square feet)	Ag/Timberland 80 acre minimum	same as project site
------	--	-------------------------------	----------------------

**BACKGROUND/ PROJECT DESCRIPTION:**

In order to improve the recreational experience for patrons of the Sugar Bowl Ski Resort, the applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a new fixed-grip, triple chairlift and associated ski runs for the Sugar Bowl Ski Resort. The upper portion of the chairlift, the top terminal and the uppermost portions of one ski run would be located on United States Department of Agriculture (USDA) property. A separate approval from the USDA was obtained on May 10, 2013 in order to construct the portion of the chairlift on USDA land. The lower terminal would be located on land privately owned by Sugar Bowl Corporation. This new chairlift would accommodate an hourly capacity of 1,800 skiers, would traverse approximately 2,765 horizontal feet and have a vertical rise of approximately 890 feet. Two new ski trails are proposed, both located east of the proposed lift alignment and ending at the proposed bottom terminal. The primary trail (Trail 1) would originate at an approximate 7,200 foot elevation level, with a portion paralleling the existing "Overland" Trail. The primary trail would be a fully-groomed and graded trail with no tree cover. A secondary trail (Trail 2) would provide glade (tree) skiing and would be continuous from the top to the bottom terminal. A trail extension connecting the top terminal to the existing Overland Trail and another extension connecting the lower portion of the Overland Trail to the bottom terminal would provide a third alternative ski trail. Approximately 396 trees would need to be removed in conjunction with the project, with 372 of the trees being removed from lands owned by the Sugar Bowl Corporation, and approximately 24 trees being removed from the USDA property. The project would also include the minor relocation of a small section of cross-country ski trail currently associated with Royal Gorge. (See Site Plan, Attachment C.)

**DISCUSSION OF ISSUES:**

General Plan / Zoning Consistency – Conditional Use Permit

The proposed project includes the construction and operation of a new chairlift and ski runs within an existing ski resort area. The project site is designated in the Placer County General Plan primarily as Agriculture Timberland with an 80 acre minimum and Open Space land uses, which are designations applied to mountainous areas of the County that allow the growing and harvesting of timber, as well as outdoor public recreational uses. The site is zoned Forestry (FOR) and Forestry – Development Reserve (FOR-DR), which are zone districts where the intent is to allow the growing and harvesting of timber, together with public and commercial recreational uses. Ski lifts facilities and ski runs are permitted principal uses in both of these zone districts, subject to approval of a Conditional Use Permit. Therefore, staff has determined that the project is consistent with the General Plan and, in addition, retains the general character of the forest environment.

Aesthetics

Although no new lighting is proposed with this project, the proposed project may impact views from Donner Pass Road as well as other views open to the public. According to the Tree Survey by Douglas Ferrier completed on May 3, 2013, approximately 37% of the project area has trees which need to be harvested to allow for the construction of the chairlift and ski run areas. A 30-foot wide lift corridor would be required for construction of the chairlift. Most of the trees within the project area on Sugar Bowl property were already removed by prior timber harvesting, covered under a 2002 Timber Harvest Plan. A new Timber Conversion Plan and Timber Harvest Plan will be prepared for the proposed tree removal. Corridors of the proposed ski runs would vary between 50

and 150 feet wide. Approximately 396 trees would need to be removed in conjunction with the project, with 372 of the trees being removed from lands owned by the Sugar Bowl Corporation, and approximately 24 trees being removed from the USDA property. Ski runs would be created which require clear cut areas for ski runs. Staff determined that this project would not have a significant aesthetic impact since it is located at an existing ski resort, in an area where other chairlifts and ski resort improvements are presently located. To ensure there is no adverse effect on a scenic vista or scenic resources, a recommended condition of approval requires the terminals, towers and chairs to be painted and/or coated with a non-reflective surface to blend with the natural environment, and requires the color of the terminals, towers and chairs to be reviewed and approved by the Sugar Bowl Home Owner's Association Design Review Board prior to submittal of Improvement Plans. With the implementation of the mitigation measures included within the Mitigated Negative Declaration, the impacts to the aesthetics of the area were determined to be less than significant.

#### Parking and Traffic

The Sugar Bowl Ski Resort patron capacity is limited by the existing parking lot capacity, and no new parking areas are proposed as a part of this project. The addition of the proposed chairlift would not change the manner in which parking controls are currently implemented. When parking lots are nearing capacity, a Sugar Bowl employee is dispatched to the Soda Spring/Norden off-ramp at Interstate 80 to give customers arriving by automobile discount vouchers for another day, and the patrons are turned away. A trailer-mounted changeable message board is also used to alert exiting vehicles that the Sugar Bowl Ski Resort is sold out. Additionally, on peak usage days, the resort contracts with the California Highway Patrol to provide a CHP officer and vehicle to monitor movement and direct traffic at the Eastbound I-80 off-ramp at Soda Springs/Norden. As a result of these existing parking controls, the addition of the proposed new chairlift does not require any additional parking.

The new chairlift can accommodate an hourly capacity of 1,800 skiers, and is anticipated to generate an average of 7.2 pm peak hour trips. However, due to the limited parking capacity at Sugar Bowl, the peak day traffic management plan, and the purpose of the new chairlift as an amenity to the existing ski facilities, the new chairlift will have little or no effect on peak traffic operations on local roads. Existing traffic logs were submitted for previous ski seasons, back to 2007. Based on the data provided, the level of service standard established by the County General Plan for roads affected by project traffic will not be exceeded. The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. This project will therefore be required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

#### **DONNER SUMMIT MUNICIPAL ADVISORY COUNCIL**

The project was presented to the Donner Summit Municipal Advisory Council (MAC) at their May 16, 2013 meeting. After hearing public comment, two members of the four-person MAC voted to recommend approval of the project as proposed, one member recused himself because of his involvement with Sugar Bowl Corporation, and one member abstained from voting for unknown reasons. Therefore, the motion failed for lack of a majority vote.

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Errata as set forth in Attachment D, adopt the Mitigation Monitoring Plan included as Attachment E, and approve the Conditional Use Permit to allow the construction and operation of a new fixed-grip,

triple chairlift and associated ski runs for the Sugar Bowl Ski Resort, subject to the following findings and attached recommended Conditions of Approval (Attachment A).

**FINDINGS:**

CEQA

1. The Mitigated Negative Declaration and Errata have been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Additionally, mitigation measures are applied to address aesthetics, tree loss and construction practices to ensure water quality is maintained. Furthermore, to avoid any noise impacts the project is limiting hours of construction.
2. There is no substantial evidence in the record as a whole that the Project as mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration and Errata, as adopted for the Project, reflect the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Monitoring Program prepared for the Project as set forth in Attachment E is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.

CONDITIONAL USE PERMIT:

Having considered the staff report, supporting documents and public testimony, the Planning Commission hereby finds that:

1. The proposed new Chairlift project is consistent with all applicable provisions of the Placer County Zoning Ordinance and applicable provisions of other chapters of the County Code. The project site is designated in the Placer County General Plan primarily as Agriculture Timberland with an 80 acre minimum and Open Space land uses, which are designations applied to mountainous areas of the County that allow the growing and harvesting of timber, as well as outdoor public recreational uses. The site is zoned Forestry and Forestry – Development Reserve, which are zone districts where the intent is to allow the growing and harvesting of timber, together with public and commercial recreational uses. Ski lifts facilities and ski runs are permitted principal uses in these zone districts, subject to approval of a Conditional Use Permit. The proposed project intends to construct a new chairlift and associated ski runs within an existing ski facility. The project complies with all applicable development standards, including but not limited to, setbacks, parking, circulation, and transit and the construction and operation of the Sugar Bowl Crow's Peak Chairlift Project will not create an increased capacity that would impact the parking, circulation, and transit for the ski resort.
2. The proposed construction and operation of the Sugar Bowl Crow's Peak Chairlift Project is consistent with applicable policies and requirements of the Placer County General Plan. Specifically, the new chairlift and ski runs will retain the general character of the forest environment, while at the same time permitting active and updated recreational development within the ski resort area.
3. The establishment, maintenance or operation of the proposed Sugar Bowl Crow's Peak Chairlift Project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or

improvements in the neighborhood or to the general welfare of the County; in that a Mitigated Negative Declaration was prepared for the project further determining that there will be not significant impacts generated from the proposed project and the project will not create a detriment to people, property or to the environment.

4. The proposed Sugar Bowl Crow's Peak Chairlift Project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development in that the project site currently operates as a ski area and the immediate neighborhood consists of the existing ski hills and operations of the Sugar Bowl Ski Resort.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

Respectfully submitted,



LISA CARNAHAN  
Associate Planner

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan and Project Plans
- Attachment D – Mitigated Negative Declaration and Errata
- Attachment E – Mitigation Monitoring Plan

cc: Michael J. Johnson - Agency Director  
Paul Thompson – Deputy Planning Director  
Sarah Gillmore - Engineering and Surveying Division  
Justin Hansen - Environmental Health Services  
Andy Fisher - Parks Division  
Karin Schwab - County Counsel's Office  
Chris Parker, Sugar Bowl – Owner  
Brad Shirhall – Applicant  
File copy



**RECOMMENDED CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT – (PCPA 20120369)  
“SUGAR BOWL – CROW’S PEAK CHAIRLIFT PROJECT”**

---

---

*THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.*

1. This Conditional Use Permit (PCPA 20120369) grants approval for the construction and operation of a new chairlift alignment for a fixed-grip, triple-seat chairlift (Crow’s Peak Chairlift) along with new associated ski runs at the Sugar Bowl Ski Resort. (See the approved site and project plans in Attachment C of the June 13, 2013 Planning Commission Staff Report.)

**IMPROVEMENTS/IMPROVEMENT PLANS**

2. To ensure there is no adverse effect on a scenic vista or scenic resources caused by glare, the terminals, towers and chairs shall be painted and/or coated with a non-reflective surface to blend with the natural environment. The color of the terminals, towers and chairs shall be reviewed and approved through the Sugar Bowl Home Owner’s Association Design Review Board prior to the submittal of the Improvement Plans. **(MM I.1)(PLN)**

3. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **MM VI.1 (ESD)**

4. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD 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.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **MM VI.2 (ESD)**

5. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains.

Construction (temporary) BMPs for the project include, but are not limited to fiber rolls, silt fencing and seed and mulch on all disturbed soils. Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **MM VI.3 & MM IX.2 (ESD)**

6. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **MM VI.9 (ESD)**

7. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- a) Structural foundations
- b) Grading practices;
- c) Erosion/winterization;
- d) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)

e) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **MM VI.10 (ESD)**

8. The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project: (ESD)

- a) Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- b) Graveling construction entrances to minimize tracking of earthen material to adjoining streets.
- c) Installing erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- d) Installing dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- e) Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- f) Installing permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- g) Disposing of excess excavated materials at appropriate disposal sites. **MM IX.3 (ESD)**

9. The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows: (ESD)

- a) Maintain all construction equipment to prevent oil or other fluid leaks.
- b) Keep stockpiled spill cleanup materials readily accessible.
- c) Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- d) Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- e) Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- f) Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- g) Use drip pans for any oil or fluid changes.
- h) Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- i) Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.

- j) Purchase, transport to site, and use only the amount needed for the work on-site.
- k) When possible, purchase and use non-hazardous and environmentally friendly materials.
- l) Label and store all hazardous materials according to local, state and federal regulations.
- m) The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- n) Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- o) Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- p) Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff. **MM IX.4 (ESD)**

10. Prepare and submit with the project Improvement Plans, a 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, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **MM IX.1 (ESD)**

11. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

12. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a copy of any Regional Water Quality Control Board approval or permit, if applicable. **(ESD)**

13. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

## VEGETATION AND OTHER SENSITIVE NATURAL AREAS

14. The project shall comply with the Placer County Tree Preservation Ordinance through the payment of in lieu fees to mitigate for 372 inches of tree loss. The in lieu fee will be calculated by the Planning Division Director to fully compensate for the loss and will be established on the fair market value of the similar Red fir/conifer forest replacement trees. Prior to the approval of Improvement Plans, the applicant shall submit payment in full to the Tree Preservation Fund. These funds shall be utilized for preservation or replacement projects for similar Red fir/conifer forests within the 4,600 to 8,900 feet in elevation within Placer County. **(MM 1.2)(PLN)**

15. In order to protect the remaining trees from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the drip-line of all trees to be saved which are directly adjacent to construction areas, construction equipment corridors, and material and equipment staging areas, in order to prevent construction equipment and personnel from compacting the root structure of the trees. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed. **(MM 1.3)(PLN)**

16. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- a) Adjacent to any and all waters of the U.S. or wetland riparian habitats that are within 50 feet of any proposed construction activity;
- b) Outside the critical root zone (typically defined as the “drip-line”, or the area directly below the branches of the tree) of all trees to remain which are within 50 feet of any grading, road improvements, underground utilities, or other development activity.
- c) Efforts should be made to save trees where feasible. Any encroachment within the critical root zones of trees to be saved must first be approved by the Development Review Committee (DRC). Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. **(PLN)**

17. The Improvement Plans shall include a note that includes the wording of this mitigation/condition of approval:

A pre-construction survey shall be conducted 14 days prior to demolition/construction activities during the early part of the breeding season (March-April) and no more than 30 days

prior to the initiation of these activities during the late breeding season (May-July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

- a) Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFG, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.
  
- b) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist. **(MM IV.1)(PLN)**

18. As designed, the proposed project will avoid the wetlands and “other waters” of the United States. As part of this project, a minimum of 50 foot setback from the seasonal pond shall be maintained from the high water mark. Development shall not be permitted within this 50-foot buffer or within the delineated wetland area. The buffer will provide an area of land that is set aside as a transition zone to protect the wetland from impacts caused by development of adjacent upland areas. **(MM IV.2) (PLN)**

19. In order to protect the seasonal pond, riparian scrub and ephemeral drainages from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the areas in order to prevent construction equipment and personnel from entering the areas. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed. **(MM IV.3) (PLN)**

20. If adverse impacts to the “other waters” and their riparian habitats cannot be avoided, the impacts shall be coordinated through appropriate regulatory permits (ACOE Section 404 Nationwide Permit, RWQCB Section 401 Permit, and CDFG Section 1602 Permit). Prior to approval of Improvement Plans and the issuance of any grading and/or building permits for the Crow’s Peak Chairlift, the applicant shall provide evidence that either the wetlands will be avoided, or shall provide the required permits from the various agencies. **(MM IV.4) (PLN)**

21. Prior to Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the areas disturbed as a result of the Sugar Bowl Chairlift Project. All areas that are disturbed within the project areas of the aforementioned project shall be re-established with hydro-seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 3-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the applicant fails to perform. **(PLN)**

22. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval.

Prior to Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100percent deposit is made. With the exception of the 25 percent of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of

utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the Applicant and/or Contractor fails to perform. **(PLN)**

## **GRADING**

23. All grading operations shall occur after snow has melted and when conditions are dry. **MM VI.5 (ESD)**
24. Truck routes are to be located across existing logging roads. **MM VI.6 (ESD)**
25. After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite. **MM VI.7 (ESD)**
26. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. **MM VI.8 (ESD)**

## **CULTURAL RESOURCES**

27. The Grading Plans/Improvement Plans shall include a note stating:

*“If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s).*

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

*Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.”(PLN)*

## ENVIRONMENTAL HEALTH

28. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

29. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. **(EHS)**

30. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

31. Prior to improvement plan approval, the property owner shall submit: **(EHS)**

A) An updated business plan to Environmental Health Services (EHS) Hazardous Materials Section, for review and approval. The actual fees paid will be those in effect at the time payment occurs. "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

## FEES

32. This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Resort District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code  
The current estimated fee is \$33,044.48.00 for the ski lift project. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **MM XVI.1 (ESD)**

33. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et.seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$2,156.25 for the Mitigated Negative Declaration and \$50 County Records fee. Without the appropriate fee, the

Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk.

**Note: The above fee shall be submitted to the Planning Services Division within five (5) working days after initial project approval.**

## **NOISE**

34. The following standard note will be required on Improvement Plans and will reduce any potential impact from construction noise to less than significant:

Construction noise emanating from any construction activities for which Improvement Plans are required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located along the perimeter of the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. **(MM XII.1)(PLN)**

## **AIR QUALITY**

35. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continued to be used without the consent of the District. **(MM III.1) (PLN-AQ)**

36. Prior to approval of Grading or Improvement Plans, (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. (To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements). If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust

Control Plan, and delivering that approval to the local jurisdiction issuing the permit. **(MM III.2)(PLN-AQ)**

37. a) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- b) Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- c) Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. **(MM III.3)(PLN-AQ)**

38. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(MM III.4)(PLN-AQ)**

39. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. **(MM III.4)(PLN-AQ)**

40. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). **(MM III.4)(PLN-AQ)**

41. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. **(MM III.4)(PLN-AQ)**

42. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. **(MM III.4)(PLN-AQ)**

43. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. **(MM III.4)(PLN-AQ)**

44. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **(MM III.4)(PLN-AQ)**

45. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(MM III.4)(PLN-AQ)**

46. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. **(MM III.4)(PLN-AQ)**

#### **MISCELLANEOUS CONDITIONS**

47. Prior to issuance of Improvement Plans for the Project, the applicant shall provide Placer County evidence of compliance with any conditions imposed by the California Department of Forestry and Fire Protection and/or the serving fire district, Truckee Fire Department. **(PLN)**

48. Prior to operation of the Crow's Peak Chairlift, the applicants shall provide documentation that the existing Sugar Bowl Safety and Avalanche Control will apply to the areas to be accessed by the Crow's Peak Chairlift. **(PLN)**

49. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Sugar Bowl Crow's Peak Chairlift

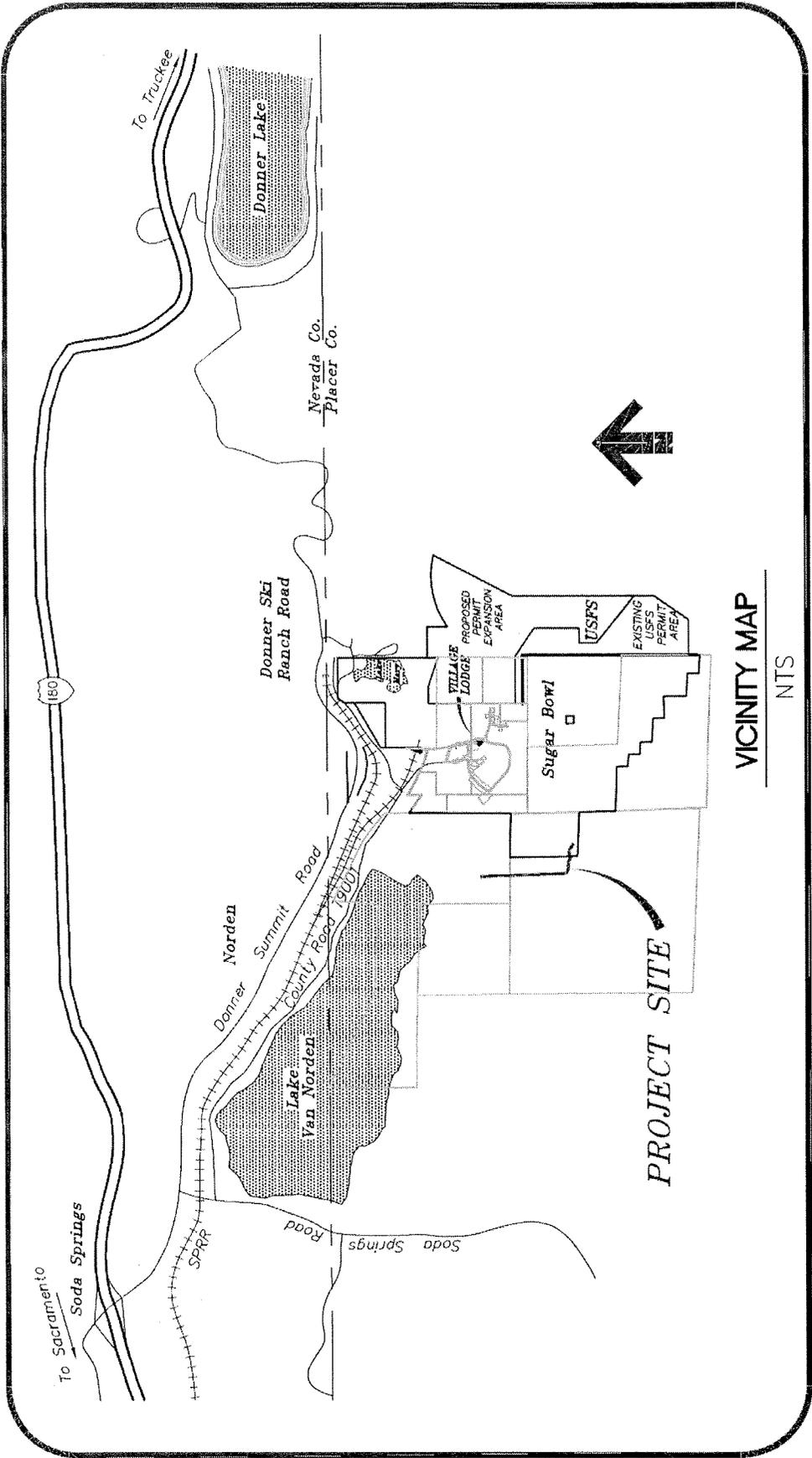
fees awarded by a certain development project known as the Sugar Bowl Crow's Peak Chairlift Project PCPA 20120369. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. **(CC)**

50. Prior to the operation of the Crow's Peak Chairlift, the applicant shall obtain a Building Permit from the Placer County Building Services Division. **(BLD)**

51. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

#### **EXERCISE OF PERMIT**

52. The effective date of approval shall be June 23, 2013. The applicant shall have twenty-four (24) months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on June 23, 2015.



VICINITY MAP  
NTS

20120369

RECEIVED

MAY 16 2013

CDRA

**SUGAR BOWL  
CROW'S PEAK CHAIR LIFT  
CONDITIONAL USE PERMIT  
SITE PLAN  
PLACER COUNTY CALIFORNIA**

MAY 2013  
SHEET 1 OF 3

- SERVICE PROVIDERS:**  
 CIVIL ENGINEER: TLA ENGINEERING & PLANNING, INC.  
 ELECTRICAL ENGINEER: TLA ENGINEERING & PLANNING, INC.  
 GEOTECHNICAL ENGINEER: TLA ENGINEERING & PLANNING, INC.  
 LANDSCAPE ARCHITECT: TLA ENGINEERING & PLANNING, INC.  
 PLANNING: TLA ENGINEERING & PLANNING, INC.  
 PUBLIC PROTECTION: TLA ENGINEERING & PLANNING, INC.  
 TRAIL DESIGN: TLA ENGINEERING & PLANNING, INC.
- UTILITY PROVIDERS:**  
 WATER: SUGAR BOWL  
 GAS: SUGAR BOWL  
 ELECTRIC: SUGAR BOWL  
 CABLE TV: SUGAR BOWL  
 SATELLITE COMMUNICATIONS: SUGAR BOWL
- DEVELOPMENT STANDARDS**  
 Existing Zoning: APNs: 093-020-038, 039, 070  
 APN 093-020-038 & 039 - FORESTRY - BILLING SET X 160 (093 BWS0)  
 APN 093-020-070 - FORESTRY - BILLING SET X 160 (093 BWS0)

**Earthwork Quantities**

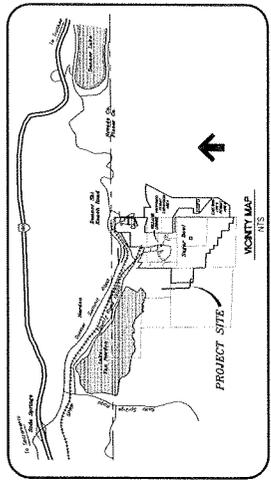
Level 1 (ft)	428.00
Level 2 (ft)	428.00
Subtotal (cu yd)	0.00
Subtotal (cu yd)	0.00
Subtotal (cu yd)	0.00



**OWNER / DEVELOPER / APPLICANT**  
 SUGAR BOWL CORP.  
 1000 SUGAR BOWL PARKWAY  
 P.O. BOX 5 PARKER  
 NORBEN, CA 95724  
 (530) 426-5705

**ENGINEER**  
 TLA ENGINEERING & PLANNING, INC.  
 1000 SUGAR BOWL PARKWAY  
 ROSSELVILLE, CA 95861  
 (916) 788-0885  
 FAX: (916) 788-0529

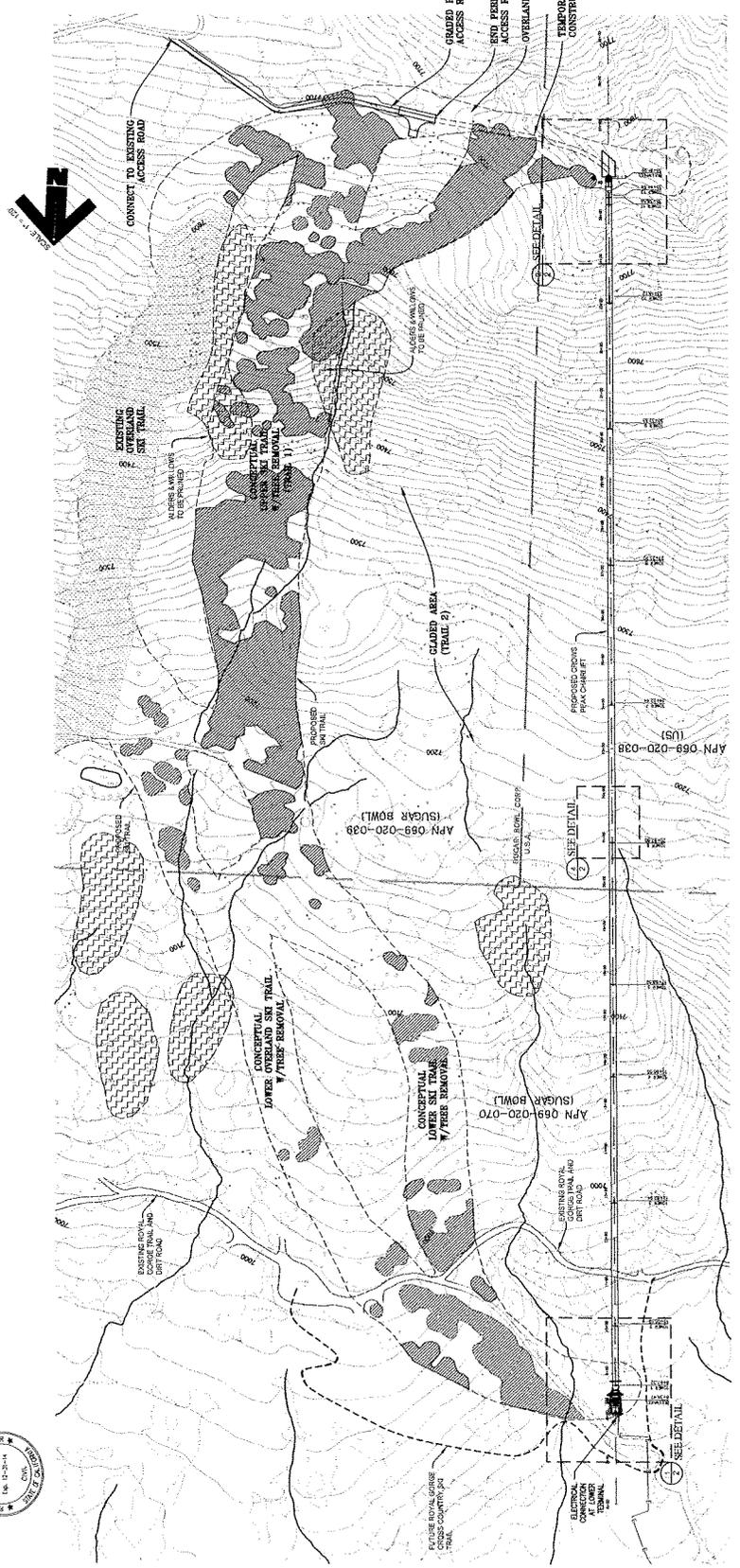
APNs: 093-020-038, 039, 070  
 SECTION 20, T.17N., R.14 E., M.D.B.M.



**SHEET INDEX**

1	SITE PLAN
2	CONSTRUCTION
3	UNDERGROUND ELECTRICAL DBMS

- LEGEND**
- CL = FLOW LINE
  - CL = CENTER LINE
  - LT = LEFT
  - RT = RIGHT
  - EX = EXISTING
  - R = RADIUS
  - PL = PROPERTY LINE
  - O.G. = ORIGINAL GROUND
  - F.G. = FINISHED GROUND
  - 1-1 = DETAIL NUMBER
  - 2-2 = SHEET NUMBER
  - = TREE CANOPY
  - = EXISTING DIRT ROAD
  - = PROPOSED GRADING (CUT/FILL)
  - = PROPOSED SKI TRAIL
  - = POTENTIAL WETLANDS
  - = EXISTING SKI TRAIL
  - = PROPOSED TREE REMOVAL AREA
  - = PROPOSED LOWER SKI TERMINAL
  - = PROPOSED SKI TOWER
  - = PROPOSED UPPER SKI TERMINAL
  - = UNDERGROUND ELECTRICAL

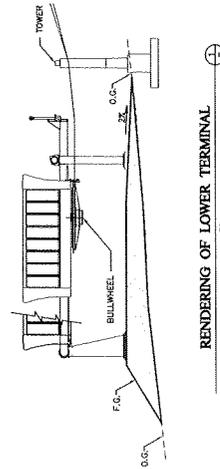
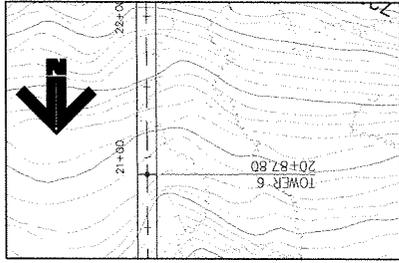
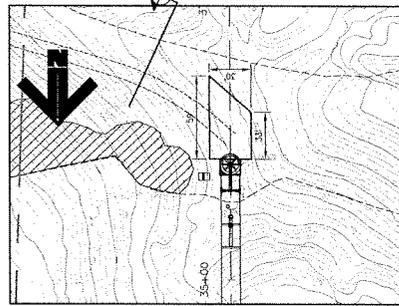
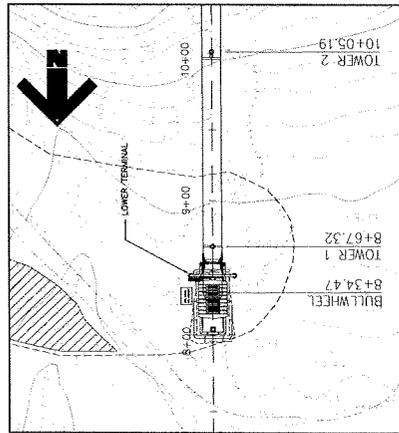


# SUGAR BOWL CROW'S PEAK CHAIR LIFT CONDITIONAL USE PERMIT DETAILS

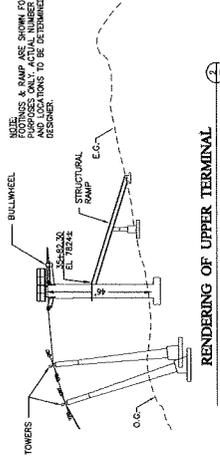
PLACER COUNTY CALIFORNIA

MAY 2013

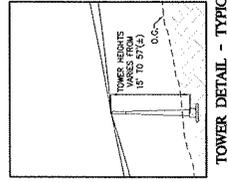
SHEET 2 OF 3



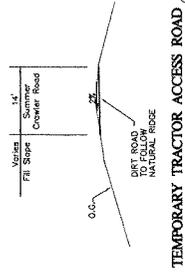
RENDERING OF LOWER TERMINAL  
NTS



RENDERING OF UPPER TERMINAL  
NTS



TOWER DETAIL - TYPICAL  
NTS



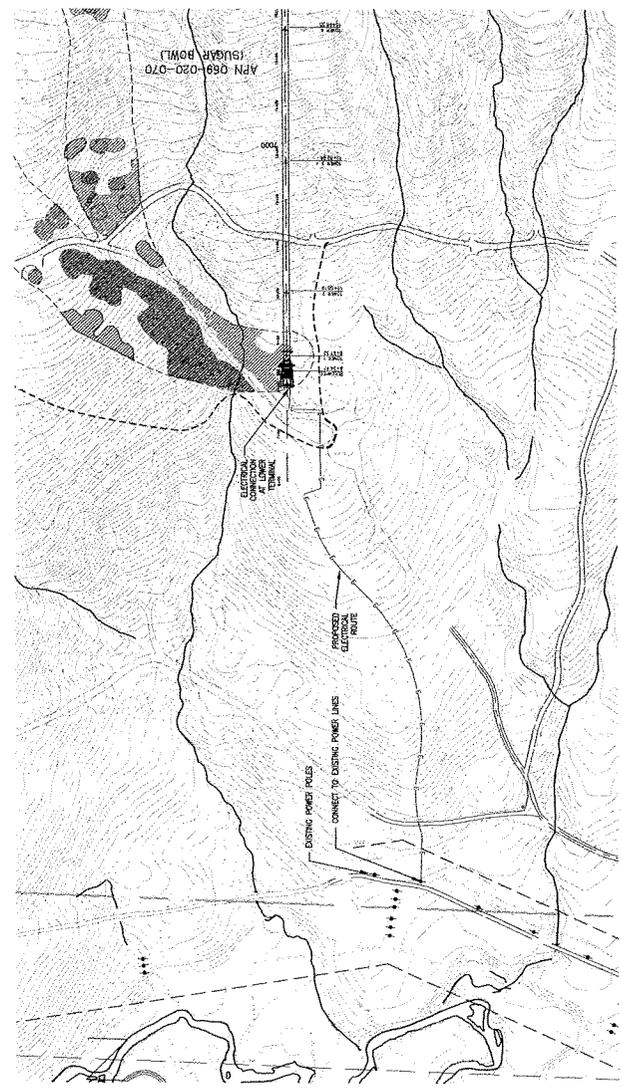
TEMPORARY TRACTOR ACCESS ROAD  
NTS

# SUGAR BOWL CROW'S PEAK CHAIR LIFT CONDITIONAL USE PERMIT UNDERGROUND ELECTRIC EXHIBIT PLACER COUNTY CALIFORNIA

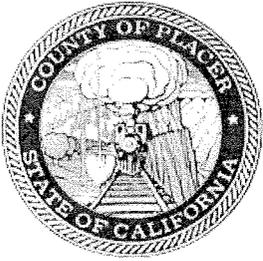
MARCH 2013  
SHEET 3 OF 3

**LEGEND:**

FL	= FLOW LINE
LT	= LEFT TURN LINE
RT	= RIGHT TURN LINE
R	= RADIUS
L	= LENGTH
D.G.	= DRAINAGE GRADIENT
F.G.	= FINISHED GROUND
127	= DETAIL NUMBER
(Symbol)	= SHEET NUMBER
(Symbol)	= TREE CANOPY
(Symbol)	= EXISTING DIRT ROAD
(Symbol)	= PROPOSED GRADING (CUT/FILL)
(Symbol)	= PROPOSED SKI TRAIL
(Symbol)	= POTENTIAL WETLANDS
(Symbol)	= EXISTING SKI TRAIL
(Symbol)	= PROPOSED TREE REMOVAL AREA
(Symbol)	= PROPOSED SKI TOWER
(Symbol)	= PROPOSED LOWER SKI TERMINAL
(Symbol)	= PROPOSED UPPER SKI TERMINAL
(Symbol)	= UNDERGROUND ELECTRICAL



File: \\p01\p01-1500\Projects\1010\Drawings\Conditions Use Permit\1010-01-SITE-PLAN.dwg Date: 03/13/2013 11:29:48 AM



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Sugar Bowl Crow's Peak Chairlift (PCPA 20120369)

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit to allow for the construction and operation of a new lift alignment for a fixed-grip, triple chairlift, ski runs and primitive support roads for the Sugar Bowl Ski Resort.

PROJECT LOCATION: in the northwestern portion of the Sugar Bowl Ski Resort, on the north face of Crow's Nest peak and south of Summit Valley, in Norden, Placer County

APPLICANT: TLA Engineering, 1504 Eureka Road, Suite 110, Roseville, CA 95661  
(916)786-0685

The comment period for this document closes on **June 10, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Truckee Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun on May 15, 2013



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

## MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

### PROJECT INFORMATION

<b>Title:</b> Sugar Bowl Crow's Peak Chairlift	<b>Plus#</b> PCPA 20120369
<b>Description:</b> The project proposes a Conditional Use Permit to allow for the construction and operation of a new lift alignment for a fixed-grip, triple chairlift, ski runs and primitive support roads for the Sugar Bowl Ski Resort.	
<b>Location:</b> in the northwestern portion of the Sugar Bowl Ski Resort, on the north face of Crow's Nest peak and south of Summit Valley, in Norden, Placer County	
<b>Project Owner:</b> Sugar Bowl Corporation, PO Box 5, Norden, CA 95724 (530)426-6705	
<b>Project Applicant:</b> TLA Engineering, 1504 Eureka Road, Suite 110, Roseville, CA 95661 (916)786-0685	
<b>County Contact Person:</b> Lisa Carnahan	530-745-3067

### PUBLIC NOTICE

The comment period for this document closes on **June 10, 2013**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.





**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

## 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.

Project Title: <b>Sugar Bowl Crow's Peak Chairlift</b>	Plus# PCPA 20120369
Entitlement(s): Conditional Use Permit	
Site Area: Sugar Bowl Ski Resort	APN's: 069-020-038, 069-020-039, and 069-020-070
Location: Located approximately 3 miles east of the interchange of Interstate 80 and the Soda Springs exit. The U.S. Forest Service owns portions of the project site and Sugar Bowl Corporation privately owns other portions. The project area (approximately 63 acres) is located in the northwestern portion of the Sugar Bowl Ski Resort, on the north face of Crow's Nest peak and south of Summit Valley, in Norden, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a new lift alignment for a new fixed-grip, triple chairlift, ski runs and primitive support roads for the Sugar Bowl Ski Resort. The upper portion of the chairlift, the top terminal and the uppermost portions of one ski run would be located on United States Department of Agriculture (USDA) Forest Service property. A separate approval from the Forest Service will be required in order to construct the chairlift on Forest Service land. The applicant is currently working with the Forest Service on that approval. The lower terminal would be located on land privately owned by Sugar Bowl Corporation. This new chairlift would accommodate an hourly capacity of 1,800 skiers, would traverse approximately 2,765 horizontal feet and have a vertical rise of approximately 890 feet. Two new ski trails are proposed, both located east of the proposed lift alignment and ending at the proposed bottom terminal. The primary trail (Trail 1) would originate at the approximately 7,200 foot level, with a portion paralleling the existing "Overland" trail to the bottom terminal. The primary trail would be a fully-groomed and graded trail with no tree cover. A secondary trail (Trail 2) would provide glade (tree) skiing and would be continuous from the top to the bottom terminal. A trail extension connecting the top terminal to the existing Overland trail and another extension

T:\ECS\EQ\PCPA 2012 0369 sugar bowl crows peak chairlift\Neg Dec\initial study\_ECS.docx

connecting the lower portion of the Overland trail to the bottom terminal would provide a third alternative ski trail. Approximately 396 trees would need to be removed in conjunction with the project, with 372 of the trees being removed from lands owned by the Sugar Bowl Corporation, and approximately 24 trees being removed from the Forest Service property. The project would also include the minor relocation of a small section of cross-country ski trail currently associated with Royal Gorge. (See attached site plan.)

**Project Site** (Background/Existing Setting):

The approximately 63-acre project site would be located in the northwestern portion of the Sugar Bowl resort, on the north face of Crow's Nest peak and south of Summit Valley, west of the existing Crow's Nest Chairlift. The area is characterized by mountainous terrain, at elevations ranging from approximately 6,820 to 7,850 feet. The dominant tree species throughout the area is Red fir, with some Mountain hemlock and Western White pine at the upper elevations, and some Lodgepole pine at the lower elevations.

Although there are no existing resort improvements in the immediate project vicinity, the project area is currently used for downhill skiing for skiers able to hike or traverse to this area. The upper portion of the ski run would connect with the existing Overland ski trail. The upper portions of the chairlift and ski trails would be located within parcels zoned Forestry, combined Building Site of 160 acres minimum (FOR-B-X 160 Ac. Min.), while the lower terminal and lower portions of the ski runs would be located on a parcel which is zoned Forest, combining Development Reserve (FOR-DR) within the project area. According to the Tree Report conducted for the project, all but the upper 20 percent of the Sugar Bowl Corporation property has been previously commercially logged.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FOR-B-X 160 (Forestry, combining Building Site of 160 acres minimum), FOR-DR (Forestry, combining Development Reserve)	Ag/Timberland 80 acre minimum, Open Space, Water Influence	Red fir forest, open mountain face
North	same as project site	same as project site	Royal Gorge Cross Country Ski Area
South	same as project site	Ag/Timberland 80 acre minimum	Forest Service Land (Onion Forest)
East	FOR-B-X 160 (Forestry, combining Building Site of 160 acres minimum), O (Open Space)	Ag/Timberland 80 acre minimum, Open Space	Crow's Nest Ski Lift and Run, Overland Ski Trail
West	FOR-B-X 160 (Forestry, combining Building Site of 160 acres minimum), FOR-DR (Forestry, combining Development Reserve), RS-B-X 6,500 square feet (Residential Single-Family, combining Building Site of 6,500 square feet minimum)	Ag/Timberland 80 acre minimum	same as project site

**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 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would 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

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- Items I-1,4:**

Although no new lighting is proposed with this project, the proposed project may impact views from Donner Pass Road as well as other views open to the public. However, with the implementation of the mitigation measure included below, this project should not result in significant impacts since it is located at a ski resort, in an area where other chairlifts and ski resort improvements are presently located.

**Mitigation Measures- Items I-1,4:**

MM I.1 To ensure there is no adverse effect on a scenic vista or scenic resources, the terminals, towers and chairs shall be painted to blend with the natural environment. The color of the terminals, towers and chairs shall be reviewed and approved through the Sugar Bowl Architectural Review Committee prior to submittal of Improvement Plans.

**Discussion- Items I-2,3:**

According to the Tree Survey by Douglas Ferrier completed on May 3, 2013, approximately 37% of the project area has trees which need to be harvested for the ski run and lift areas. A 30-foot wide lift corridor would be required for construction of the chairlift. Most of the trees within the project area on Sugar Bowl property were already removed by prior timber harvesting, covered under the 2002 Timber Harvest Plan. Corridors of the ski runs would vary between 50 and 150 feet wide. Approximately 396 trees would need to be removed in conjunction with the project, with 372 of the trees being removed from lands owned by the Sugar Bowl Corporation, and approximately 24 trees being removed from the Forest Service property. Ski runs would be created which require clear cut areas for ski runs.

With the following mitigation measures, impacts to the scenic resources of the 63-acre project site due to tree removal were determined to be to less-than-significant.

**Mitigation Measures- Items I-2,3:**

MM I.2 The project shall comply with the Placer County Tree Preservation Ordinance.

MM I.3 In order to protect the remaining trees from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the drip-line of all trees to be saved in order to prevent construction equipment and personnel from compacting the root structure of the trees. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed.

**II. AGRICULTURAL & FOREST RESOURCES – 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, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)			X	
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)			X	

**Discussion- Items II-1,2,3:**

There are no farmlands or agricultural operations on, or in the vicinity of the project site. There is no impact to these resources.

**Discussion- Items II-4,5:**

The base zoning of the subject property is Forestry and the project area contains forest resources. The Sugar Bowl Ski Resort is developed with 13 existing chairlifts, as well as various ski trails, and runs. The project does not require, and will not cause a rezone of forestland or timberland. Although 396 trees would need to be removed in conjunction with the project, the majority of the forestland will remain intact. Ongoing timber harvests associated with maintenance of the ski resort will continue in the future, and this project will not conflict with such activity. No mitigation measures are required.

**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? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		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)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	

5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	
--	--	--	---	--

**Discussion- Items III-1,2,3:**

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards, and nonattainment for the state particulate matter standard (PM<sub>10</sub>).

*CONSTRUCTION-RELATED EMISSIONS:*

The project will include the removal of approximately 396 trees from the mountainside, some blasting of rock outcrops, some site grading, and the installation of new towers and terminals. According to the forester's report, it is anticipated that approximately 80% of the tree removal will be conducted with ground-based tractor/skidder which will skid logs to a landing located near the proposed lower ski lift terminal. From there the logs will be hauled out an existing road system to old Highway 40, and then to Interstate 80. The remaining 20% of the area will need to be logged via helicopter, due to the steep terrain. Helicopters will also be utilized to install the chairlift towers and cables. Construction of the project may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for tree removal and site grading. In order to reduce construction related air emissions, associated Improvement Plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of Mitigation Measures below, including submission of a dust control plan and notes on the Improvement Plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

*OPERATIONAL EMISSIONS:*

The project would result in the operation of a new chairlift and ski runs in an area that is heavily improved with existing ski runs, lifts and associated ski-related facilities. The project would provide an additional amenity for visitors and guests of the site, who would already be taking advantage of existing mountain activities. Therefore, the air quality impacts associated with the operation of the new chairlift would be minimal. That is, its potential to generate stand-alone traffic (and traffic related air emissions) is limited. A Vehicle Trip Generation projection received from the applicant indicated that an increase of 532 annual vehicle trips would be necessary in order to pay for the cost of the new chairlift. Given that there are generally 148 operating days for the ski resort, the additional number of vehicle trips per day attributable to the new chairlift would be approximately four. In addition, because public access to the site is limited by the existing parking areas, and no new parking areas are proposed, potential users are largely limited to the average number of routine guests.

The project is not likely to generate a significant level of new stand-alone traffic, and the potential air emissions associated with the occasional operation of the backup diesel generator during emergency power outages are less than significant. Therefore the operation of the project will not contribute a significant level of air contaminants. However, the following standard mitigation measures are included in order to further reduce emissions.

**Mitigation Measures- Items III-1,2,3:**

MM III.1 Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharge 2 pounds per day or more of pollutants are subject to the District's Rule 501 and are subject to the California Health & Safety Code, Section 39013.

MM III.2 Prior to approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.3

- In order to control dust, operational watering trucks shall be on site during construction hours. In addition,

dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).

- The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

**MM III.4** Include the following standard notes on the Improvement Plans:

- The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

**Discussion- Items III-4,5:**

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment to public areas, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures 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, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (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 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, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (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

**Discussion- Items IV-1,2,6:**

A Biological Evaluation was prepared for the Crow's Peak Chairlift project by Marcus H. Bole & Associates, an environmental consulting firm, on November 21, 2012. The Survey concluded that no special-status plant or wildlife species were observed within the project area or within a 500 foot buffer around the area during the pedestrian survey. Although no special status animals were observed during the 2012 survey, four special status animals with either a Federal or State Endangered or Threatened status have the potential to occur on site: the Willow flycatcher, California wolverine, Bald Eagle, and Sierra Nevada red fox.

- In 1991 a "Willow flycatcher" nesting pair was documented at Lake Van Norden which is approximately 0.5 air miles from the project site. The project area supports a small amount of scrub willow and alder riparian habitat, but on-site surveys did not detect the presence of this species.
- The "California Wolverine" was detected in the Norden quad in the Euer Valley in 1991. The location is outside the project area and the potential for it to occur within the project site is low due to the degree of human activity near and around the site, the steep slopes and lack of a permanent water supply.
- The "Bald Eagle" nest was sighted in 2005 at the south shore of Donner Lake near the rail road tracks. Although no nest was observed at the proposed project site, the surrounding forest could provide potential foraging and roosting for the Bald Eagle. The potential to nest within the project area is low, however the project area could be utilized for foraging and roosting.
- "Sierra Nevada Red Fox" was detected in the Euel Valley in 1941. The potential of the Fox to occur at the site is minimal due to the steep slopes and lack of permanent water supply.

The area is characterized by mountainous terrain, at elevations ranging from approximately 6,820 to 7,850 feet. The dominant tree species throughout the area is Red fir, with some Mountain hemlock and Western White pine at the upper elevations, and some Lodgepole pine at the lower elevations. Willow and alder patches are found in some of the moister areas. Approximately 396 trees will be removed during construction of this project. A new Timberland Conversion Permit Application and Timber Harvest Plan will be prepared for the removal of the trees. In addition, Sugar Bowl is in the process of obtaining an update to the prior USDA permitting for the portions of the project on Forest Service Land, and expects approval in May of 2013. There is a potential that migratory routes for raptors and other migratory birds that are protected under the Migratory Bird Treaty Act may occur on or in the

35

vicinity of the site, and may be affected through the construction activities of tree and vegetation removal, ground disturbances, heavy equipment use, and other various noises that could impact nesting migratory birds. The mitigation measure included below will reduce any potential impacts to less than significant levels.

**Mitigation Measures- Items IV-1,2,6:**

MM IV.1 A pre-construction survey shall be conducted 14 days prior to demolition/construction activities during the early part of the breeding season (March-April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May-July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

- a. Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFG, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.
- b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

**Discussion- Item IV-3:**

There are no oak woodlands within the project area.

**Discussion- Items IV-4,5:**

As discussed within the "Determination of Wetlands" section of the Biological Evaluation prepared for the project, there are 6.33 acres of Riparian Scrub, 0.64 acres of Ephemeral Drainages and 0.003 acres of Seasonal Pond present within the project area. Filling of jurisdictional wetlands is not proposed. Tower, terminal and ski run placement have been designed to avoid impacts to the ephemeral drainages, scrub riparian habitats and the small pond. The ephemeral drainages do not support amphibians or other wildlife species. The sparsely vegetated drainages carry snowmelt/stormwater and are considered "other waters" of the United States. However, in order to reduce any potential impact to the wetland areas, the following mitigation measure shall be implemented:

**Mitigation Measures- Items IV-4,5:**

MM IV.2 As designed, the proposed project will avoid the wetlands and "other waters" of the United States. As part of this project, a minimum of 50 foot setback from the seasonal pond shall be maintained from the high water mark. Development shall not be permitted within this 50-foot buffer or within the delineated wetland area. The buffer will provide an area of land that is set aside as a transition zone to protect the wetland from impacts caused by development of adjacent upland areas.

MM IV.3 In order to protect the seasonal pond, riparian scrub and ephemeral drainages from construction damage, brightly-colored Environmental Sensitive Areas (ESA) fencing shall be placed around the areas in order to prevent construction equipment and personnel from entering the areas. Said fencing shall be installed prior to any construction activity and shall remain in place until construction is completed.

MM IV.4 If adverse impacts to the "other waters" and their riparian habitats cannot be avoided, the impacts shall be coordinated through appropriate regulatory permits (ACOE Section 404 Nationwide Permit, RWQCB Section 401 Permit, and CDFG Section 1602 Permit).

**Discussion- Item IV-7:**

A tree report by Douglas Ferrier was prepared for the project on May 3, 2013. As stated above, approximately 396 trees will be removed during construction of this project. The majority (275) of those removed will be Red fir trees. Other types of trees removed will include Mountain hemlock (51), Western White pine (31) and Lodgepole pine (15). The trees will be removed under a Timberland Conversion Permit and Timber Harvest Plan. Due to the extensive tree cover currently existing on-site and within the surrounding area, it has been determined that the project's impacts to biological resources will be less than significant with the following mitigation measures.

**Mitigation Measures- Item IV-7:**

Refer to text in MM I.2 and MM I.3

**Discussion- Item IV-8:**

The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**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- All Items:**

A records search conducted by Forest Slopes Management on December 23, 2012 did not identify any cultural resources within the proposed project area. There have been no unique ethnic cultural values associated or identified within the project site. A May 8, 2008 study by Peter M. Jensen indicated no unique paleontological resource or geologic features identified on the site.

Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard note shall be required on the Improvement Plans and will ensure that any discovered resources are treated appropriately:

*"If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s).*

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

*Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."*

No 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		
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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

**Discussion- Item VI-1:**

This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures. No mitigation measures are required.

**Discussion- Items VI-2,5,6:**

This project is located in Sugar Bowl and proposes to construct new chairlift with 12 tower foundations, upper and lower terminals, as well as improvements to extend the existing access roads as shown on the preliminary site plan. To construct the improvements proposed, potentially significant disruption of soils on-site will occur. According to the project application, the total area to be disturbed would be a maximum of 11 acres. Disruption of the soil increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on- and off- site drainage ways by transporting erosion sediment from the disturbed area to settle into and alter these local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of pads for platforms, stations and towers that would be responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures.

The project's impact due to disruptions, displacements, compaction or overcrowding of the soil as well as erosion of soils from the site can be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures- Items VI-2,5,6:**

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the

project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD 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.

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

MM VI.3 Appropriate BMPs (Best Management Practices) for stormwater quality and erosion control shall be installed and maintained as necessary for the protection of the local watersheds. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD).

Construction (temporary) BMPs for the project include, but are not limited to: fiber rolls, silt fencing and seed and mulch on all disturbed soils.

MM VI.4 There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of

the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD.

MM VI.5 All grading operations shall occur after snow has melted and when conditions are dry.

MM VI.6 Truck routes are to be located across existing logging roads.

MM VI.7 After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.

MM VI.8 Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.9 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.10 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Structural foundations
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**Discussion- Item VI-3:**

The project proposes excavations for the 12 tower foundations, upper and lower terminals, as well as improvements to extend the existing access roads as shown on the preliminary site plan. Due to the steep terrain, some new cut and fill slopes may be constructed at slopes up to 1.5:1, which required the support of a soils report. Rock slope protection or other means of stabilization shall be constructed, as recommended in the geotechnical engineering report. The proposed changes to topography are consistent with typical development of this type and with the Placer County General Plan, Squaw Valley General Plan, and the Placer County Grading, Erosion and Sediment Control Ordinance. Therefore, these impacts are less than significant. No mitigation measures are necessary.

**Mitigation Measures- Item VI-3:**

Refer to text in MM VI.10

**Discussion- Item VI-4:**

There are no known unique geologic or physical features at this site that could be destroyed, covered or modified. Therefore, there is no impact.

**Discussion- Items VI-7:**

Sugar Bowl has developed a hazard mitigation and skier safety program, which includes avalanche management. Skier compaction and snow compaction/grooming with heavy equipment further diminish the risk of avalanche. No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore this impact is less than significant. No mitigation measures are necessary.

**Discussion- Items VI-8,9:**

There is no known landsliding or slope instability within the project site. Based on the Geotechnical Engineering Report prepared by Holdrege & Kull (dated March 26, 2002), the site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. Since structures will be constructed according to the current edition of the

California Building Code, which include seismic design standards, the likelihood of severe damage due to ground shaking should be minimal. The exposure of people or property to seismic impacts as a result of this project's development is less than significant. No mitigation measures are necessary.

**VII. GREENHOUSE GAS EMISSIONS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

**Discussion- All Items:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would primarily result from motor vehicle trips generated by any additional patrons and workers.

The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

**VIII. 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? (PLN, Air Quality)				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
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 VIII-1,2:**

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. A diesel-fueled engine is located at the project site for use in the event of a power outage or mechanical failure, and a diesel tank is incorporated into the design of this engine. A spill prevention plan and hazardous materials business plan is on file with Environmental Health Services. As a condition of this project, the proponent will update their spill prevention plan and hazardous materials business plan with Environmental Health Services. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion- Item VIII-3:**

The proposed project would not be located within one-quarter mile of either an existing or proposed school.

**Discussion- Items VIII-4,9:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment

**Discussion- Items VIII-5,6:**

The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working within the project area.

**Discussion- Item VIII-7:**

Site development activities will include the limited removal of vegetation on the project site and the thinning of vegetation around the site, reducing the effect of wildland fires. The project will not 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.

**Discussion- Item VIII-8:**

The project will not create a health hazard or potential health hazard.

**IX. 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 federal, state or county 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		
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 IX-1:**

Potable water will not be required or used by this project, so this project will not rely on groundwater wells as a potable water source. Therefore, the project will not violate water quality standards with respect to potable water.

**Discussion- Item IX-2:**

This project will not utilize groundwater and will not create an impermeable surface. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

**Discussion- Items IX-3,4:**

The proposed project involves up to 11 acres of earth disturbance. The project site is located on the western limit of the Sugar Bowl Ski Resort. The delineated drainage area ranges in elevation between about 6900 to about 7888 feet above sea level. Slopes within the watershed generally range from 20% to 40%. The affected areas are within already disturbed and natural terrain.

A preliminary drainage report was prepared for the proposed project (TLA Engineering & Planning, March 2013). According to this report, stormwater runoff will sheet flow into small rivulets and channels. These channels eventually flow to the headwaters of the South Yuba River and Lake Van-Norden approximately 1,500 feet to the north of the project site, over 100-feet lower in elevation.

The Preliminary Drainage Report states that most of the proposed impervious areas are relatively small and total approximately 4,000 square feet. With the addition of this minor amount of impervious surface, the post project flow does not change for the 10-year event, and is increased by only 0.01 percent for the 100-year event.

The proposed project's impacts associated with substantial alterations in existing drainage patterns, as well as increases in the rate or amount of surface runoff can be mitigated to a less than significant level by implementing the following mitigations:

**Mitigation Measures- Items IX-3,4:**

Refer to text in MM VI.1, MM VI.2

MM IX.1 Prepare and submit with the project Improvement Plans, a 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, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

**Discussion- Items IX-5,6:**

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

**Mitigation Measures- Items IX-5,6:**

Refer to text in MM VI.1, MM VI.2, MM IX.1

MM IX.2 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.3 The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- Graveling construction entrances to minimize tracking of earthen material to adjoining streets.
- Installing erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- Installing dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- Installing permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- Disposing of excess excavated materials at appropriate disposal sites.

MM IX.4 The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

- Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
- Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- Purchase, transport to site, and use only the amount needed for the work on-site.
- When possible, purchase and use non-hazardous and environmentally friendly materials.
- Label and store all hazardous materials according to local, state and federal regulations.
- The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff.

**Discussion- Item IX-7:**

The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality.

**Discussion- Items IX-8,9,10:**

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. Therefore, there is no impact.

**Discussion- Item IX-11:**

The project will not utilize groundwater. Therefore the project will not alter the direction or rate of flow of groundwater.

**Discussion- Item IX-12:**

The project area is located in the South Yuba River watershed and drainage from the project area eventually discharges to the headwaters of the South Yuba River and Lake Van-Norden. Mitigation measures are proposed for reducing impacts to water quality degradation to a less than significant level. An important surface water resource is not impacted. There is no impact.

**X. 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

45

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- All Items:**

As the proposed project includes the construction and operation of a recreational amenity within an existing ski resort area, the project will not physically divide an established community. The project site is designated as a Forest land use, where ski lifts, ski trails and related facilities are permitted principal uses, subject to approval of a Conditional Use Permit. In addition, the site is zoned FOR (Forestry), which also allows for ski lifts and related activities. Therefore, the project is consistent with the General Plan and, in addition, retains the general character of the forest environment.

The project will not 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. The project as designed will avoid environmental effects to sensitive habitat.

A portion of the project area includes existing ski runs that are part of the existing operations of the Sugar Bowl Ski Resort. The construction of an additional chairlift and ski runs will be compatible with the existing operations of the ski resort. As previously discussed, the project will not affect agricultural and timber resources or operations in that the project will not significantly impact soils, farmlands or timber harvest plans or create an incompatible land use.

As proposed, the project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The intent of the project is to provide an additional recreational amenity to an existing resort environment, which will contribute to the economy of the resort. No adverse land use impacts were identified.

**XI. 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:**

The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project area does not contain known mineral resources that would be of value to the region and the residents of the state. The project area is not delineated as a source of any locally-important mineral resources. The development of the site will not result in a loss of availability of such resources.

**XII. 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? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		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? (PLN)				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? (PLN)				X

**Discussion- Items XII-1,2:**

The project site is situated within the existing Sugar Bowl Ski Resort area, an area that is already being utilized for skiing purposes. The existing sources of noise in this vicinity include the noise from chairlift operations, avalanche control, snow making machinery and the noise from skiers and snowboarders. Although there are residences located within the "Village Core" of the Sugar Bowl Ski Resort area, the daily operations of a ski area will not exceed the existing noise thresholds and will not result in any substantial permanent increase in ambient noise levels.

**Discussion- Item XII-3:**

Construction of the proposed project will create a temporary increase in ambient noise levels due to blasting of rock outcrops and minor grading where required to minimize obstacles for skiers and grooming equipment, in addition to the usage of helicopter and large construction equipment for tree removal and tower placement. The following mitigation measure will reduce the impact of construction noise to sensitive receptors that may be affected by these activities:

**Mitigation Measures- Item XII-3:**

MM XII.1 The following standard note will be required on Improvement Plans and will reduce any potential impact from construction noise to less than significant:

*Construction noise emanating from any construction activities for which Improvement Plans are required is prohibited on Sundays and Federal Holidays, and shall only occur:*

- a) *Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)*
- b) *Monday through Friday, 7:00 am to 8:00 pm (during standard time)*
- c) *Saturdays, 8:00 am to 6:00 pm*

*In addition, temporary signs 4 feet x 4 feet shall be located along the perimeter of the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations.*

**Discussion- Items XII-4,5:**

The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not expose people residing or working in the project area to excessive noise levels.

**XIII. 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- All Items:**

The proposed project will not significantly induce population growth, as it is a minor expansion of existing ski resort amenities. The proposed project is a commercial development and will not displace housing.

**XIV. 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? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

**Discussion- Item XIV-1:**

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Items XIV-2,3,5:**

As the proposed project will not significantly increase the number of skiers either on the mountain or in this particular area of the resort, the proposed project will not result in additional demand for sheriff protection, schools or other governmental services.

**Discussion- Item XIV-4:**

The proposed project will not generate any more impacts on the maintenance of public roads than was anticipated with the development of the rest of the Sugar Bowl Ski Resort. Therefore, this is a less than significant impact. No mitigation measures are required.

**XV. 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- All Items:**

Implementation of the proposed project will improve recreational opportunities in the project area, and will not increase the use of any existing neighborhood or regional parks. The construction and operation of this facility will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. No recreational impacts will result.

**XVI. 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, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (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? (PLN)				X

**Discussion- Items XVI-1,2:**

This new chairlift can accommodate an hourly capacity of 1,800 skiers, and will traverse approximately 2,765 horizontal feet and have a vertical rise of approximately 890 feet. Two new ski trails are proposed, both located

49

east of the proposed lift alignment and ending at the proposed bottom terminal. Based on established methodology for calculations of fees for on-mountain resources the Crow's Peak Chairlift is anticipated to generate an average of 7.2 pm peak hour trips.

A Traffic Count and Observation Program report (LSC, March 4, 2013) was submitted with the project application. Some minor observations and recommendations that could be incorporated into the Sugar Bowl Transportation Management Plan were identified. Additionally, existing traffic logs were submitted for previous ski seasons, back to 2007. Based on the data provided, the level of service standard established by the County General Plan for roads affected by project traffic will not be exceeded.

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

**Mitigation Measures- Items XV-1,2:**

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Resort District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$33,044.48.00 for the ski lift project. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion- Item XVI-3:** The construction of the proposed ski lift will not result in increased impacts to vehicle safety due to roadway design features or incompatible uses. There is no impact.

**Discussion- Item XVI-4:** The construction of the proposed ski lift will not result in impacts to emergency access or access to nearby uses. There is no impact.

**Discussion- Item XVI-5:**

There are approximately 2,400 parking spaces for the Sugar Bowl Ski Resort. Once the parking lot is full, customers arriving by automobile are given a discount voucher for another day. In addition, traffic control measures are implemented for peak ski demand days. No significant increase in traffic is anticipated with this project. The project is an amenity to the existing recreational facilities at Sugar Bowl Ski Resort. Project use is largely anticipated to capture existing resort traffic and visitation and offer a new recreational amenity to the resort. As a result of the limited parking capacity at Sugar Bowl, the peak day traffic management plan, and the purpose of the new chairlift as an amenity to the existing ski facilities, the new chairlift will have little or no effect on peak traffic operations on local roads, additional guest traffic impacts; and therefore on-site parking impacts are considered less than significant.

**Discussion- Item XVI-6:** The construction of the proposed ski lift will not cause hazards or barriers for pedestrians or bicyclists. There is no impact.

**Discussion- Item XVI-7:** The construction of the proposed ski lift will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. There is no impact.

**Discussion- Item XVI-8:**

The proposed project will not cause a change in air traffic patterns.

**XVII. 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 XVII-1,2,6:**

The project will not require potable water or wastewater treatment; therefore, the project will not require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities.

**Discussion- Item XVII-3:**

The project will not require sewage disposal and will not require or result in the construction of a new septic system.

**Discussion- Item XVII-4:**

According to drainage report prepared for this project (TLA Engineering & Planning, March 2013), the storm water runoff from the site will not be significantly changed after the proposed project construction. No drainage patterns, drainage areas or watershed characteristics are to be significantly altered. The existing downstream drainage system has the capacity to accept flows from the proposed project, with the exception of an existing culvert near the loading terminal site, which is already permitted for replacement as a separate project. The project's impact due to construction of new stormwater drainage facilities is less than significant. No mitigation measures are required.

**Discussion- Items XVII-5,6,7:**

This project will not require water, sewer, or solid waste disposal services, as the project will not generate wastewater, solid waste or require treated water. Therefore, this project will not result in impacts associated with the provision of water, sewer, or solid waste disposal services.

**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 Wildlife	<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
<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:

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

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

Planning Services Division, Lisa Carnahan, Chairperson  
 Planning Services Division, Air Quality, Lisa Carnahan  
 Engineering and Surveying Division, Sarah Gillmore  
 Department of Public Works, Transportation  
 Environmental Health Services, Justin Hansen  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher



Signature \_\_\_\_\_ Date May 8, 2013  
 E. J. Ivaldi, 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, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input 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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> _____	
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input 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 type="checkbox"/> Sight Distance Exhibit
	<input type="checkbox"/> Tentative Map	
	Planning Services Division, Air Quality	<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 checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____

**Sugar Bowl Crow's Peak Chairlift Project  
Initial Study/Mitigated Negative Declaration  
(PCPA 20120369)  
Errata Sheet**

1. Bottom of Page 12 and Top of Page13 of Initial Study and Checklist – Mitigation Measure VI.4 was unintentionally included within the Mitigated Negative Declaration. The Mitigation Measure is intended for areas within the Lahontan Regional Water Quality Control District, and is not applicable to the proposed project site, as the site is within the Central Valley Regional Water Quality Control District. Therefore, this Mitigation Measure is deleted from the text of the MND as indicated below and is not included as a Condition of Approval of the Project or within the Project's Mitigation Monitoring Reporting Program.

~~MM VI.4 There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD.~~

**Mitigation Monitoring Program –  
Mitigated Negative Declaration PLUS # PCPA 20130369  
for Sugar Bowl Crow’s Peak Chairlift Project**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county’s standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

**Standard Mitigation Monitoring Program (pre project implementation):**

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project’s discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: I.1, I.2, I.3, III.1, III.2, III.3, III.4, IV.1, IV.2, IV.3, IV.4, VI.1, VI.2, VI.3, VI.5, VI.6, VI.7, VI.8, VI.9, VI.10, IX.1, IX.2, IX.3, IX.4, XII.1 and XVI.1.