



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

**PLANNING SERVICES**  
**DIVISION**

Michael J. Johnson, AICP  
Agency Director

Paul Thompson  
Deputy Director, Planning Service

**HEARING DATE:** May 23, 2013  
**ITEM NO.:** 1  
**TIME:** 10:05 AM

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**SUBJECT: CONDITIONAL USE PERMIT (PCPA20130040)**  
**NORTHSTAR FOREST FLYER**  
**MITIGATED NEGATIVE DECLARATION**

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**COMMUNITY PLAN AREA:** Martis Valley Community Plan

**GENERAL PLAN DESIGNATION:** Forest 40-60 Acre Minimum

**ZONING:** FOR (Forestry)

**ASSESSOR'S PARCEL NUMBERS:** 110-050-070

**STAFF PLANNER:** Gerry Haas, Senior Planner

**LOCATION:** The project site is located within the Northstar California Resort, approximately 2.1 miles southwest of the intersection of Northstar Drive and State Route 267, south of the Town of Truckee. The project is proposed at the mid-mountain area of Northstar California,, extending between the Big Springs Lodge and the south (uphill) terminus of the Village Express ski lift.

**APPLICANT:** Jen Mader, Northstar California

**PROPOSAL:**

The applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster to be located at the mid-mountain area of the Northstar Resort.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration (Attachment E) has been prepared for this project and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate by the decision-making body to satisfy the requirements of CEQA, and a recommended finding for this purpose can be found at the end of this staff report

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air

Pollution Control District and the North Tahoe Regional Advisory Council (NTRAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

**BACKGROUND:**

On February 18, 2010, Booth Creek Ski Holdings, Inc. (the previous owners of Northstar California), submitted an Environmental Questionnaire to Placer County for the Alpine Coaster, a toboggan-style downhill coaster ride. The coaster was proposed to be sited between the existing Northstar Village and the mid-mountain complex, running parallel to the Home Run ski run.. That initial proposal generated significant comments from property owners in the vicinity of the Village. The primary concerns expressed at the time were the potential for increases of noise, night-time lighting and traffic to the area.

At the time the Alpine Coaster application was being processed, Booth Creek had initiated the sale of the resort to Vail Resorts. Upon purchase of the resort, Vail Resorts took account of all active projects and withdrew the application for the Alpine Coaster. Shortly afterward, the property owner began efforts to redesign the coaster project in response to the previous public comments received.

On February 19, 2013, Northstar California, on behalf of Vail Resorts, submitted an Environmental Questionnaire for the redesigned and relocated coaster, now referred to as the "Forest Flyer". After a period of review and comment, staff prepared an Initial Study for the project.

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster. The "Forest Flyer" would consist of steel tracks, suspended above the ground on individual towers and footings. The tracks would connect the top and bottom terminal locations, which will be improved with attendant/operator huts (similar to the base facilities at the top and bottom of ski lifts) and a cart storage building. The individual carts can accommodate single or double riders and would be pulled uphill with a 40 horsepower electric motor on a straight track with a single bend. Upon reaching the upper terminal, the carts are released to descend on the winding downhill track, with speed controlled by the riders. The coaster would be operated year round during daylight hours.

The lower station would be located in the vicinity of the Big Springs Day Lodge at mid-mountain, and would consist of the attendant hut, cart storage building and pedestrian access. The tracks would ascend the mountain toward the southwest, terminating at the upper station, just south and uphill of the Village Express Lift top terminal. Guests would access the site from the Village at Northstar by boarding the Big Springs Express Gondola and riding up to the mid-mountain area. The Forest Flyer is envisioned to take advantage of the existing guest amenities at the Big Springs Day Lodge, and would provide an additional activity for summer and winter guests who are already visiting or staying at the resort.

**SITE CHARACTERISTICS:**

The project site is zoned FOR (Forestry) and is characterized by mountainous terrain, consisting of second growth mixed conifer forests at elevations ranging from 6,820 to 7,140 feet. The dominant tree species are white fir and Jeffrey pine, and the understory consists of tobacco brush, greenleaf manzanita and a sparse variety of other vegetation, interspersed with dense forest litter, primarily dead downed trees, branches and leaf litter. The 430-acre parcel includes small watersheds that drain into West Martis Creek, although no wetland habitat occurs within the specific project area. The project site is already developed with existing ski runs, ski lifts, snowmaking infrastructure, the Big Springs Day

Lodge, a skier gondola, the Mid-Mountain Maintenance shop, hiking and biking trails and a cross-country center. All improvements are associated with the operation of the Northstar Ski Resort.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	Martis Valley Community Plan Land Use Designations	Existing Conditions and Improvements
Site	FOR-B-X 160 (Forestry, combining 160 Acre Minimum Lot Size)	Forest 40-60 Acre Minimum	Ski lifts, runs and trails
North	RES-Ds (Resort, combining Design Sierra), RM-B-X-Ds 20 (Residential Multi-Family, combining Design Sierra, combining 20,000 square-foot minimum lot size)	Medium Density Residential 5-10 Dwelling Units per Acre	Ski lifts, runs and trails, commercial and residential resort development
South	same as project site	same as project site	same as project site
East	TPZ (Timberland Production)	same as project site	Undeveloped
West	same as project site	same as project site	same as project site

**DISCUSSION OF ISSUES:**

**Community Plan and Zoning Consistency**

As noted above, the Martis Valley Community Plan land use designation for the project site is Forest (40 to 60-acre minimum), and the Zoning designation for the site is FOR-B-X-160 (Forestry, combining 160-acre minimum lot size). As set forth in Section 17.12.010 (B) (Allowable Land Uses and Permit Requirements) of the Placer County Code, ski lift facilities and ski runs are permitted land uses in the FOR zoning district, subject to the approval of a Conditional Use Permit,

During the review of the proposed project, questions have been raised regarding the appropriateness of the proposed alpine coaster project, and whether or not such a project is consistent with the zoning designation for the project site. The Planning Director conducted research on this issue, and the Director concluded that the proposed coaster is similar in nature to ski lifts and ski runs, which are permitted land uses within the FOR zoning district. In his analysis, the Planning Director concluded the proposed coaster conveys guests up the hill in a manner similar to a ski lift. In the same way, the coaster allows guests to descend the mountain in a way similar to a ski run. While the coaster requires guests to stay within a defined area (unlike a downhill ski run, where the guest can chose a line for decent), the Planning Director concluded the proposed alpine coaster was in fact similar to ski lifts and ski runs.

As set forth in Section 17.02.050 (C) (1) (Allowable Uses – Planning Director Determinations), the Planning Director may determine that a proposed use not listed elsewhere in the County Code is allowable if the Director finds the following:

- a. The proposed use will be consistent with the goals, objectives and policies of the General Plan.
- b. The proposed use will meet the purpose and intent of the zoning district that is applied to the site.
- c. The proposed use will share characteristics common with those listed in the Zoning District, and will not be of a greater intensity, density or generate more environmental impact than the uses listed in the district.
- d. If the use of land involves an agricultural or related use, the Director shall consult with the Agricultural Commissioner.

In his analysis of this current proposal, the Planning Director concluded the proposed use was consistent with the goals, objectives and policies set forth in the Martis Valley Community Plan. The project site is located within an existing ski resort and, as noted above, the Planning Director has concluded the proposed use is similar in nature and character to already permitted land uses within the FOR (Forestry) zoning district. As discussed at length in this report, implementation of the proposed project will not create any environmental impacts that cannot be mitigated to less than significant levels. On the basis of this analysis, the Planning Director finds the proposed use is a permitted use within the FOR (Forestry) zoning district.

#### **Project Relationship to the Northstar Mountain Master Plan**

Concurrent to the processing of this application, Vail Resorts is also processing an application for the Northstar Mountain Master Plan, for which an EIR is currently being prepared. Questions have been raised as to why the proposed project is considered separately and not as a part of the Mountain Master Plan. To this end, some questions have been raised as to whether the independent consideration of the proposed project, outside of the Mountain Master Plan, results in the “peicemealing” of the project as defined by the California Environmental Quality Act.

Staff has determined that it is appropriate under CEQA for the Forest Flyer to be analyzed in a separate environmental document from the Mountain Master Plan project that is currently undergoing the first stages of environmental review at the County. In general, two projects must be analyzed in a single CEQA analysis when the first project is an essential step or necessary precedent to the second project, or when the second project is a reasonably foreseeable consequence of the first. But where the first project is not an essential step to the second, the first project does not limit the mitigation measures or alternatives that can be considered in the second project, or the two projects have independent utility, the two projects can be analyzed separately. Independent utility refers to whether the projects serve different purposes and will be implemented independently of each other.

The Master Plan project is not a reasonably foreseeable consequence of the Forest Flyer. The Forest Flyer project does not commit the applicant or the County to the Master Plan and the Forest Flyer project is not a necessary precedent to the Master Plan. The two projects serve different purposes. The Forest Flyer would add a new attraction to the list of attractions from which visitors to the mountain can currently choose, such as skiing, snowshoeing, ice skating, mountain biking, hiking, and a bungy trampoline. On the other hand, the Master Plan project is a broad project to modernize the entire mountain by improving ski trails and lifts, minimizing cross traffic, relocating hydrants, and installing

new snowmaking lines. The Forest Flyer project will be implemented independently of the Master Plan. Approving the Forest Flyer project would not commit the County to later approving the Master Plan project and would not foreclose the examination of alternatives or mitigation measures for the Master Plan project. For these reasons, staff believes that the Forest Flyer project can be analyzed separately from the Mountain Master Plan, and doing so does not constitute piecemealing of CEQA analysis.

### **Traffic**

Access to the project site will be from State Route 267 and more specifically from Northstar Drive. Parking for the proposed project will be in the existing parking facilities which have already been constructed at the ski resort.

The estimated maximum manufacturer capacity of the proposed coaster is 400 people/hour. However, based upon the physical limitations created by the users of the coaster, and based upon review of another existing coaster facility at Breckenridge Colorado, the maximum design capacity cannot be achieved because of a variety of factors (i.e., slowing the lift in order to assist a child, unplanned stops/starts, gaps in the timing of arriving guests). Based upon analysis of similar, existing alpine coaster facilities, it is estimated that the functional capacity would be approximately 200 people/hour. The coaster would be an accessory amenity to the existing Northstar Resort, utilized primarily by the existing guest and homeowner base at the resort..

Based upon the anticipated use of the proposed project, it was concluded that implementation of the proposed project will result in approximately five new vehicle trips in the PM peak hour. While the cumulative effect of an increase in traffic generated from the project has the potential to create impacts to the area's transportation system, the County has an established fee program that, when implemented, will reduce traffic impacts to less than significant levels. New development within Placer County contributes to the cost of regional circulation system improvements by paying adopted fees. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level through project contribution to this fee program.

### **Drainage**

The Northstar California Resort encompasses a series of different watersheds. Because of concerns raised by some residents within the Aspen Grove community, who feared the proposed project was located within the same watershed as the Northstar Village, the applicant prepared a preliminary drainage report to determine what drainage impacts, if any, may result from the implementation of the project, and whether or not the drainage shed for the proposed project was physically connected to the drainage shed for the Northstar Village area.

The preliminary drainage analysis for the proposed project concluded the culverts and drainageways for the project area drain into a drainage course running northerly past the existing Northstar snowmaking facilities and Northstar Community Services District spring collection facilities. The runoff is then intercepted by the drainage system within Highlands View Road and discharged to the east side of the west fork of West Martis Creek. The existing drainage system of Northstar Village discharges to the west side of West Martis Creek approximately one mile downstream of the Highlands View Road discharge. None of the runoff from the proposed project area is tributary to the existing Northstar Village drainage system (i.e., the drainage for this specific project is not a part of the watershed for the Northstar Village area)

### **Noise**

Implementation of the proposed project has the potential to create new noise impacts that do not already exist in the project area. The project site is situated within the existing Northstar ski resort area, an area that is already being utilized for skiing and other recreational purposes. The existing sources of

noise in the vicinity include the noise from chairlift operations and the noise from skiers and snowboarders in winter and mountain bikers, runners and hikers in the summer. There are no sensitive receptors (i.e., residences) in proximity to this project area.

J.C. Brennan & Associates prepared an Environmental Noise Assessment for the project on February 14, 2013. The assessment considered the existing noise environment of the project site, the location of sensitive receptors, and noise data collected from a similar Forest Flyer project at another location on January 29, 2010 and August 13, 2010. The noise data includes track, motor and rider-vocalized noises (yells and screams). The assessment concluded that the noise levels would not exceed the Placer County 55 decibel average or the 70 decibel maximum at the nearest sensitive receptor, in this case, the approved, but not yet constructed, Highlands II multi-family development approximately 100 feet to the south of the nearest point of the downhill track. Because the nearest sensitive receptor would not experience noise levels that exceed the County standards, potential noise impacts to human sensitive receptors would be less than significant. No mitigation measures are required.

In addition, as discussed in the environmental document prepared for this project, the project is consistent with the Northstar Habitat Management Plan, which identifies the project area as Habitat Management Zone B, which is appropriate for "intensive ski development". This determination is based on reduced potential for wildlife in the vicinity as compared to other, less developed habitat management zones at Northstar. Therefore, potential noise impacts to wildlife would also be less than significant.

### **Aesthetics**

As stated in the environmental document prepared for this project, the project will not have an adverse effect on scenic vistas and will not significantly degrade the existing visual character of the site or its surroundings, because the improvements proposed represent a minor expansion of existing graded and disturbed area. The project is proposed within an area previously disturbed with ski lifts and ski runs, a maintenance building, and other improvements. In addition, the Flyer is designed to move through the trees, not through an open swath of land. As a result, clear cutting is not being requested or proposed and any potential visual impacts from State Route 267 or Interstate 80 would be less than significant.

Regarding the potential for light and glare, the project description submitted by the applicant, states that the Forest Flyer would be operated year round during the following hours: Winter 8:30 A.M to 4:00 P.M. and Summer 10:00 A.M. to 5:00 P.M. During review, staff has determined that specific hours of operation can be difficult to enforce and are ultimately not necessary, provided the coaster operates exclusively during daylight hours. This change from specified hours of operation to a more general daylight restriction does not affect any of the analysis of environmental impacts because the project will not be illuminated or rely on headlights.

### **North Tahoe Regional Advisory Council**

Staff presented this project as an Action Item before the North Tahoe Regional Advisory Council (NTRAC) at its regularly scheduled May 9, 2013 meeting. The NTRAC was divided on its recommendation. A motion to recommend denial of the project was made (Staver) and seconded (Chillemi). However, the resultant vote was split 3-3 (Staver, Chillemi, Siig – aye; Hill, Kojane, Kupec – nay; Danto absent) and the motion failed. No revote was taken and the result was no formal recommendation to the Planning Commission on this proposal.

The three votes to recommend denial of the application were primarily based on the issue of compatibility of an alpine coaster in a mountain setting, and whether such use meets the definition of "accessory uses" as explained by staff. Council member Staver, in particular, felt that allowing this

project would set a precedent for other approval of other amenities that might be less compatible. She questioned whether a ferris wheel could be approved. To which staff responded that any other proposal would undergo the same process of review and public discussion prior to action by the Planning Commission, so the appropriateness of a ferris wheel, or any other amusement, would be decided on a case-by-case basis. Staff also explained that a ferris wheel might not meet the definition of an accessory use as interpreted by staff.

The three council members who voted against the motion to recommend denial expressed that the project would not result in environmental impacts, and that the use would generally compliment the existing array of amenities on the site.

### **Comment Letters**

As of May 16, 2013, staff has received 19 comment letters prior to, and during the public comment period for the MND. Four of the letters express support for the project by adjacent property owners (Northstar Property Owners Association, East West Partners and Northstar Mountain Association) and one letter by an individual property owner/NTRAC member, Dr. Lawrence Danto. The remaining 15 letters express concern and/or opposition to the proposed project. The concerns raised regarding the project primarily focused on noise, traffic, aesthetics and drainage concerns. Issues were also raised regarding zoning consistency and the project's relationship with the Northstar Mountain Master Plan.

### **CONCLUSION:**

Staff review of the project application materials, including all related studies and analyses has led to staff's conclusion that the project, as mitigated through measures identified in the Mitigated Negative Declaration, will not result in any potentially significant environmental impacts. In addition, as discussed above, staff has found that the project is consistent with the Martis Valley Community Plan and Placer County General Plan "Forest" land use designations, as well as the Forestry zone district and land use definitions contained in the Zoning Ordinance.

The comment letters that have been submitted in response to this project raise issues that have been individually considered by staff and have each been addressed in the above Discussion of Issues and also within the attached MND. Staff has determined that the project, if approved as conditioned, would function in a manner similar to the existing ski lifts and ski runs that are already constructed in the project area, and would not substantially change the overall character of the principal use of the site.

### **RECOMMENDATION:**

The Development Review Committee recommends the Planning Commission approve the Conditional Use Permit (PCPA 20130040) for the Forest Flyer project subject to the following findings and attached recommended conditions of approval.

**A. Mitigated Negative Declaration:** The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

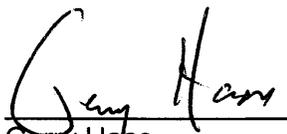
1. The Mitigated Negative Declaration for the Forest Flyer project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: preconstruction surveys for special status species; transportation and circulation impacts remediation and implementation of Best Management Practices and stormwater requirements for water quality impacts.

2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program (Attachment F) prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

**B. Conditional Use Permit:** The Planning Commission, having considered the staff report, supporting documents, comment letters and public testimony, makes the following findings and approves a conditional use permit for the Forest Flyer project subject to the conditions attached to the staff report as Attachment A:

1. The proposed use is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters in this code. The proposed project is consistent with the standards set forth by the FOR (Forestry) zoning district under the provisions of the Section 17.12.010 of the Zoning Ordinance.
2. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan and the Martis Valley Community Plan.
3. The establishment, maintenance or operation of the proposed use 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 vicinity of the project, nor will it be detrimental or injurious to property or improvements in the vicinity or to the general welfare of the County. The proposed use will be conducted in an area that is already improved with similar outdoor commercial recreation and is therefore unlikely to be the cause of any negative impacts to the surrounding land uses.
4. The proposed uses will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed uses will not generate a volume of traffic beyond the design capacity of all roads providing access to the parcel.

Respectfully submitted,

  
Gerry Haas  
Senior Planner

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan
- Attachment D – Comment Letters
- Attachment E – Mitigated Negative Declaration
- Attachment F – Mitigation Monitoring and Reporting Program

cc: Jen Mader, Northstar California  
Phil Frantz – Engineering and Surveying Division  
Amber Conboy – Department of Public Works  
Janelle Heinzler – Special Districts  
Justin Hansen – Environmental Health Services  
Andy Fisher – Placer County Parks Division  
Tom Thompson – Air Pollution Control District  
Karin Schwab – County Counsel's Office  
Michael Johnson – CDRA Director  
Paul Thompson – Deputy Planning Director  
George Rosasco – Supervising Planner  
Northstar Fire Protection District  
Subject file



**RECOMMENDED CONDITIONS OF APPROVAL –  
CONDITIONAL USE PERMIT "NORTHSTAR FOREST FLYER"  
(PCPA-20130040)**

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***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 allows for the construction and operation of an alpine coaster to be located southeast of the existing Big Springs Day Lodge at Northstar Resort on Assessor's Parcel Number 110-050-070-000. The coaster shall operate only during daylight hours.

**BIOLOGICAL RESOURCES**

2. 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)**

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

If site disturbance is proposed within the project area between March 15 and August 31, a pre-construction survey shall be performed by a qualified biologist to determine whether any of the following species are present: *Cooper's hawk, sharp-shinned hawk, California spotted owl, olive-sided flycatcher, hermit warbler, Sierra Nevada snowshoe hare and American marten*. A report summarizing the results of the survey shall be provided to the Development Review Committee (DRC) and to the California Department of Fish and Wildlife (CDFW), within fourteen (14) days of report preparation. If any of these species, or any active nest is identified, appropriate mitigation measures shall be development and implemented in consultation with CDFW and the DRC. No construction, tree removal

or grading activities shall be initiated until appropriate protection measures for the individual species/nests are implemented. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. Trees removed by the project, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. (MM IV.1) (PLN)

## **IMPROVEMENTS/IMPROVEMENT PLANS**

4. 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 physical improvements as required by the 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 fees and Placer County Fire Department improvement plan review and inspection fees if applicable, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). 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.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

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)

5. 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 (except per a current Timber Harvest Plan) 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  
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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)**

6. **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)**

7. 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.12 (ESD)**

8. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, 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 off-site improvements and drainage easements to accommodate flows from this 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)**

9. The Improvement Plan submittal and Final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions (i.e. retention/detention facilities, infiltration, storm water routing methods, etc.).

Any retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final drainage report, delete this

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requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **MM IX.2 (ESD)**

10. 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 Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Waterbars, Straw Wattles, Hydroseeding (EC-4), Silt Fence (SE-1), Construction Fencing, Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), Storm Drain Inlet Protection (SE-10), staging areas, drip line trenches, and revegetation techniques.

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: Revegetation and soil stabilization, water bars, drip line trenches, etc. 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. 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.3 (ESD)**

11. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **MM VI.4 (ESD)**

12. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency 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)**

13. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with permits/comments from the Lahontan Regional Water Quality Control Board indicating its approval. **(ESD)**

## **GRADING**

14. 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 **(ESD)**

15. No grading operations shall occur under saturated soil conditions. MM VI.6 **(ESD)**

16. Truck routes are to be located across existing logging roads. MM VI.9 **(ESD)**

17. Existing drainage patterns shall not be significantly modified. MM VI.13 **(ESD)**

18. Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures to prevent erosion. MM VI.14 **(ESD)**

19. All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance. MM VI.15 **(ESD)**

20. During construction, temporary gravel, straw bale, earthen, or sandbag dikes and/or nonwoven filter fabric fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. MM VI.16 **(ESD)**

21. Revegetated areas shall be continually maintained in order to assure adequate growth and root development. Erosion control facilities shall be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities. MM VI.17 **(ESD)**

22. All topsoil shall be salvaged wherever excavation is to take place. Topsoil is defined as the organic-rich layer of soil immediately under the duff layer or, where no duff exists, the upper portion of the soil profile. Topsoil depth shall consist of at least the top three inches and may extend to a depth of 12 inches in some instances.

Topsoil shall be stored with a minimum of handling. Stripped topsoil shall be pushed back so that subsoil spoil material is not mixed with topsoil. Stockpiled topsoil shall not be piled or compacted in a manner that significantly alters its inherent density, water holding capacity, or infiltration. Topsoil shall be stockpiled for no longer than three months. Topsoil shall be replaced during replanting activities.

Topsoil stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. MM VI.7 **(ESD)**

23. Cut slopes would be constructed with mechanical stabilization and revegetation, and/or reinforced based on geotechnical recommendations. The applicant shall retain a geotechnical engineer to perform construction observation for grading activities. MM VI.8 (ESD)

24. 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.10 (ESD)

25. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. MM VI.11 (ESD)

### CULTURAL RESOURCES

26. The Improvement Plans shall include a note stating that "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 Department 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 Department. 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." (MM V.1) (PLN)

### FEES

27. 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 Recorders 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 the appeal period has expired (final project approval).**

28. Prior to Improvement Plan approval, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Tahoe), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$29,021.95 (based on trips associated with 5 new employees). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. MM XVI.1 (ESD)

## ENVIRONMENTAL HEALTH

29. 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 Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

30. 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)

31. 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)

32. Prior to building permit final, the property owner shall submit 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)

## NOISE

33. Construction noise emanating from any construction activities for which a Grading or Building Permit is 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, a temporary sign 4 feet x 4 feet shall be located at the base of the project, as determined by the Development Review Committee. Said sign 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. This condition shall be included on the Improvement Plans.

Quiet activities, which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (PLN)

## AIR QUALITY

34. Prior to approval of 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.1) (PLN-AQ)**

35. 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.2) (PLN-AQ)**

36. Include the following standard notes on the Improvement Plan:

- A. 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.
- B. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- C. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- D. 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).
- E. 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.
- F. 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.

- G. 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.
- H. 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.
- I. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- J. 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.3)(PLN-AQ)**

37. The applicant shall comply with any conditions imposed by the United States Forestry, the California Department of Forestry and Fire Protection and/or the serving fire district. **(PLN)**

#### **MISCELLANEOUS CONDITIONS**

38. The applicant shall 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 attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project know as the Northstar Forest Flyer. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription 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 written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

39. The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

40. Prior to Improvement Plan approval: This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Engineering and Surveying Department. **(ESD)**

## **EXERCISE OF PERMIT**

41. The effective date of approval is May 23, 2013. The applicant shall have twenty-four (24) months to exercise this Conditional Use Permit through issuance of a Building Permit. Unless exercised, this approval shall expire on April 3, 2015.

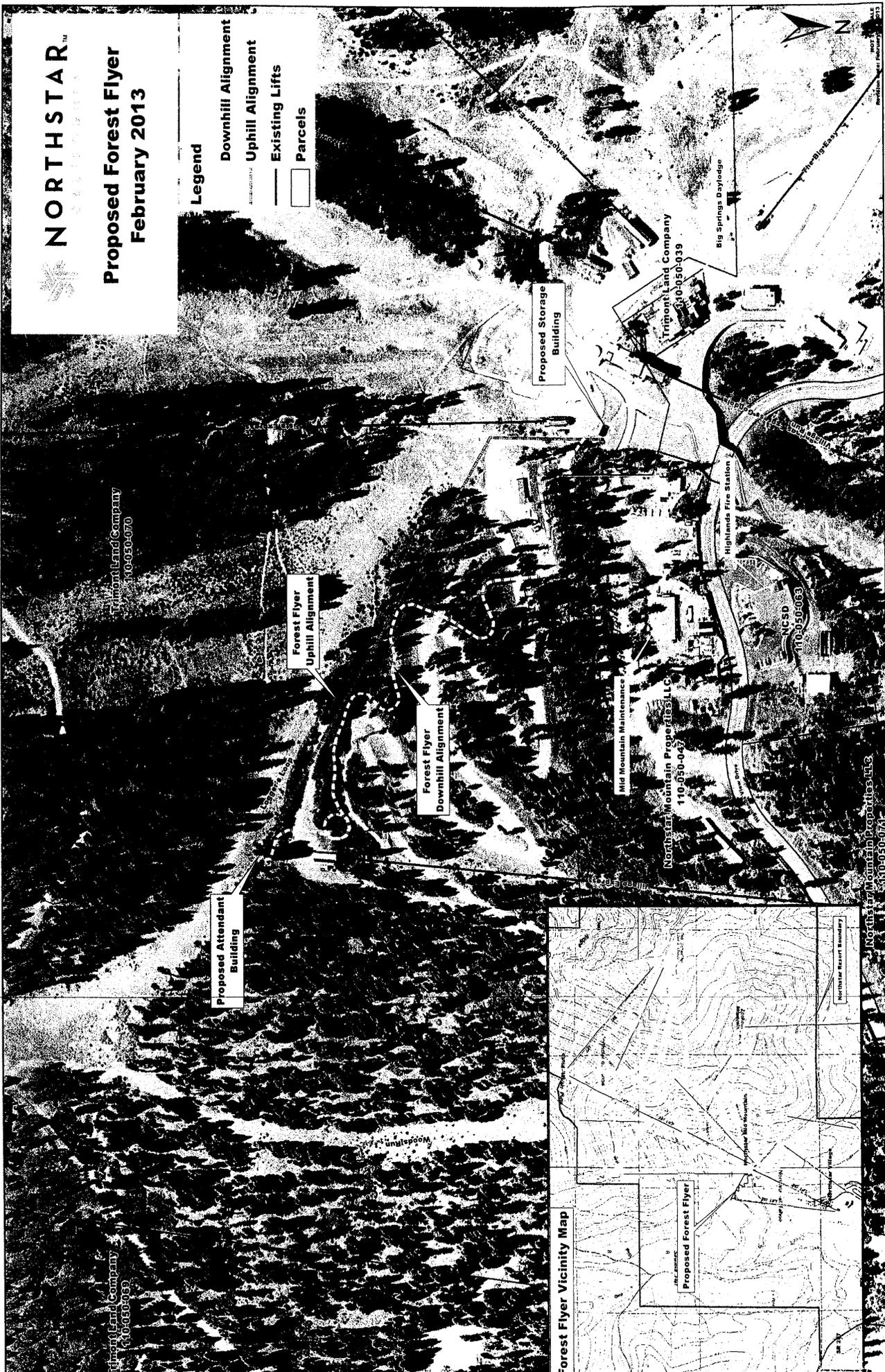


**NORTHSTAR™**

**Proposed Forest Flyer  
February 2013**

**Legend**

- Downhill Alignment
- Uphill Alignment
- Existing Lifts
- Parcels



Timpront Land Company  
110-050-070

Forest Flyer  
Uphill Alignment

Forest Flyer  
Downhill Alignment

Proposed Attendant  
Building

Proposed Storage  
Building

Mid Mountain Maintenance

Northstar Mountain Properties LLC  
110-050-067

Highlands Fire Station

Timpront Land Company  
110-050-039

Big Springs Dey Lodge

Highlands Road

Forest Flyer Vicinity Map

Proposed Forest Flyer

Northstar Mountain Properties LLC  
110-050-074

## Maywan Krach

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**From:** William Hoffman [bilhof@comcast.net]  
**Sent:** Thursday, May 02, 2013 12:06 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** bobthorn@comcast.net  
**Subject:** Forest Flyer project

Dear Maywan Krach,

I am a homeowner in the Aspen Grove Condominiums adjacent to the New Northstar Village. I'm writing to oppose the approval of the proposed forest flyer roller coaster and request a suspension of the current application due to pending resolution of outstanding violations from the Northstar Village project. Placer County Superior Court has ruled that Northstar is in violation of the conditions of approval and county codes for the placement of a retention basin directly upslope from our community.

I oppose the segmentation of the forest flyer project from the Northstar Mountain Master Plan. The proposed roller coaster does not fall under the designation of ski lift facilities or ski runs. This amusement park ride is a non allowed use under the forestry designation and should not be allowed. The California Environmental Quality Act would be violated by the noise generated by this roller coaster. Northstar currently has a noise problem with properties adjacent to the new Highlands Gondola to the Ritz Carlton. The gondola noise problem has not been resolved. The retention pond above Aspen Grove continues to impact our association with constant water trespass. Why would you allow yet another project when Northstar has shown such disregard for neighboring communities in previous projects?

I urge you to suspend the application pending resolution of violation of existing conditions of approval for the Northstar Village.

Sincerely,

William Hoffman  
3177 Aspen Grove Road  
Northstar, CA 96161

## Maywan Krach

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**From:** Philip Matin [pmatin@jps.net]  
**Sent:** Thursday, May 02, 2013 11:34 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** NORTHSTAR fOREST fLYER

Dear Placer County Representative:

Please add my objection to building the "Forest Flyer" project at the Northstar Resort.

The Aspen Grove Association has clearly outlined their reasons for objecting to the project and it is not necessary for me to repeat them to you.

However, to say that the project will not generate more traffic is ludicrous. It is an example of how flawed the planned project is.

It is no wonder that Squaw Valley withdrew their plans for a similar project.

Thank you for considering this opinion.

Philip Matin

**Maywan Krach**

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**From:** ymerrick@comcast.net  
**Sent:** Thursday, May 02, 2013 12:18 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed Northstar Forest Flyer roller coaster

Maywan Krach  
Community Development Technician

My husband and I have been homeowners at Northstar since 1989. Since that time there have been many changes to the community. Hundreds of beautiful trees have been replaced by buildings and parking lots and environmental and personal property damage has been created. Now the developers want to add a roller coaster to intrude even more to the quiet and tranquility of the area. The reason we live here is for the natural beauty of the trees and mountains not for a carnival atmosphere. If I wanted to live near a "Disneyland", I would have bought a place in Anaheim. I understand that Squaw Valley did not want this type of "roller coaster" in their area and we the residents of Northstar don't want it either.

Sincerely,  
Yvonne Merrick  
3146 Aspen Grove  
Northstar

## Maywan Krach

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**From:** Gabrielle Middleton and Greg Snow [gabandgreg@gmail.com]  
**Sent:** Friday, May 03, 2013 11:09 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Comments Regarding Northstar Forest Flyer Roller Coaster

Dear Maywan Krach:

I am a homeowner in the Aspen Grove Condominiums adjacent to the New Northstar Village (3042 Silver Strike).

I am writing to oppose the approval of the proposed Forest Flyer roller coaster and request a suspension of the current application due to pending resolution of outstanding violations from the Northstar Village project. Placer County Superior Court has ruled that Northstar is in violation of the conditions of approval and county codes for the placement of a retention basin directly upslope from our community.

I oppose the segmentation of the Forest Flyer project from the Northstar Mountain Master Plan. The proposed roller coaster does not fall under the designation of ski lift facilities or ski runs. This amusement park ride is a non-allowed use under the forestry designation and should not be allowed. The California Environmental Quality Act would be violated by the noise generated by this roller coaster. Northstar currently has a noise problem with properties adjacent to the new Highlands Gondola to the Ritz Carlton. The gondola noise problem has not been resolved. The retention pond above Aspen Grove continues to impact our association with constant water trespass.

I do not understand why you would allow another project when Northstar has shown such disregard for neighboring communities in previous projects.

I urge you to suspend this application pending resolution of violation of existing conditions of approval for the Northstar Village.

Sincerely,

Gabrielle Middleton  
244 Waterman Circle  
Danville, CA 94526  
Cell: 510-381-1290

## Maywan Krach

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**From:** Robin Rakusin [robin@rakusin.com]  
**Sent:** Thursday, May 02, 2013 5:39 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** 'Robin Rakusin'  
**Subject:** URGENT: STOP THE FLYER PROJECT

Dear Maywan,

As a long-time homeowner at Aspen Grove, Northstar, I am alarmed that the county is even considering allowing the Flyer Project to even exist within the Northstar Mountain Master Plan ("NMMP") or as a stand-alone project. This is a ski mountain that is also used in the summer for hiking and mountain biking, neither of which disturb the residents with noise or disturbance of the trees.

I am wondering when the Environmental Impact Report ("EIR") for the NMMP will be ready as I would like to read it to see how in the world you could permit the Flyer Project in the first place and to even consider it without taking into account the full NMMP. Segregating projects is not the purpose of a MASTER PLAN.

Furthermore, suspension of Application Pending Resolution of Violation of Existing Conditions of Approval For the Northstar Village – Based on the Placer County Superior Court's Judgment and findings contained in the Statement of Decision in the action related to the retention basin, the applicant is currently in violation of its existing Conditions of Approval (SUB-416/CUP-2938) for the Northstar Village and applicable County Codes and regulations. Processing of the current application should be suspended pending resolution of the outstanding violations.

Another concern I have is traffic – there is no way a roller coaster is being considered to not generate additional traffic and revenue – no one invests in projects that won't make them money. We don't want or need additional traffic to Northstar resulting in more congestion, exhaust, and noise for an amusement park. We bought property there years ago as a mountain retreat. We want to listen to the stream and the birds from our condo, NOT roller coaster noise.

I also want you to enforce Northstar's Forestry Designation – Under the existing zoning designation, the County can allow "Ski lift facilities" and "ski runs" upon approval of a conditional use permit. The proposed roller coaster does not fall under the definition of these uses. The County does not have permission to permit a roller coaster – Squaw Valley tried this but had to withdraw its proposal as well.

Finally, the law requires a full EIR as required by law and that would make sure anything added to Northstar would fall under its Forestry Designation.

PLEASE stop the Flyer Project. There used to be an outdoor area where the village is now. It had zip lines, climbing large trees, geo-caching, etc. All activities that would be for the guests and residents of Northstar. Please consider putting those back for summer activities.

Sincerely,

Robin P. Rakusin  
Kate Whittley  
3115 Aspen Grove  
Northstar

## Maywan Krach

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**From:** Susan Zoellner [susiezoellner@gmail.com]  
**Sent:** Thursday, May 02, 2013 1:30 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Roller Coaster at Northstar

You have to be kidding!!! I thought this idea had died a long time ago. I own 3021 Silver Strike, a condo in Aspen Grove. No way do I want any more development on this mountain. I have been here since 1989. I do not come to the mountains to hear Great America rides with people screaming during hours we try to relax. Someone is just looking for another way to earn a buck. No Thanks!

For all the time and effort spent on these ridiculous developments, I would rather see Placer County enforcing the judgements against the retention pond the developers who put it there, and make our mountain healthy again. Susan Zoellner

**Maywan Krach**

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**From:** Ed Kimball <edkimballchico@gmail.com>  
**Sent:** Friday, May 10, 2013 12:31 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** I URGE YOU TO REJECT THE PROPOSED PROJECT Northstar Forest Flyer (PCPA 20130040)

AS A NORTHSTAR PROPERTY OWNER (#110-150-013-000) I URGE YOU TO REJECT THE PROPOSED PROJECT Northstar Forest Flyer (PCPA 20130040).

As a long time owner in Aspen Grove at Northstar, I would urge you to reject the Forest Flyer Project. Aspen Grove is in a very serious and damaging law suit with those proposing the project and until the retention pond issue is settled those proposing the project should not be allowed to proceed.

Processing of the current application should be rejected based on the Placer County Superior Court's Judgment and findings contained in the Statement of Decision in the action related to the retention basin, the applicant is currently in violation of its existing Conditions of Approval (SUB-416/CUP-2938) for the Northstar Village and applicable County Codes and regulations.

Ed Kimball

Owner of Parcel 110-150-013-000

3073 Silver Strike

Northstar

Truckee, CA 96161

## Maywan Krach

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**From:** Fred and Ann <fredandannl@aol.com>  
**Sent:** Thursday, May 09, 2013 4:35 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Mitigated Negative Declaration Northstar Forest Flyer

To Maywan Krach,

We are owners of a condominium at Northstar California and wish to object to the development of the Forest Flyer roller coaster at the Northstar property. We feel it will be a negative impact on the surrounding property. Our property is in the Aspen Grove area and many of our neighbors have already been adversely effected by development at the Northstar Village and other properties(water seepage from badly designed drainage). A roller coaster would bring noise and traffic to an area with a forestry designation. Thank you for your attention to this matter. Fred&Ann Laubscher

## Maywan Krach

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**From:** Rachel Pham <rachelpham@me.com>  
**Sent:** Monday, May 13, 2013 7:11 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** MND for the Northstar Forest Flyer

Maywan Krach,  
Please hear our voice in this process. We are new home owners at Northstar and strongly against the approval of the Northstar Forest Flyer.

This roller coaster will have a direct negative impact on our new home. We purchased our home as a place to get away and relax in the peaceful mountain community. As it is, Northstar is maxed out with attractions. The Northstar Forest Flyer not only will have a negative environmental impact to the mountain, but also to our investment. There is already a high level of noise and traffic that leads to the Northstar village on a daily basis. We have learned that we need to time our visits in & out of the resort or to the village wisely as we can get stuck in traffic. We are woken up early in the morning with the buzz of traffic, similar to that of living in a city. The Northstar Forest Flyer will only make this worse. Summer at Northstar is peaceful and quiet and that was the main reason for our purchase in the area. The Northstar Forest Flyer will have a huge negative impact during the summer.

Moreover, the Northstar Forest Flyer is not a standard ski resort attraction. How could such an attraction be permitted? We chose our Northstar home carefully and didn't intend on living next to the sounds of a Boardwalk amusement park.

Finally, how is it that this Northstar Forest Flyer project is being approved out of context of the larger planning process for the mountain? The Northstar Forest Flyer is NOT the right attraction for the Northstar community and the project needs to be rejected.

Thank you for your consideration.

Rachel & Trac Pham  
owners at Aspen Grove

## Maywan Krach

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**From:** Andrew Sackheim <asackheim@relglaw.com>  
**Sent:** Sunday, May 12, 2013 3:14 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Michael Johnson; EJ Ivaldi  
**Subject:** Opposition to Proposed Forest Flyer Project

Dear Ms. Krach-

As a long time property owner in the Aspen Grove section of Northstar, I am strongly opposed to the proposed Northstar Forest Flyer Project.

While my objections are numerous, as a lawyer and developer I feel compelled to respect the private property rights of the Applicant, with one significant and overwhelming exception. As you may know, the predecessor in interest to the Applicant (and now the Applicant) has embarked on a reckless and costly course of action to both me and the approximately 100 other property owners in Aspen Grove.

This course of action has resulted in more than \$2 million of actual damages to the aforementioned property owners and should not be ignored by the governmental agencies having jurisdiction over the matters at issue. The Applicant's predecessor violated multiple agreements and conditions of approval established by Placer County in constructing a retention pond in an unapproved location and without approved plans in upslope proximity to Aspen Grove. After multiple years of litigation and refusal to mitigate extensive and ongoing litigation, pursuant to which the court has ruled against Applicant's predecessors, now the Applicant continues to refuse to mitigate ongoing damages and chooses instead to appeal the litigation which will surely cost the Aspen Grove property owners in excess of \$1 million in additional damages and expenses.

In light of this irresponsible and reckless course of action, the Applicant should not be allowed to pursue entitlements (many of which are discretionary) for new and additional impacts against the same group of property owners without first remedying the first and significant violation of law that has been perpetrated against both the property owners and Placer County.

For the reasons stated above, at the present time I withhold all of my technical objections to the legal non-compliances with the proposed plan.

Thank you for your consideration.

Respectfully submitted,  
Andrew Sackheim  
3014 Silver Strike, Truckee

Andrew F. Sackheim  
Real Estate Law Group LLP  
3455 American River Drive, Suite C  
Sacramento, CA 95864

Email: [asackheim@relglaw.com](mailto:asackheim@relglaw.com)  
Website: <http://www.relglaw.com>  
Telephone: (916) 484-2600  
Facsimile: (916) 484-2601

## Maywan Krach

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**From:** Pete Vall-Spinosa <petevall@hotmail.com>  
**Sent:** Friday, May 10, 2013 3:05 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** rolloer coaster at Northstar

Attention Maywan Krach, Community Development Technician

Sirs:

We are very concerned about the purposal to build a roller coaster at Northstar Resort.

We are property owners at Northstar for reasons which are directly opposite of such a thing as a roller coaster. We go there because it is for skiing, biking, hiking and golf. A Rec center serves the swimming purposes for those not wishing to drive to Lake Tahoe. These activities all create limited noise and make a natural use of land as it was originally developed and has remained for over 40 years. A roller coaster consisting of steel rails and lots of noise from riders is in direct opposition of the appeal of going to the mountain in the first place.

This idea was stopped at Squaw Valley for the very same reasons. It simply is incoherent that such a proposal should have any more creditability at Northstar.

In Europe it is not unusual for bobsled type slides down mountains. These probably have less harmful impacts on the environment than bike trails. Riders glide down on the dug in tracks in sliding sleds and take a chair to get back up. Everything fits with the original and major reason for the resort, skiing in the winter. Let thrill seekers go to a local carnival roller coaster.

This idea is counter intuitive. People who own second homes in mountainous areas don't buy them to be near noise creating devices. The decision here has to be for the best and highest return on the development cost which is definitely not value depreciating noisy roller coasters.

Thank you,

Pete and Christine Vall-Spinosa  
8623 NE 7th Street  
Medina, Washington 98039

Northstar Mountain Association  
PO Box 838  
Truckee, CA 96160

April 23, 2013

Michael Johnson, Agency Director  
Placer County Community Development Resource Agency  
3091 County Center Drive  
Auburn CA 95603

Dear Michael,

This letter is provided in support of the Northstar Forest Flyer project on behalf of the Northstar Mountain Association. The Northstar Mountain Association represents over 1,400 current and future Northstar residential and commercial owners.

The Forest Flyer will provide an additional opportunity for the many outdoor enthusiasts who visit the resort to experience the mountain environment. The project accommodates guests of all ages and abilities. The Forest Flyer allows guests to connect to the outdoors and experience travelling through the forest in a new and exciting way. The project will benefit the Northstar community by offering this additional facility which complements existing resort activities and diversifies the resort amenities.

We commend the project plan which incorporates components of the Northstar Habitat Management Plan (HMP). The project is sited at an appropriate location in the mid-mountain area amongst existing ski runs, ski lifts and future development. The project has incorporated HMP design standards including project planning to avoid impacts to sensitive resources including special status wildlife species, surface waters, and wetlands.

We encourage Placer County to approve this project as it offers a unique new experience for resort guests and has demonstrated conscientious site planning.

On behalf of the Northstar Mountain Association Board of Directors,

Sincerely,

A handwritten signature in black ink, appearing to read 'James Telling', with a stylized flourish extending to the right.

James Telling  
Northstar Mountain Association, President

## Jen Mader

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**From:** Jen Mader  
**Sent:** Thursday, May 09, 2013 11:56 AM  
**To:** Jen Mader  
**Subject:** FW: April and May NTRAC Meetings

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**From:** LAWRENCE DANTO MD [<mailto:ladanto@me.com>]  
**Sent:** Tuesday, April 02, 2013 10:55 AM  
**To:** Lolly Kupec  
**Cc:** Jennifer Montgomery; Steve Kastan; Bill Rock  
**Subject:** April and May NTRAC Meetings

Hi Lolly,

As you know, I'm newly appointed to NTRAC. I live in Northstar and am on the NPOA Board. Though eager to be a responsible NTRAC member, I'm somewhat embarrassed that I won't be able to attend the April and May meetings.

I don't know when the Northstar Mountain Flyer and Master Plan will be on our agenda but it will probably be soon. The Council should know that the N\* community has been involved by Vail in reviewing what will be presented to the Board of Supervisors. We are in general support and with no major objections. NPOA feels that, while not every person's ideal, Vail has done a responsible job with the plan and has been responsive to our community's concerns. Specifically, moving the Flyer from the N\* Village to the mid-mountain area is the right thing to do. Also of note is that Vail will continue glading practices which, while making tree skiing better and safer, actually improves the health of the forest. Hope it's OK that I have taken the liberty of copying Bill Rock on this particular communication.

Look forward to meeting you and the other council members. I'm happy to contribute via email or phone as the need arises.

Larry



Lawrence A. Danto MD FACS  
530-906-1160

east west

April 19, 2013

Michael Johnson, Agency Director  
Placer County Community Development Resource Agency  
3091 County Center Drive  
Auburn CA 95603

Dear Michael,

This letter is provided in support of the Northstar Forest Flyer project. The project is proposed on land that is adjacent to land owned by Northstar Mountain Properties.

The Forest Flyer will provide an additional opportunity for the many outdoor enthusiasts who visit the resort to experience the mountain environment. The project accommodates guests of all ages and abilities. The project will benefit the Northstar community by offering this additional facility which complements existing resort activities and diversifies the resort amenities.

We commend the project plan that incorporates components of the Northstar Habitat Management Plan (HMP). The project is sited at an appropriate location in the mid-mountain area amongst existing ski runs, ski lifts, and roadways. The project has incorporated HMP design standards including project planning to avoid impacts to sensitive resources including special status wildlife species, surface waters, and wetlands.

We encourage Placer County to approve this project as it offers a unique new experience for resort guests.

Sincerely,

Northstar Mountain Properties

  
Jim Telling

# northstar property owners association

March 15, 2013

Michael Johnson, Agency Director  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Dear Michael,

Please accept the following comments on the Northstar Forest Flyer (PCPA 20130040), 1<sup>st</sup> Submittal.

NPOA has been anticipating this project submittal for some time. Originally proposed by Booth Creek, it was called the Alpine Coaster. Our association, for the most part, received very favorable comments with the exception of the location.

Originally proposed to be located down near the Village and in between the NPOA Recreation Center and Ski Trails Condominiums our membership and Board of Directors were opposed to this location.

NPOA appreciates Vail Resorts/Northstar California's evaluation of our earlier input and their decision to relocate the project up above "mid-mountain" where the impact to residential and other recreational sensory areas will not be negative.

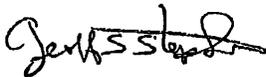
NPOA also submitted a series of general project questions to Vail several weeks ago and are satisfied with their response. Those questions included, but were not limited to parking, screening, lighting and hours of operation.

Our only remaining concern is noise. We have read the noise study and believe the project will not create a negative impact on the community and surrounding area, but would like to emphasize and request the county staff examine this point of concern carefully.

We look forward to a completed project that will continue to complement and enhance the overall year round experience for our members and their guests.

Thank you for the opportunity to provide input to you on the Forest Flyer.

At the direction of the Board of Directors,



Geoff S. Stephens  
General Manger

## Maywan Krach

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**From:** Gerry Haas  
**Sent:** Thursday, May 09, 2013 2:05 PM  
**To:** Maywan Krach  
**Subject:** FW: Per your request- my questions on the Forest Flyer

**From:** Ellie [mailto:tahoellie@yahoo.com]  
**Sent:** Thursday, April 11, 2013 8:52 PM  
**To:** Gerry Haas  
**Subject:** Per your request- my questions on the Forest Flyer

Hi Gerry- per your request- my questions are below

NTRAC comments Ellie Waller April 11, 2013  
The Northstar Forest Flyer project.

Visual impacts need to be studied. Even if it will only be visible to the skiers at mid- mountain could there be other visual impacts at Hwy 267 or Truckee? A study will qualify the answers if impacts exist.

Potential noise issues: noise impacts to outlying conservation areas as noted in the Habitat Management Plan, as the vibrations and noise could affect the wildlife in conservation zones. The Master Plan EIR will examine both project and program level components and will be prepared in accordance with the CEQA Statutes, CEQA Guidelines, and Placer County's Environmental Review Ordinance.

The EIR will identify feasible mitigation measures to reduce or avoid impacts, will consider project alternatives, and will evaluate the project's potential to contribute to cumulative impacts in the region. This is another case for it to be incorporated into the Master Plan EIR.

I do not believe a Negative Dec will provide enough analysis.

Given the NMMP includes mountain improvements proposed over the next 10 – 15 years, project build out would likely occur between 2024 and 2029. When is it proposed to build the Forest Flyer?

This amusement must be added to the Northstar Master Plan EIS. The title Master Plan is the key.  
Dictionary of Business Terms  
master plan

**General:** overall strategy.

**Real estate:** document that describes, in narrative and with maps, an overall development concept of a city or planned-use development.

Why is this any different than erecting a ski lift?

**In the Frequently Asked Questions section of the Master Plan – it is stated: How do the proposed project improvements move Northstar in the direction of more of a destination resort than a day ski area?**

The proposed project improvements will provide resort guests with a wider, more diverse array of terrain offerings and recreational activities, facilitating an improved and extended vacation experience for the destination and day use guest. Is this not a recreational amenity just like a ski lift? It must be studied in the Master Plan.

What is the status of the of Breckenridge Forest Flyers? Will the Northstar Flyer be more like the Adventure Ridge Flyer on an elevated track up to 15 feet above the ground with track elevation features for anticipated snow depth, individual carts that accommodate one or 2 riders, top speed of 25mph , operate at night and in the snow with possible low wattage headlights? It is also stated that a 10 to 15 foot wide corridor of vegetation removal is required.

Or will it be more like the Pride Express Flyer which is proposed as a longer more adventurous experience? The Rodel Bahn Coaster differs from the Adventure Ridge flyer as it is at roughly ground level which would preclude it from winter use.

Again, why is this not included in the Northstar Master Plan? It should not be a stand alone Negative Dec.

## Maywan Krach

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**From:** Lynn Harman <lharman@comcast.net>  
**Sent:** Thursday, May 16, 2013 10:36 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Northstar priojet

I have a condo in Aspen Grove that backs on the forest where they are talking about putting a giant slide. Please deny this request. It would spoil the peacefulness of the forest. Thank you.

Lynn Harman  
3116 Aspen Grove  
Northstar

## Maywan Krach

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**From:** Paul Sax <pjsax@comcast.net>  
**Sent:** Thursday, May 16, 2013 10:23 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed Northstar "Forest Flyer"

I am an Aspen Grove homeowner and strongly object to the Northstar "Forest Flyer" proposal of Vail Resorts described in your Mitigated Negative Declaration.

It is unconscionable to seriously consider installing a carnival style roller coaster in an area that is, in the summertime when it would be operated, a pastoral mountain setting. The area is then used for hiking, biking and outdoor recreation. The peace and quiet at that time is an important part of the outdoor experience. The noise of a roller coaster would destroy that. The MND speaks to ambient noise level averages; such averages have little relevance when measuring the effect on a summertime mountain setting.

Nor does the MND address the issue of increased vehicular traffic in the summertime, when the relative lack of it is an important aspect of the community, which at that time fosters outdoor walking, hiking and biking. Those pleasant outdoor activities would be made more dangerous by the substantial traffic increase the owners necessarily would invite in order to make this carnival-like adventure profitable.

Probably most important, Vail Resorts is the local scofflaw, defiant of local rules, ordinances and now court orders. They have been found to have inflicted great damage, and to continue to inflict damage, on local residents by their voracious development practices. I am informed that they are now in violation of your Conditions of Approval of Northstar Village, as well as County Codes and rules, in the context of the retention basin litigation. It is the responsibility of local government to stand up for its residents, if not for itself, to shut down all forms of approval for Vail Resorts until they are in full and complete compliance with all local ordinances, rules and the findings of the courts. Do not be swayed by the notion that they have filed an appeal of one issue or another in order to continue to try to wear down the local residents; the trier of fact, our Superior Court, has heard and decided the facts of Vail Resorts' conduct, and exposed them for what they are. Do not give them an opportunity to do more of the same.

Paul J. Sax  
3088 Northstar Drive  
Truckee, CA

Debbie J Fields  
4685 Klamath Ct  
Pleasanton, CA 94566

3001 Silver Strike  
Northstar

May 15, 2013

Maywan Krach  
Community Development Technician  
3091 County Center Drive  
Suite 190  
Auburn, CA 95603

Dear Placer County Environmental Coordination Services:

I am writing to comment on the Mitigated Negative Declaration ("MND") for the Northstar Forest Flyer roller coaster. *As a decades long homeowner at Northstar, I urge the county of Placer to NOT approve the Northstar Forest Flyer project.*

The project should be *rejected* for the following reasons:

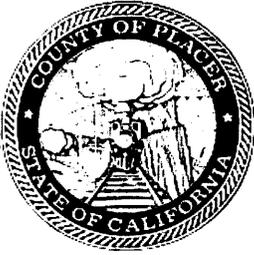
1. Suspension of Application Pending Resolution of Violation of Existing Conditions of Approval For the Northstar Village - Based on the Placer County Superior Court's Judgment and findings contained in the Statement of Decision in the action related to the retention basin, the applicant is currently in violation of its existing Conditions of Approval (SUB-416/CUP-2938) for the Northstar Village and applicable County Codes and regulations. *Processing of the current application should be suspended pending resolution of the outstanding violations.*
2. Segmentation of the Forest Flyer Project from the Northstar Mountain Master Plan - *Under the California Environmental Quality Act ("CEQA"), the County cannot chop up proposed projects into bite-sized pieces*, which, individually considered, might be found to have no significant effect on the environment. The County is currently in the process of preparing an environmental impact report ("EIR") for the Northstar Mountain Master Plan ("NMMP"). One of the stated objectives of the NMMP is to increase the variety and mix of recreational activities, including non-skiing recreation opportunities that are consistent with the overall management and use of the resort. The proposed Forest Flyer Project is directly within the scope of the NMMP, yet is not being approved as part of the extensive NMMP EIR process. Instead, the County has prepared a cursory mitigated negative declaration for this Forest Flyer as a stand-alone project, so that it might be found to have no significant effect on the environment.

3. Traffic - The MND concludes that the roller coaster will not generate any additional traffic to Northstar, i.e. that the roller coaster will only be utilized "by existing guests and homeowners at the resort and is not expected to generate any external vehicle trips for the coaster itself." The conclusion that the roller coaster will not generate any additional external vehicle trips defies logic. If the roller coaster would not draw additional visitors to Northstar, Northstar would not build the roller coaster. Traffic will directly impact the Aspen Grove condominiums as we are located directly off Northstar drive.
4. Noise - Under CEQA, an impact may be considered significant where it creates a substantial increase (permanent, temporary, or periodic) in ambient noise levels. It is possible that during the summer months and evenings (where there is little existing background noise), that noise levels may be substantially increased within the vicinity of Aspen Grove. For these reasons, we encourage you to request a condition limiting operating hours from 10:00 am to 4:00 pm.
5. Forestry Designation - Under the existing zoning designation, the County can allow "Ski lift facilities" and "ski runs" upon approval of a conditional use permit. The proposed roller coaster does not fall under the definition of these uses. How does the County plan to permit a non-allowed use that is of an entirely different type and nature from a ski lift facility or ski run?

Thank you for your consideration.

Sincerely,

Debbie J Fields  
3001 Silver Strike  
Northstar



**COUNTY OF PLACER**  
Community Development Resource Agency

Michael J. Johnson, AICP  
Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

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:** Northstar Forest Flyer (PCPA 20130040)

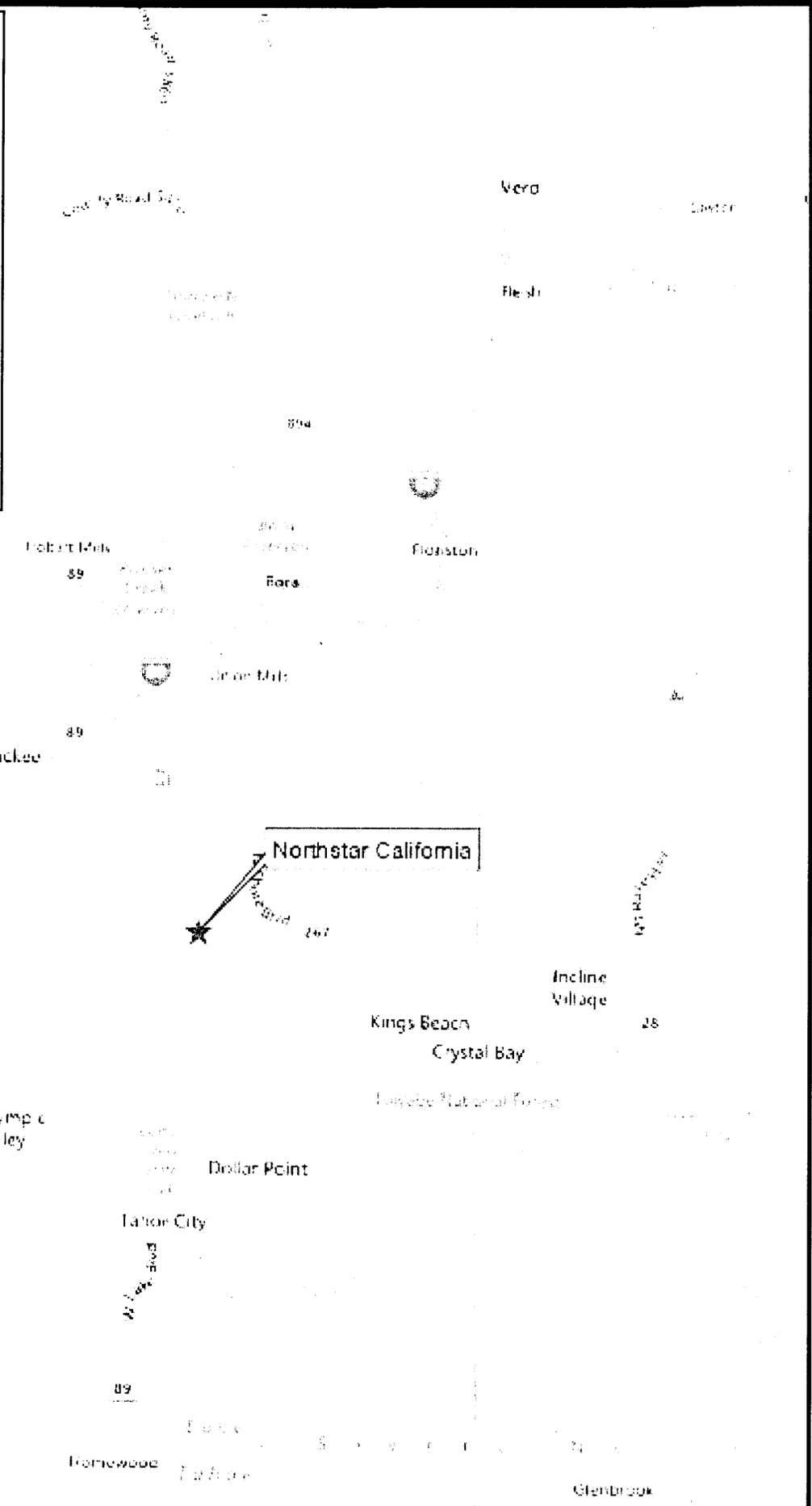
**PROJECT DESCRIPTION:** The project proposes a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster.

**PROJECT LOCATION:** at the mid-mountain area of Northstar Resort between the Big Springs Day Lodge and the south (uphill) terminus of the Village Express ski lift, Placer County

**APPLICANT:** Northstar California, PO Box 129, Truckee, CA 96160, (530)562-8044

The comment period for this document closes on **May 22, 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 Wednesday, April 24, 2013





**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>Northstar Forest Flyer</b>	Plus# PCPA 20130040
Entitlement(s): Conditional Use Permit	
Site Area: Northstar California Resort	APN: 110-050-070
Location: Approximately 2.1 miles southwest of the intersection of Northstar Drive and State Route 267, south of the Town of Truckee. The project is proposed at the mid-mountain area of Northstar Resort, and would extend between the Big Springs Day Lodge and the south (uphill) terminus of the Village Express ski lift, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant, Vail Resorts, is requesting approval of a Conditional Use Permit to allow for the construction and operation of an all-weather toboggan-style downhill coaster. The "Forest Flyer" would consist of steel tracks, suspended above the ground on individual towers and footings. The tracks would connect the top and bottom terminal locations, which will be improved with attendant/operator huts and a cart storage building. The individual carts can accommodate single or double riders and would be pulled uphill with a 40 horsepower electric motor on a straight track with a single bend. Upon reaching the upper terminal, the carts are released to descend on the winding downhill track, with speed controlled by the riders. The coaster would be operated year round during the following hours: Winter 8:30 A.M to 4:00 P.M. and Summer 10:00 A.M. to 5:00 P.M.

The lower station would be located in the vicinity of the Big Springs Day Lodge at mid-mountain, and would consist of the attendant hut, cart storage building and pedestrian access. The tracks would ascend the mountain toward the southwest, terminating at the upper station, just south and uphill of the Village Express Lift top terminal. Guests would access the site from the Village at Northstar by boarding the Big Springs Express Gondola and riding up to the mid-mountain area. The Forest Flyer is envisioned to take advantage of the existing guest amenities at the Big

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Springs Day Lodge, and would provide an additional activity for summer and winter guests who are already visiting or staying at the resort.

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

The project site is zoned FOR (Forestry) and is characterized by mountainous terrain, consisting of second growth mixed conifer forests at elevations ranging from 6,820 to 7,140 feet. The dominant tree species are white fir and Jeffrey pine and the understory consists of tobacco brush, greenleaf manzanita and a sparse variety of other vegetation, interspersed with dense forest litter, primarily dead downed trees, branches and leaf litter. The 430-acre parcel includes small watersheds that drain into West Martis Creek, although no wetland habitat occurs within the specific project area. The project site is already developed with existing ski runs, ski lifts, snowmaking infrastructure, the Big Springs Day Lodge, a skier gondola, the Mid-Mountain Maintenance shop, hiking and biking trails and a cross-country center. All improvements are associated with the operation of the Northstar Ski Resort.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	Martis Valley Community Plan Land Use Designations	Existing Conditions and Improvements
Site	FOR (Forestry)	Forest	Ski Lifts / Ski Runs / Ski Trails
North	same as project site	same as project site	same as project site
South	same as project site	same as project site	same as project site
East	same as project site	same as project site	same as project site
West	same as project site	same as project site	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
- ➔ Martis Valley Community 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- All Items:**

The location of the proposed Forest Flyer is generally within, or near, existing disturbed areas, primarily the ski runs, lift lines and access roads that serve the resort. Existing vegetation will be minimally impacted with the implementation of the project. Because the project area is proposed at mid-mountain, which is surrounded by forest, the project will have limited visibility or no from adjoining properties or from any public areas.

The project will not have an adverse effect on scenic vistas and will not significantly degrade the existing visual character of the site or its surroundings, because the improvements proposed represent a minor expansion of existing graded and disturbed area. As noted above, the proposed project is located within an area previously disturbed with ski lifts and ski runs. The Flyer is designed to move through the trees, not through an open swath of land. As a result, clear cutting is not being requested or proposed and any potential visual impacts from SR267 or Interstate 80 would be less than significant. No mitigation measures are required.

**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 of Statewide or Local Importance or existing agricultural operations on, or in the vicinity of the project site. There would be no impact to these resources.

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

The subject property is zoned Forest and contains forest resources. The property is also developed with existing ski trails, lifts and runs. The project does not require, and will not cause a rezone of forestland or timberland. Although limited tree loss (approximately 75 conifers) will occur as a result of the project, the majority (over 99%) of the existing forestland will remain intact. Ongoing forest fuels management 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:**

Construction of the project will include on-site improvements which 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 site grading. In order to reduce construction related air emissions, associated grading 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 grading/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 construction and operation of a downhill coaster near the middle of a mountain 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 year-round mountain activities. Therefore, the project is not expected to result in a significant increase in the number of visitors to the site. The air quality impacts associated with the construction of the coaster and transporting the carts and passengers uphill would be minimal, similar to the air quality impacts associated with a new ski lift located between existing ski runs. That is, its potential to generate traffic (or traffic related air emissions) would also be minimal. In

addition, because public access to the site is limited to normal hours of operation of the gondola, 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 operation of the 40 horsepower electric motor are less than significant. Therefore the operation of the project will not contribute a significant level of air contaminants.

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

**MM III.1** 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**

- 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.3** Include the following standard notes 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.
- 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 minor 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 guest traffic would be minor and would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the construction 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:**

In 2009, AECOM completed a Habitat Management Plan (HMP) for Northstar that identifies land use and natural resource management zones for the resort property. In evaluating the existing, on-site resources, including common and special-status plant and animal species, biological habitat types and sensitive areas, as well as all improved areas and potential future development sites envisioned in the Northstar Mountain Master Plan (NMMP), a resultant map was created that delineates all habitat management zones based on their potential values (i.e., developed community, intensive recreation, habitat transition, conservation). The Forest Flyer project site is proposed entirely within Zone B, which is identified as "Intensive Ski Area Development". Zone B is an existing impacted zone with limited potential for species occurrence or habitat conservation, as it is already developed with

the Big Springs Day Lodge, the mid-mountain maintenance building, ski runs, ski lifts, the gondola and snow making equipment and lines. The project is proposed in proximity to these improvements and is therefore consistent with the developed nature of the area and the land use and management objectives of Zone B.

Although the project is consistent with the HMP, additional site-specific studies have been prepared in order to analyze the potential for project impacts to existing biological resources. A Wildlife Survey was prepared for the Forest Flyer project by Sue Fox, Wildlife Resource Consultants, on December 10, 2012. The Survey concludes that no special-status wildlife species were observed during the pedestrian survey. In addition, it was noted that there are no known occurrences of any special-status wildlife on or adjacent to the project area, but that one species has been recorded (in June 2010) within 1.5 miles of the project area. That species was a California spotted owl.

The Survey finds that the forest within and surrounding the project area may provide foraging habitat and potential breeding habitat for the following species: Cooper's hawk, sharp-shinned hawk, California spotted owl, olive-sided flycatcher, hermit warbler, Sierra Nevada snowshoe hare and American marten. Mitigation Measure MM IV.1, requiring pre-construction wildlife surveys, would ensure that project activities would not significantly impact these species.

A second survey, conducted to identify potential special-status plant species on the project site, was prepared by Jeannette Halderman, Plant Ecologist, on December 14, 2012. This survey found no special-status plant species nor common plant species within the same genus as special-status species within the survey area. Additionally, there was no wetland habitat observed within the project area.

Although the project would be constructed to take advantage of the forested landscape, offering riders an opportunity to meander through existing stands of mixed conifers, approximately 75 conifer trees would be removed or impacted. However, as stated in the Environmental Questionnaire, this impact would affect less than one percent of the trees growing within the 430-acre project area. In addition, the project area is actively managed for recreation and timber resources, and the removal of this portion of the trees would not significantly impact wildlife habitat and use. Therefore, removal of these trees would be a less than significant impact to the resource.

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

MM IV.1 If site disturbance is proposed within the project area between March 15 and August 31, a pre-construction survey shall be performed by a qualified biologist to determine whether any of the following species are present: *Cooper's hawk, sharp-shinned hawk, California spotted owl, olive-sided flycatcher, hermit warbler, Sierra Nevada snowshoe hare and American marten*. A report summarizing the results of the survey shall be provided to the Development Review Committee (DRC) and to the California Department of Fish and Wildlife (CDFW), within fourteen (14) days of report preparation. If any of these species, or any active nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW and the DRC. No construction, tree removal or grading activities shall be initiated until appropriate protection measures for the individual species/nests are implemented. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. Trees removed by the project, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>.

**Discussion- Items IV- 3,4,5:**

As stated in the plant survey prepared for the project, there are no known aquatic or riparian habitats present within or near the project area. The project site consists of a moderately disturbed area with limited trees and/or vegetative groundcover. Implementation of the proposed project will not impact oak woodland, riparian, wetland or aquatic habitats, because there are no such habitats identified within the project area.

**Discussion- Item IV- 6:**

The project area is already improved with ski chairlifts, ski runs and ski-related facilities. In addition, the proposed tracks will vary in above-ground height (between two and eight feet), offering potential for movement of species beneath the tracks at intermittent locations. Therefore, the minor additional facilities proposed with this project will not result in any significant impacts to migratory wildlife species, or interfere substantially with the movement of any species within the project site. This potential impact is considered less than significant, and no mitigation measures are required.

**Discussion- Items IV- 7,8:**

The proposed project would not conflict with any local ordinances protecting biological resources, because no particular resources subject to protection by local ordinances were observed on the project sites in the surveys

discussed above. In addition, the 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 the North Central Information Center did not identify any cultural resources in proximity to the proposed project area. No unique paleontological resource or geologic features have been identified on the site. There have been no unique ethnic cultural values associated or identified within the project 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 mitigation measure would reduce this impact to a less-than-significant level by ensuring that any discovered resources are treated appropriately.

**Mitigation Measures- All Items:**

MM V.1 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/Grading 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.

With the inclusion of this standard Condition of Approval, any potential cultural resources issues would be reduced to less than significant issues.

**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- Items VI-1,4:**

The proposed project consists of approximately 2.5 acres of tree clearing and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and only requires slope recontouring in spot locations. The structure sits directly on the earth surface and is held in place with a steel plate and galvanized nails. According to the preliminary Geotechnical Report, the proposed project is located in the northern Sierra Nevada geologic province and near the western margin of the Basin and Range geologic province.

The coaster alignment is underlain by Miocene age andesitic and dacitic volcanic rock and flows. The underlying bedrock is expected to be highly weathered, moderately to closely fractured, and weak to moderately strong near the surface. Relatively thin, silty sand with gravel soil is expected to overlie the bedrock. Surface soils consist of brown silty sand with gravel. The site is underlain by low to moderate plasticity residual soils overlying weathered andesite bedrock. The soils are granular (silty sand), non-expansive, medium dense soils that should provide adequate support for the planned structures. The soils are mapped as Jorge very stony sandy loam and Jorge-Tahoma complex overlying paralithic bedrock.

The preliminary Geotechnical Report did not identify any unique geologic or physical features for any of the soil types. Construction of coaster improvements will not create any unstable earth conditions or change any geologic substructure. Therefore, there is no impact.

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

The proposed project consists of approximately 2.5 acres of disturbance associated with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and requires only slope recontouring in spot locations. Site topography slopes steeply downward with an average approximate slope of 15

percent from southeast to northwest across the project site with a vertical elevation change across the site of 300 feet. The proposed project consists of grading approximately 1,478 cy of fill and 2,189 cy of cut. Approximately 720 cy of material will be excess and will be utilized on site at other locations at the resort and/or hauled to a legal area of disposal. The maximum proposed excavation and/or fill is approximately 10' and all slopes are proposed to be 2:1. All ground disturbing activities will be conducted in accordance with the Lahontan Region Project Guidelines for Erosion Control and with the "Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains" prepared by the High Sierra Resources Conservation District Council. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

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

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 physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees if applicable, 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.

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

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

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 (except that approved by CalFire and/or per an approved Timber Harvest Plan) 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.

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

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. 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. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

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

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

MM VI.3 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/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: Waterbars, Straw Wattles, Hydroseeding (EC-4), Silt Fence (SE-1), Construction Fencing, Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), Storm Drain Inlet Protection (SE-10), staging areas, drip line trenches, and revegetation techniques.

MM VI.4 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

MM VI.5 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.6 No grading operations shall occur under saturated soil conditions.

MM VI.7 All topsoil shall be salvaged wherever excavation is to take place. Topsoil is defined as the organic-rich layer of soil immediately under the duff layer or, where no duff exists, the upper portion of the soil profile. Topsoil depth shall consist of at least the top three inches and may extend to a depth of 12 inches in some instances.

Topsoil shall be stored with a minimum of handling. Stripped topsoil shall be pushed back so that subsoil spoil material is not mixed with topsoil. Stockpiled topsoil shall not be piled or compacted in a manner that significantly alters its inherent density, water holding capacity, or infiltration. Topsoil shall be stockpiled for no longer than three months. Topsoil shall be replaced during replanting activities.

Topsoil stockpiling and/or vehicle staging areas shall be identified on the Grading Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.8 Cut slopes would be constructed with mechanical stabilization and revegetation, and/or reinforced based on geotechnical recommendations. The applicant shall retain a geotechnical engineer to perform construction observation for grading activities.

MM VI.9 Truck routes are to be located across existing logging and maintenance roads.

**MM VI.10** 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.11** Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

**MM VI.12** If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

**MM VI.13** Existing drainage patterns shall not be significantly modified.

**MM VI.14** Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures to prevent erosion.

**MM VI.15** All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance.

**MM VI.16** During construction, temporary gravel, straw bale, earthen, or sandbag dikes and/or nonwoven filter fabric fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

**MM VI.17** Revegetated areas shall be continually maintained in order to assure adequate growth and root development. Erosion control facilities shall be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities.

**Discussion- Items VI-7,8,9:**

The proposed project consists of approximately 2.5 acres of disturbance in association with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). Excavation associated with the coaster structure is minimal and requires slope recontouring in spot locations. The preliminary Geotechnical Report for the proposed project did not identify any soil that was unstable or that would become unstable as a result of the project. The Report also identified that there was a low potential for avalanches, liquefaction, and landslides. The preliminary Geotechnical Report did not identify that the site has any shrink/swell limitations. The project structures will also be constructed in compliance with the California Building Code and all other applicable building codes. In addition, the project site is not located in an avalanche hazard zone. Therefore, this impact is less than significant. No mitigation measures are required.

**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 result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in the operation of a 40-horsepower electric motor, associated minor grading and a minor increase in overall site-generated vehicle traffic. 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, and for maintenance of the proposed project is expected to be limited in nature, and will be subject to standard handling and storage requirements. 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:**

There are no school sites located within the vicinity of the project area. Implementation of the proposed project will not expose people to existing sources of potential health hazards or create new health hazards.

**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		X		

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Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				
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**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- Item IX-3:**

A drainage area of approximately 35 acres encompasses the project area. The site is located on generally north facing slopes with elevations between about 6,800 and 7,450 feet above sea level. Slopes within the watershed generally range from 15% to 50%. A preliminary drainage report was prepared by the applicant's engineer. The proposed project consists of approximately 2.5 acres of tree clearing and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). The coaster is constructed as a skeletal structure set on the existing grade.

A drainage area of approximately 35 acres was identified which includes the project area and all tributary area to an existing culvert under a 900 road a short distance downstream of the project site. This culvert discharges into a drainage course running northerly past the existing Northstar snowmaking facilities and Northstar Community Services District spring collection facilities. The runoff is then intercepted by the drainage system within Highlands View Road and discharged to the east side of the west fork of West Martis Creek. The existing drainage system of Northstar Village discharges to the west side of West Martis Creek approximately one mile downstream of the Highlands View Road discharge. None of the runoff from the proposed project area is tributary to the existing Northstar Village drainage system.

The project will revegetate any disturbed areas to restore the terrain to replicate the pre project drainage characteristics. The graded areas for the coaster and building construction are small in size relative to the entire watershed area and would not significantly alter the drainage patterns of the existing watersheds. The proposed construction will not significantly alter the drainage patterns of the site. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item IX-4:**

The proposed project consists of approximately 2.5 acres of disturbance associated with the removal of 75 trees and 1.4 acres of grading (construction of an all weather toboggan ride, top/bottom stations, turn stations, and support structure foundations). The coaster is constructed as a skeletal structure set on the existing grade. The proposed buildings and sidewalk area create impervious surfaces totaling approximately 3,000 sf. The project proposes to infiltrate the impervious surfaces based on the Lahontan-RWQCB criteria of a volume equal to 0.7" depth. The proposed project has the potential to increase the stormwater runoff amount and volume. The removal of vegetation characteristics and increases in impervious surfaces has the potential to allow lesser amounts of infiltration of runoff which has the potential to create small increases in runoff. A preliminary drainage report was prepared for the project by a Registered Civil Engineer. However, the preliminary drainage report concluded that with the project's proposed revegetation and stabilization plan will restore the terrain to pre-project or better conditions in terms of vegetative cover and infiltration capacity. The preliminary drainage report concluded that there will be no change to the post project flow from the pre project flow.

The post development volume of runoff has the potential to be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-4:**

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

**MM IX.1** The Improvement Plan submittal shall include 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 off-site improvements and drainage easements to accommodate flows from this 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.2** The Improvement Plan submittal and Drainage Report shall provide details showing that storm water runoff shall be reduced to pre-project conditions (i.e. retention/detention facilities, infiltration, storm water routing methods, etc.).

Any retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

**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, etc. The proposed 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 through MM VI.17

**MM IX.3** Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/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: Revegetation and soil stabilization, water bars, drip line trenches, etc. 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.

**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 proposed project includes the construction of a coaster and several accessory structures. The coaster is constructed as a skeletal structure set on the existing grade. No improvement would impede or redirect any existing flood flows. No housing is proposed as a part of the proposed project; therefore, no housing is proposed to be constructed within the 100 year floodplain. The project improvements are not located within any levee or dam failure inundation area. 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:**

As discussed in Item 5 and 6 above, the project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the "West Fork of the West Martis Creek" watershed and the "West Martis Creek" watershed. The proposed project's impacts associated with surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-12:**

Refer to text in MM VI.1 through 17, MM IX.1, MM IX.3

**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
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 located within the Martis Valley Community Plan, designated as a Forest land use, where ski lifts, ski trails and related facilities are permitted principal uses. In addition, the site is zoned FOR (Forestry), which also allows for ski lifts and related

activities. Therefore, the project is consistent with the MVCP 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.

The project area is currently used as ski runs within the existing operations of the Northstar Resort. The construction of a downhill coaster will be compatible with the existing operations of the ski runs. 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 Martis Valley Community Plan does not delineate the project site 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				X

noise levels? (PLN)				
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- 1-3:**

The project site is situated within the existing Northstar ski resort area, an area that is already being utilized for skiing and other recreational purposes. The existing sources of noise in the vicinity include the noise from chairlift operations and the noise from skiers and snowboarders in winter and mountain bikers, runners and hikers in the summer; there are no sensitive receptors in proximity to this project area. J.C. Brennan & Associates prepared an Environmental Noise Assessment for the project on February 14, 2013. The assessment considered the existing noise environment of the project site, the location of sensitive receptors, and noise data collected from a similar Forest Flyer project at another location on January 29, 2010 and August 13, 2010. The noise data includes track, motor and rider-vocalized noises (yells and screams). The assessment concluded that the noise levels would not exceed the Placer County 55 decibel average or the 70 decibel maximum at the nearest sensitive receptor, in this case, the approved, but not yet constructed, Highlands II multi-family development approximately 100 feet to the south of the nearest point of the downhill track. Because the nearest sensitive receptor would not experience noise levels that exceed the County standards, potential noise impacts to human sensitive receptors would be less than significant. No mitigation measures are required.

In addition, as discussed in Section IV above, the project is consistent with the Northstar Habitat Management Plan, which identifies the project area as appropriate for "intensive ski development". This determination is based on reduced potential for wildlife in the vicinity as compared to other, less developed habitat management zones at Northstar. Therefore, potential noise impacts to wildlife would also be less than significant.

**Discussion – 4, 5:**

The project site is not located in the vicinity of a private or public airport. There is no potential impact from air traffic-generated noise.

**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 to serve visitors already at the site. 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 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 any public 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 Community Plan. 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.

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**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:**

The proposed project consists of the construction of an all-weather toboggan-style downhill coaster. The coaster will be operated year round during the following hours: Winter 8:30 A.M. to 4:00 P.M. and Summer 10:00 A.M. to 5:00 P.M. The estimated maximum manufacturer capacity of the coaster is 400 people/hour. It is predicted that this maximum design capacity is impossible to achieve due to a variety of factors (i.e. slowing the lift in order to assist a child, unplanned stops/starts, gaps in the timing of arriving guests, etc.). Based upon analysis of existing mountain coaster facilities, it is estimated that the functional capacity is approximately 200 people/hour. The coaster is an accessory amenity to the existing Northstar Resort and will be utilized by existing guests and homeowners at the resort and is not expected to generate any external vehicle trips for the coaster itself. However, the coaster is expected to require approximately 5 employees which would generate additional new vehicle trips for the 5 employees.

The proposed project (maximum capacity) 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 generated from the new employee trips has the potential to create cumulative significant impacts to the area's transportation system. The Countywide Traffic Fee Program General Plan/Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. New development within Placer County contributes to the cost of regional circulation system improvements by paying adopted fees. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

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

**MM XVI.1** Prior to Improvement Plan approval and/or Building Permit issuance, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer Central), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$29,021.95 (based on the information supplied). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees to be paid will be those fees in effect at the time the payment occurs.

**Discussion- Item XVI-3:**

The project proposes no roadways (other than an access roadway for maintenance) and the project of constructing the coaster ride within a ski resort does not create any incompatible uses. Therefore, there is no impact.

**Discussion- Item XVI-4:**

The proposed project does not impact the access to any nearby use or impact emergency access. Therefore, there is no impact.

**Discussion- Items XVI-5,8:**

No significant increase in traffic is anticipated with this project. The project is an amenity to the existing year-round recreational facilities at Northstar. Project use is largely anticipated to capture existing resort traffic and visitation and offer a new recreational amenity to the resort. Additional guest traffic impacts, and therefore on-site parking impacts are considered less than significant.

**Discussion- Item XVI-6:**

The proposed project does not create any hazards or barriers for public pedestrians or bicyclists since there are no public pedestrian or bicycle facilities within the project area. Therefore, there is no impact.

**Discussion- Item XVI-7:**

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

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

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:**

The proposed project consists of the construction of an all-weather toboggan-style downhill coaster ride. There are no new storm water drainage facilities or expansion of existing drainage facilities that are proposed or required. Therefore, there is no impact.

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

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.

**Discussion- Item XVII-7:**

Solid waste in the project area is processed at the Eastern Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

**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 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"/> _____
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**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, Gerry Haas, Chairperson
- Planning Services Division, Air Quality, Gerry Haas
- Engineering and Surveying Division, Phillip Frantz
- Department of Public Works, Transportation
- Environmental Health Services, Justin Hansen
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Northstar Fire Protection District



Signature \_\_\_\_\_ Date April 19, 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, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input 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 type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis

Northstar Forest Flyer Initial Study & Checklist continued

		<input 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 checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input 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"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/> _____
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/> _____
		<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
Mosquito Abatement District	<input type="checkbox"/> _____	
	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	

**Mitigation Monitoring Program –  
Mitigated Negative Declaration PCPA 20130040 for Northstar Forest Flyer**

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:

MMM III.1, MM III.2, MM III.3, MM IV.1, MM V.1, MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM VI.8, MM VI.9, MM VI.10, MM VI.11, MM VI.12, MM VI.13, MM VI.14, MM VI.15, MM VI.16, MM VI.17, MM IX.1, MM IX.2, MM IX.3 and MM XVI.1