COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Sugar Bowl Tubing Park (PLN20-00110)

PROJECT DESCRIPTION: Proposal to construct and operate a snow tubing park on a 7.75-acre site located off of Sugar Bowl Road within the existing Sugar Bowl Ski Resort.

PROJECT LOCATION: Sugar Bowl Ski Resort, Norden, Placer County

APPLICANT: Sugar Bowl Corporation, Chris Parker

The comment period for this document closes on June 11, 2021. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

https://www.placer.ca.gov/2826/Negative-Declarations

A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on May 13, 2021

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Sugar Bowl Tubing Park	**Project #** PLN20-00110
Description: Proposal to construct and operate a snow tubing park on a 7.75-acre site located off of Sugar Bowl Road within the existing Sugar Bowl Ski Resort.	
Location: Sugar Bowl Resort, Norden, Placer County	
Project Owner: Sugar Bowl Corporation	
Project Applicant: Chris Parker	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **June 11, 2021**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (https://www.placer.ca.gov/2826/Negative-Declarations), Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

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 D) and site-specific studies (see Section J) 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 Environmental Impact Report (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: Sugar Bowl Tubing Park	Project # PLN20-00110
Entitlement(s): Minor Use Permit	
Site Area: 7.75 acres	APN: 069-070-044-000 and 069-090-001-000
Location: Approximately 3 miles east of the interchange of Interstate 80 and the Soda Springs exit, within the northern portion of the Sugar Bowl Ski Resort, Norden, Placer County.	

A. BACKGROUND:

Project Description:
The project proposed by Sugar Bowl Corporation consists of a Minor Use Permit to allow for the construction and operation of a snow tubing park on a 7.75-acre site located off of Sugar Bowl Road within the existing Sugar Bowl Ski Resort in the Norden area, Placer County. The ±2-acre northern portion of the project is located on United States Department of Agriculture (USDA) National Forest Service land (APN: 069-090-001-000) (shaded area in Figure 2) and the ±5.75-acre southern portion is located on land owned by the Sugar Bowl Corporation (APN: 069-070-044-000). The northern third of the project site is a maintained PG&E powerline corridor that runs northeast to southwest. A vacant cabin is located within the powerline corridor. Apart from an outbuilding (maintenance shed), pump house near the project entrance, and a large electrical panel located near Sugar Bowl Road, no other structures are present on the project site.

The project site has Land Use Designations of Rural Residential 1-10 acre minimum and Agriculture/Timberland 80 acre minimum and is zoned Open Space (O) and Residential Forest (RF). Rural Recreation facilities, including snow tube parks, are conditionally permitted in the O and RF zoning districts with a Minor Use Permit.

The 7.75-acre site would be utilized for a snow tubing park with access from Sugar Bowl Road. The project (Figure 1) consists of a tubing run of approximately 600 feet with two sets of five parallel groomed “runs” and a centrally-located surface conveyor lift commonly referred to as a Magic Carpet for the manufacturer, Magic Carpet Lifts. One other tubing area, considerably smaller in scale, would also be included and targeted toward small children, with shorter, flatter runs of slower speeds. The project proposal also includes a parking lot that would contain up to 206 parking spaces on a paved area roughly 67,760 square feet (1.56 acres) in area mostly within an overhead powerline easement on property owned by the Forest Service. A separate approval from the Forest Service is required in order

to construct the parking lot on Forest Service land. Approximately ±20,000 square feet of the proposed parking lot would be placed on Sugar Bowl property.

The tubing operation would have 12 employees and operate up to 56 days a year. Proposed hours of operation are 10 am to 9 pm on Fridays and Saturdays and 10 am to 5 pm on weekdays (open Monday thru Thursday as business levels dictate). The project is also proposing "deejay tubing" on approximately 20 nights per year with variable color lighting and music in the top lane queuing and general circulation areas.

The applicant anticipates a season as follows:

December	12 days
January	8 to 11 days
February	6 to 9 days
March	4 to 8 days
April	4 to 8 days
Total:	34 to 56 days/year

The project applicant anticipates a maximum daily use turnover rate of three "turns" per day using a maximum of 127 parking spaces on each turn. The anticipated average visitors per car is estimated at three; each turn would, therefore, generate about 380 visitors at one time.

Temporary structures would be utilized to support the tubing park use and would only be on site during the operating season. These structures would house equipment storage; bathrooms; ticketing and snacks. Snacks and beverages would be pre-packed or prepared offsite. Walking paths would connect the parking lot/operations buildings to the lift area. Sewage would be removed by pumper truck. Upon successful establishment of the operation and Sugar Bowl's determination that it is viable, one or more permanent buildings could be constructed to house the aforementioned services. Future buildings would be located in the same general location of, and would be of similar size to, the temporary structures. If permanent structures are built, they would connect to water and sewer service. No formal landscaping is proposed but standard post construction revegetation is planned. A monument sign to identify the facility would be placed at the driveway access along Sugar Bowl Road.

The project proposes lighting throughout. Lighting would be centralized in the middle of the two tubing areas and within service area, and play areas with 40-foot light standards. The parking lot and entrance drive would be minimally illuminated. Light fixtures would be mounted at a 30-foot height on the PG&E power poles and would utilize cut-off LED light fixtures.

A system of snow making equipment would be installed to improve the tubing experience in times of less snowfall. Sugar bowl anticipates using a combination of four fixed and one portable snow making machines. Water for snowmaking operations would be supplied by the existing Lake Mary Pump House.

Sugar Bowl Corporation provides snow removal service to the general area, excluding areas generally south of the rubber tire access road to the Gondola North Subdivision. For the tubing park and associated parking lot to function, snow would be removed from the parking lot area by pushing or blowing it off the paved surfaces to the west and south, and otherwise "managed" by grooming and blowing equipment in the tubing park area as necessary for operational purposes.

The project would be constructed in one phase with construction lasting approximately three months. There are no anticipated off-site improvements necessary to implement the project. Grading is estimated at 24,500 cubic yards of cut and 30,000 cubic yards of fill; but would be ultimately balanced on site, resulting in no need for import or offsite export. Maximum depth of cut and fill would be 15 and 22 feet, respectively. To avoid a direct encroachment into a seasonal stream on the south edge of the project site, a rockery retaining wall of approximately four feet high, sloping to daylight over a distance of about 90 feet, would be installed.

Project Site

The project site is located in Norden, along Sugar Bowl Road at the entrance to the Sugar Bowl Ski Resort "Sugar Bowl", four miles east of the Interstate 80/Soda Springs exit and approximately eight miles west of the Town of Truckee. Until 1994, Sugar Bowl was accessible during the wintertime only by an aerial gondola connecting the nearest Sugar Bowl parking on Donner Pass Road to the ski area's main facilities approximately 3,000 feet to the south. Although several roads connect various parts of Sugar Bowl, Sugar Bowl's owners prohibit all snow removal from these roads in the wintertime in order to preserve Sugar Bowl's unique historic snowbound character.

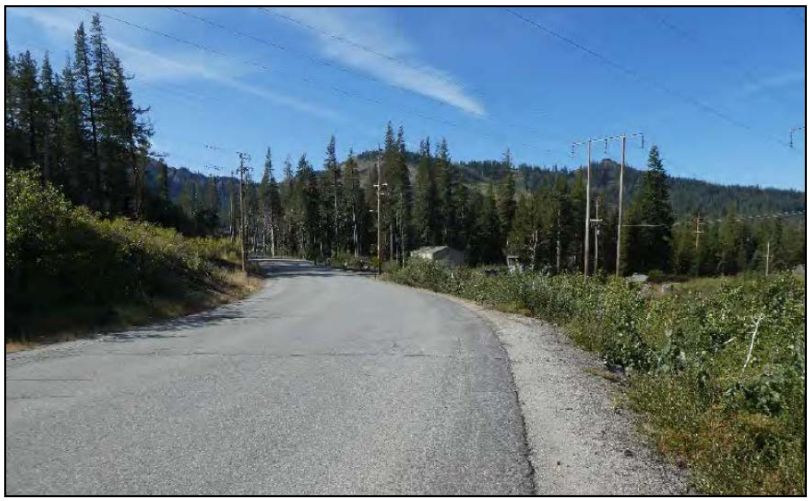


Figure 1: Project Site, Right

Direct vehicle access to a limited portion of Sugar Bowl's ski operations is available to the Mt. Judah Lodge and ski complex partially located on NFS land and operated under a special use permit from the U.S. Forest Service. Parking for the Mt. Judah entrance and the Mt. Judah ski lifts are located approximately one-quarter mile from Sugar Bowl's Village Core. The existing Sugar Bowl resort comprises approximately 700 acres of land. The primary residential and commercial core within the overall facility encompasses approximately 80 acres of the overall property. Those 80 acres, or "Village Core," currently contain the Village Lodge, residential vacation cabins, the Snow White cooperative lodge, the Chalet and Meadows Townhomes, as well as various maintenance and ski related operations.

Although the area surrounding the project is substantially developed, the project site is, for the most part, undeveloped. There are road and infrastructure facilities that currently traverse nearby to serve previously described neighboring developments and ski resort uses, and regional electric, and national rail freight and passenger needs.

B. Environmental Setting:

The proposed project site is west of Lake Mary, east of Summit Valley, and south of old Donner Summit Road. The site is a 7.75-acre portion of two parcels, APNs 069-090-001 and 069-070-044. Topography is sloped to the west with site elevations ranging from approximately 6,975 feet at the northeast corner to 6,885 feet at the southwest corner of the project site. Portions of the two parcels have been disturbed by previous modern human activity for the last 160 years as it relates to railroad, railroad tunnel construction, utility transmission and associated activities.

The southern or private land portion of the site is mixed coniferous forest with an occasional wetland or grassland. The uneven-aged forested area is composed of approximately 60 percent lodgepole pine (*Pinus contorta*) and approximately 40 percent red fir (*Abies magnifica*).

The Forest Service portion of the project site is almost entirely impacted by a Pacific Gas and Electric (PG&E) power transmission corridor. Vegetation is regularly maintained as a result of PG&E's fire prevention/vegetation management activities. A vacant cabin is located within the powerline corridor. Apart from an outbuilding (maintenance shed), pump house near the project entrance, and a large electrical panel located near Sugar Bowl Road, no other structures are present on the project site.

The proposed project would impact 5 acres of mixed coniferous forest, 0.1 acre of ruderal vegetation, and 0.2 acre of a wetland swale. 2.5 acres within the powerline corridor would be paved for vehicle parking.

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Open Space (O) Residential Forest (RF)	Rural Residential 1-10 Acre Min. Agriculture/Timberland 80 Acre Min.	Primarily undeveloped with one vacant cabin, shed, pump house, and a PG&E powerline easement.
North	Residential Forest (RF)	Rural Residential 1-10 Acre Min.	Developed with two cabins and road.
South	Residential Forest, combining 5 Acre minimum, Combining Planned Residential Development of 0.2 units per acre (RF 5 AC. MIN. PD = 0.2)	Rural Residential 1-10 Acre Min.	Developed with Union Pacific Railroad tunnel
East	Residential Forest, combining 5 acre minimum, combining Planned Residential Development of 0.2 units per acre. (RF 5 AC. MIN. PD = 0.2)	Rural Residential 1-10 Acre Min.	Developed with one Sugar Bowl Resort maintenance building.
West	Residential Forest, combining 5 Acre minimum, Combining Planned Residential Development of 0.2 units per acre. (RF 5 AC. MIN. PD = 0.2)	Agriculture/Timberland 80 Acre Min.	Development includes a PG&E powerline easement.

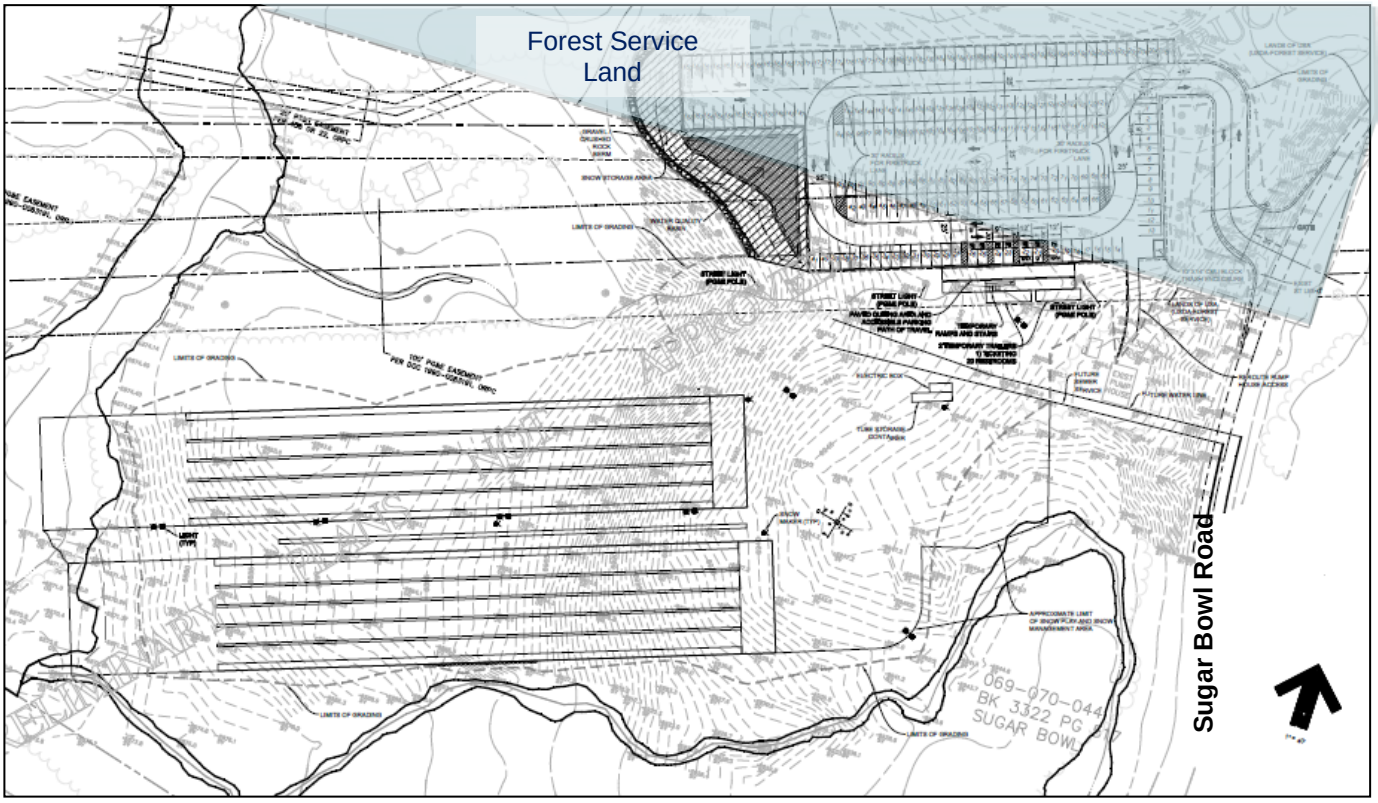


Figure 2: Project Site Plan

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on June 9, 2020. The United Auburn Indian Community (UAIC deferred to the Washoe Tribe who did not initiate consultation. Consultation with the UAIC was closed on June 25, 2020.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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

E. 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 – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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**		

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The proposed development would be consistent in type and scale to the existing development near the project site. The Sugar Bowl Resort area is predominantly developed with a mix of commercial/recreation and residential uses. Donner Ski Ranch is located north of the site and Sugar Bowl's primary parking lot and lodge is to the south of the project. The Union Pacific Railroad tunnel is directly to the south and west of the project area. There are several improved and unimproved parking areas along Donner Pass Road.

The project proposes the development of a snow tubing park, a 206-car parking lot, lighting, and several buildings clustered at the southern edge of the parking lot on 7.75-acre site. The site currently consists of mixed coniferous forest and a PG&E powerline easement with relatively little vegetation under the powerlines. Approximately five acres of mixed coniferous forest are proposed to be removed with the development of the project.

Discussion Item I-1:
A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Placer County General Plan area that are protected. The General Plan does have a number of goals and policies to protect, to the maximum extent feasible, scenic and trail corridors.

Scenic vistas are to the north and south of the project on the north side of Donner Pass Road and the Sugar Bowl ski areas south of the project site. Such views are unobstructed by the project from Sugar Bowl Road. Due to the project being within a small valley (Figure 2), the views to or from the proposed project site are short range (+/- one mile) and limited to immediately adjacent properties.

Figure 3- Project Setting

Pacific Crest National Scenic Trail

The Pacific Crest Trail (PCT) is located 0.5 mile east of the project site. The PCT was established by the United States Congress as a National Scenic Trail in 1968. The PCT begins in southern California at the Mexican border and travels a distance of 2,650 miles through California, Oregon, and Washington until reaching the Canadian border.

The proposed project would be visible from the PCT trail. Due to the PG&E easement having limited vegetation, much of the future parking lot area has a disturbed appearance with powerlines and poles whereas the surrounding area is largely undisturbed Coniferous Forest. Hikers along the PCT are a minimum of a half a mile from the project site. Much of the view from the closest proximity on the PCT is obscured by forest between Lake Mary and Sugar Bowl Road, however.

Two elements of the tube park project would influence the scenic vista: tree removal and the development of the parking lot. The project proposes the removal of approximately five acres of mixed coniferous forest to create the snow tubing runs. The five-acre tubing area (Figures 4 and 5) is visible from the PCT. Users of the trail would be able to distinguish that the trees have been removed, due to the nature of the snow tubing run, which would be a grassy slope during the summer months. Once established, the site would mimic various grasslands common to this area during the non-winter months (i.e., Van Norden meadow and Sugar Bowl's ski runs) that are also visible from the PCT.

On the north side of the project site, there would be a 67,760 square foot (1.56 acre) asphalt parking lot constructed within the PG&E overhead powerline easement area. The parking lot would not contain any landscape areas and vegetation throughout the remainder of the powerline corridor would be maintained to a minimum to reduce fire risk. The parking lot would be plowed during the winter. The parking lot lighting would be installed on the existing power transmission poles. Views of the parking lot would be partially obstructed from the existing trees along the PCT.

Two phases of support structure are anticipated. For an undecided duration temporary structures would be transported in seasonally and installed to support the tubing park use. These construction-trailer type structures would house equipment storage; bathrooms; ticketing and snacks. Upon successful establishment of the land use and the applicant's determination that it remains viable, a permanent building could be constructed to house those aforementioned services. Conceptual architectural elevations have not been developed; however, the applicant anticipates construction of a building that emulates other permanent structures found at the resort.

Figure 4- Before and After Winter View of Project Site from PCT

Figure 5- Before and After Summer View of Project Site from PCT

Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. The activity area associated with this construction is small, considering the overall resort area. The relatively minor change in landscape resulting from tree removal would not significantly affect any scenic vistas and would not result in the significant degradation of any aesthetic features that are integral to the visual character of the site or area. The snow tubing runs and associated operations buildings and parking areas are consistent with the existing ski resort infrastructure at Sugar Bowl and other area ski resorts. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item I-2

The project site is not located near a State scenic highway (Caltrans 2013) nor does it include any historic buildings. The project site is not located within any County or State-designated scenic highways. The project site is of sufficient distance and the tree cover is sufficiently dense that the project site is mostly, if not totally, hidden from view of travelers on Historic Highway 40. Natural scenic resources, such as rock outcroppings, are present on-site and in the project area. However, the project would not damage unique scenic resources, such as rock outcroppings and historic buildings. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item I-3:

The project site is in a generally remote setting, with residential and recreation uses to the south, open space to the east, forest service land to the north and west. Development of the proposed project could result in a significant

impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

Private views (those available from vantage points on private property) are not protected by CEQA. Views of the project site are short range and limited to visitors/employees of the Donner Ski Ranch and Sugar Bowl and travelers along Donner Pass Road. Construction of the proposed snow tube run and parking lot on the project site would alter the existing visual character of the site. Construction would also result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact.

The primary effects on scenic resources from this project would result from grading and removal of approximately156 trees. Grading is estimated at 24,500± cubic yards of cut and 30,000± cubic yards of fill; but would be balanced on site, resulting in no need for import or offsite export. Maximum depth of cut and fill would be 15± and 22± feet, respectively. The project site contains rock outcrops and blasting would be required. Due to the recreation nature of the project, the scenic nature of the property would be maintained after tree removal with native grasses in the summer and groomed snow in the winter. The project does propose the construction of a parking lot, but the proposed location is within the disturbed overhead powerline easement. The parking lot would not substantially degrade the existing visual character of the overhead powerline easement area.

The proposed project is consistent with the goals and policies of the Placer County General Plan and applicable zoning regulations. Once constructed, the proposed project would provide a new recreation amenity within the resort. Because the ski resort area currently has a rural recreation character and the project site would be developed with a similar use, the aesthetic associated with the proposed tubing park would be consistent with the existing resort and neighboring properties. Project plans include landscape revegetation that would ensure the natural aesthetic is maintained on site. With specified design features included and the mitigation measure listed below, the impacts to the visual character or quality of the site and its surroundings would be less than significant.

Mitigation Measure Item I-3:
MM I.1
The Improvement Plans shall include a note and show placement of Temporary Construction Fencing. The applicant shall install a four-foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee 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 open space preserve areas that are within 50 feet of any proposed construction activity.

B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the project plan; or,

C. Around any and all "special protection" areas such as open space areas.

No development of the project site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing.

Discussion Item I-4:
Sources of daytime glare are typically concentrated in commercial areas and are often associated with commercial uses. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists). There are lighting sources adjacent to this site, including free-standing streetlights, parking lot lighting, and vehicle headlights.

The project proposes lighting throughout. Lighting would be centralized in the middle of the two tubing areas and within service area, and play areas with 40-foot light standards. Lighting will be emphasized on the load and unload areas of the conveyer and de-emphasized along the lanes.

The parking lot and entrance drive would be minimally illuminated. Parking lot lighting will be limited to the southern portion of the parking lot providing illumination for the parking spaces adjacent to the tubing area. The northern half of the parking lot will be used to accommodate day skiers and will not be illuminated, further distancing light sources from the neighbors to the north. Light fixtures would be mounted at a 30-foot height on the PG&E power poles and would utilize cut-off LED light fixtures.

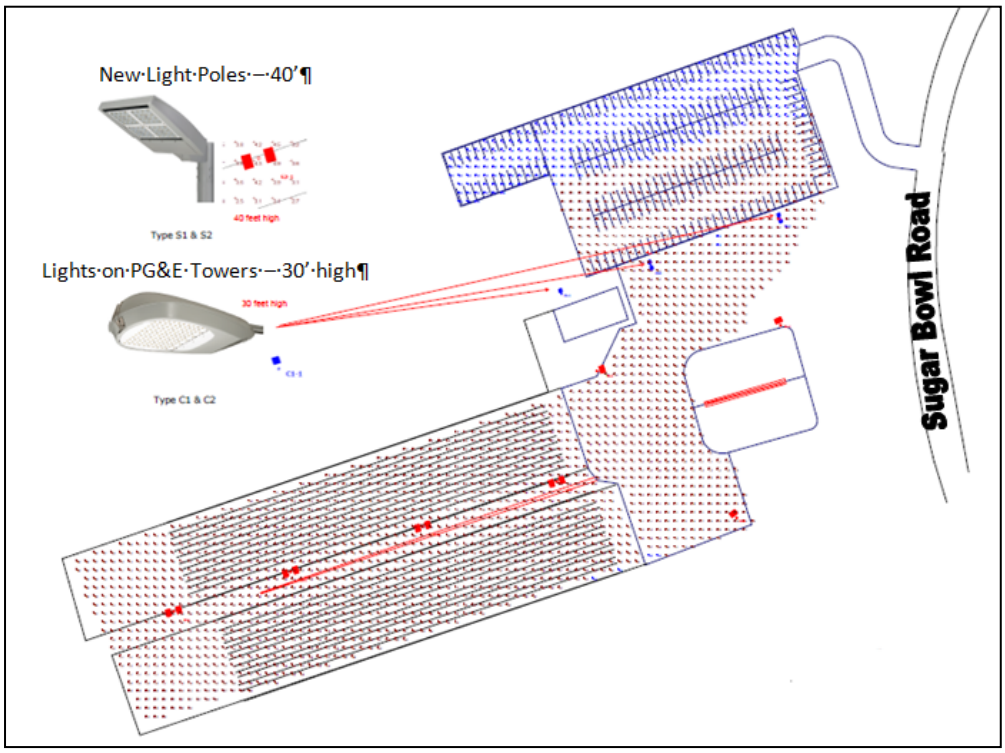


Figure 6- Proposed Lighting Plan

The project is also proposing variable color lighting approximately 20 nights per year for "deejay tubing" with lights and music extending no later than 9 pm. The lighting would be music-synchronized in the top lane queuing and general circulation areas. All light and sound sources will be directed southward away from properties to the north. No strobes or skyward-facing lighting will be used. This specific night tubing program may be scheduled up to 20 nights per season, mostly occurring on Saturday and Holiday evenings, with no sound and light effects after 9 pm.

A significant impact would occur if the proposed project caused a substantial increase in ambient illumination levels beyond the property line or caused new lighting to spill-over onto light-sensitive land uses such as residential, some commercial and institutional uses that require minimum illumination for proper function, and natural areas.

The proposed project would control outdoor lighting and sources of glare in the following ways:

A. The project would not install outdoor lighting that directly illuminates neighboring properties.

B. The project would not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.

C. The project would not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.

D. The project would not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

E. Lighting utilized during deejay tubing events would be directed onto the tubing runs and would not spill to off-site properties.

Figure 7- Nighttime View of Project Site from PCT

The project would not contribute to significant cumulative impacts on day or nighttime views because none of the project's elements are highly reflective, and therefore the project would not contribute to an increased source of glare. The temporary and any future permanent buildings would be subject to Design Review to ensure the exterior surfaces do not cause substantial glare. With the following mitigation measure, impacts from light and glare are determined to be to less-than-significant.

Mitigation Measure Item I-4:
MM I.2
The project is subject to a Design/Site Review Agreement by the Development Review Committee. Such a review shall be conducted prior to the submittal of building permits for the project and shall include, but not be limited to, architectural colors, materials, and textures of all structures both temporary and permanent; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; fences and walls; all open space amenities; tree impacts, tree removal, entry features, trails, etc. **(PLN)**

MM I.3
All permanent and temporary lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All lighting shall be reviewed and approved by the DRC for design, location, and photometrics. **(PLN)**

MM I.4
Temporary lighting for the proposed deejay tubing events shall be directed southward away from properties to the north. No strobes or skyward-facing lighting shall be used, and the temporary lighting shall be discontinued at 9 pm.

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 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 existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			**X**	
3. 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**
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)			**X**	
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				**X**
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				**X**

Discussion Item II-1, 3, 5, 6:
The proposed project site is designated as "Other Land" according to the California Department of Conservation's California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned Residential Forest and Open Space, which allows for a variety of permissible agricultural uses. The proposed project would not conflict with existing forest land or land zoned as such. Therefore, there is no impact.

Discussion Item II-2
The zoning of the project site is Residential Forest and Open Space, and the project area contains forest resources. The Sugar Bowl Ski Resort is developed with 13 existing chairlifts, as well as various ski trails, and runs. The project does not require, and would not cause a rezone of forestland or timberland. Although 156 trees would need to be removed in conjunction with the project, the majority of the forestland would remain intact. Impacts are less than significant. No mitigation measures are required.

Discussion Item II-4
The project area contains trees that meet the CEQA definitions of forest land and timberland. Section 12220(g) of the California Public Resources Code defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The approval of the project would not result in a need to rezone from the Open Space (O) and Residential Forest (RF) zoning districts. Development of the 7.75-acre project site would not result in a significant loss or conversion of forest land to non-forest uses. Impacts are less than significant. 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? (AQ)			**X**	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			**X**	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			**X**	

4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			**X**	

Discussion Item III-1, 2:
The proposed project is located within the Mountain County Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB portion of the PCAPCD is located within a non-attainment area for federal ozone standards. The PCAPCD is required to comply with and implement the State Implementation Plan (SIP) to demonstrate when and how the region can attain the federal ozone standards. The project proponent is requesting entitlements for a Minor Use Permit to facilitate construction and operation of a snow tubing park within the existing Sugar Bowl ski resort area. The proposed project includes a snow tubing area and associated improvements (parking, a services structure, various snow tubing runs with surface lifts for transportation back to the top of the run).

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the SIP, and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM_{10});
2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}; and
3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM_{10}.

Maximum Unmitigated Project
Short-term Construction & Long-term Criteria Pollutant Emissions

	Short-Term Construction		Long-term Operational		
Pollutant	Project Construction Emissions[1, 3] (lbs/day)	PCAPCD Thresholds[2] (lbs/day)	Project Operational Emissions1 (lbs/day)	Operation Emissions plus Construction of Permanent Structure	PCAPCD Thresholds[2] (lbs/day)
ROG	9.93 Total (3.98 + 5.95)	82.0	3.73	9.68	55
NOx	47.69 Total (40.56 + 7.13)	82.0	26.88	36.28	55
PM10	20.73 Total (20.34 + 0.39)	82.0	21.56	21.95	82

Source 1: KD Anderson CalEEMod 2016.3.2, Project Analysis (May 5, 2021)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)
Source 3: Estimates are broken down by Initial Project with Temporary Structure and Permanent Structure.

An Air Quality Analysis report was prepared for the project in May 2021 by KD Anderson & Associates. Project related emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod is a planning tool for estimating emissions related to land use projects. Construction of the proposed project would occur in two phases. As a result, in addition to presenting emissions estimates for operation of the proposed project, Table 1 also presents an estimate of emissions associated with construction of the second phase added to operational emissions. Initial construction would include temporary structures rolled in and installed on the

site. Upon successful establishment of the tubing park, a permanent building could be constructed.

Construction would begin in spring/summer 2021 and the duration of construction phases would be as follows:

- site preparation would take approximately three months,
- grading would take approximately five weeks, and
- paving would take approximately one week.

The anticipated first year of operation would be winter 2021-2022.

To reduce construction-related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans as shown below. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
    - Visible emissions are not allowed beyond the project boundary line.
    - Visible emissions may not have opacity of greater than 40 percent at any time.
    - Track-out must be minimized from paved public roadways.

As shown in Table 1, the project would result in an increase in regional and local emissions from construction of the project but would be below the PCAPCD's thresholds. Additionally, with compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. On an annual average basis, the traffic impact report estimates the Sugar Bowl Tubing Park project would generate a total of 97.30 trips per day (93.44 guest trips + 3.86 employee trips =97.30 total trips). The average one-way trip length was estimated to be 43.1 miles. The modeling analysis assumptions were updated consistent with the traffic impact report. With these assumptions, the modeling analysis indicates the project would result in an increase in regional and local emissions from the operation of the project, but would not exceed the PCAPCD's Project-level and Cumulative Thresholds of 55 pounds per day for ROG, NOx, and 82 pounds per day for PM10. No mitigation measures are required.

Discussion Item III-3:
Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the project would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. There are no known sensitive receptors located near the project site.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five-minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five-minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf

- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. Compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-4:
The operation of the Sugar Bowl project does not include any sources that are associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. 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 & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		**X**		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		**X**		
3. Have a substantial adverse effect on federal or state protected wetlands (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**		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		**X**		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		**X**		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat				**X**

conservation plan? (PLN)				
7. 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**		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				**X**

A Biological Resources Assessment (BRA) for the project site was prepared by Salix Consulting, Inc. in February 2020. The BRA analyzed a 21-acre area ("Study Area"), larger than the project site's 7.75 acres. Reconnaissance level site assessments were conducted on September 20, 2019 and on September 27, 2019. During the September 20 site assessment, UAV (drone) photography was taken and utilized for the follow-up assessment on September 27. The site was walked, and a general inventory of plants and animals were recorded along with an evaluation of habitat types and assessment for the potential for special-status species to occur. Wetland mapping was conducted for the study area and data was recorded using a Trimble sub-meter GPS. Lidar data was obtained from the US Forest Service Remote Sensing Lab (Tahoe National Forest, acquired 2013-2014) and utilized for this assessment.

A query of the California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (CNDDB 2019) was conducted to identify special-status (and sensitive) species known to occur in the project region. The six-quadrangle search area included the Norden, Soda Springs, Independence Lake, Webber Peak, Royal Gorge, and Granite Chief quadrangles. In addition, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) database was queried for the Study Area, and the California Native Plant Society (CNPS) Inventory for special-status plants in the Donner Summit region was queried. Species information was obtained from CDFW life history accounts. The results of these queries were reviewed to assess the potential for occurrence of special-status plant and animal species within the Study Area.

Discussion Item IV-1, 7:

Habitat Communities

Five habitat types occur within the Study Area: mixed coniferous forest, forest powerline corridor, ruderal, wetland swale, and intermittent stream (see Figure 8).

Mixed Coniferous Forest. Nearly the entire area south of the transmission line corridor (approximately 12.2 acres) is montane coniferous forest. This uneven-aged forested area is composed of approximately 60 percent lodgepole pine (*Pinus contorta*) and approximately 40 percent red fir (*Abies magnifica*). Other scattered tree species observed include Jeffrey pine (*Pinus jeffreyi*) and aspen (*Populus tremuloides*). The stand is dense, with a canopy cover within the forested area of approximately 85 percent. Many felled and decaying trees were observed on the ground within the stand. The lodgepole pine range in size from small saplings to large trees, averaging approximately 20 to 28 inches diameter at breast height (DBH). The red fir within the stand also ranges in size from small saplings to larger trees, averaging approximately 18 to 26 inches DBH. Other vegetation within the lower strata of the forested area includes mountain pink currant (*Ribes nevadense*), thimbleberry (Rubus parviflorus), tobacco brush (*Ceanothus velutinus*), Utah serviceberry (*Amelanchier utahensis*), western brackenfern (*Pteridium aquilinum*), purple-flower honeysuckle (*Lonicera conjugialis*), and Fendler's meadow-rue (*Thalictrum fendleri*). The forested habitat transitions to an open rocky area in the southeast corner of the site. Vegetation in this area contains an abundance of bitter cherry, aspen saplings, and a few large red fir.

According to the BRA, the overall health and condition of the stand is fair to poor. The area is interspersed with a relatively large number of snags. Many of the lodgepole pine exhibited co-dominance in their crowns, while many of the red fir showed considerable die-off in large portions of their crowns. The pattern of die-off in the red fir indicates that the stand may be infected with a communicable disease such as a Cytospora sp. fungus. Several of the large red fir had visible lightning scars.

The tubing park and ancillary services would be constructed largely within this habitat. Approximately 5 acres of this habitat type, including 156 trees with greater than 20" DBH (Diameter at Breast Height), would be cleared, graded and contoured for the tubing park.

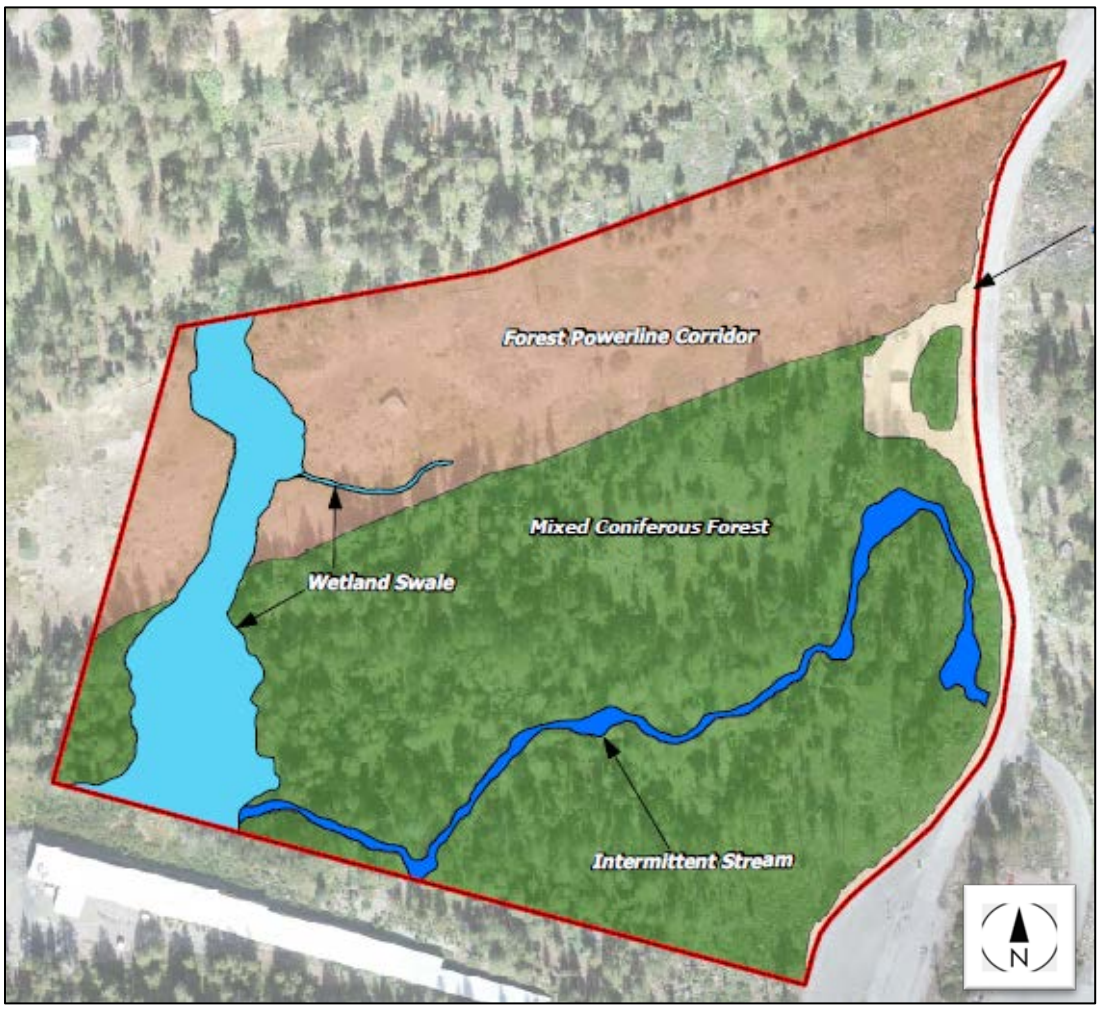


Figure 8- Study Area Habitat

Forest Powerline Corridor. Approximately 6.4 acres in the northern portion of the Study Area contain a powerline corridor where woody vegetation is routinely maintained to avoid conflict with the wires. Due to the high degree of regular and ongoing disturbance, the area is considered ruderal. Plant species observed in this habitat area include: Douglas' knotweed *(Polygonum douglasii*), squirrel tail (*Elymus elymoides*), alpine lupine (L*upinus lepidus*), bitter dogbane (*Apocynum androsaemifolium*), mountain tarweed (*Madia glomerata*), mountain tansy mustard (*Descurainia incana*), white sweetcover (*Melilotus albus*), and bitter cherry (*Prunus emarginata*).

The access road and most of the parking lot would be constructed within this area. Approximately 2.5 acres of this habitat type would be cleared, graded and contoured for the parking lot and access road.

Ruderal. A 0.7-acre portion of the Study Area located along Sugar Bowl Road in the eastern boundary is considered ruderal. This strip of land, along with a minor adjacent maintenance access road, supports primarily weedy annual species including Kentucky bluegrass *(Poa pratensis),* squirreltail *(Elymus elymoides),* mountain tansy mustard, common knotweed *(Polygonum aviculare),* and common yarrow *(Achillea millefolium).*

The access road to the parking lot would cross this land cover type and impact approximately 0.1 acre.

Wetland Swale. There are two adjacent wetland swales in the Study Area, one large and one small. The large wetland swale enters the site from the northern boundary and flows south along the western boundary. It is funneled through a large box culvert under the Union Pacific Railroad just southwest of the Study Area. This swale appears to be wet for much of the year, but low flows within the swale are not high enough to scour a channel. There is a high amount of vegetative cover, composed of a mix of herbaceous and woody species. Common herbaceous species include Nebraska sedge (*Carex nebrascensis*), southern beaked sedge (*Carex utriculata*), small-fruit bulrush (*Scirpus microcarpus*), California corn lily (*Veratrum californicum*), tall mannagrass (*Glyceria elata*), meadow barley (*Hordeum brachyantherum*) Baltic rush (*Juncus balticus*) dagger rush (*Juncus ensifolius*), and Sierra rush (*Juncus nevadensis*). Woody species in the swale include willow (*Salix lemmonii, S. laevigata*) and mountain alder (*Alnus incana*). A

second, minor wetland swale is a tributary to the larger one. If flows within the forest powerline corridor just north of the forested area and carries minimal seasonal flows. It supports a mix of upland and wetland species.

The proposed project would not result in direct effects to this aquatic resource (i.e., there would be no grading for fill materials placed in the wetland). However, a 0.2-acre portion of the swale which is located at the bottom of each tubing run, would have the woody vegetation growing in it cut to ground level with hand tools. Several lodgepole pine trees grow along the edge of this wetland and would be cut near ground level and dragged away over snow and through the uplands. The stumps would remain in place. Willow and mountain alder in the wetland would be managed annually with hand tools and cuttings carried away.

Intermittent Stream. An intermittent stream enters the Study Area at the eastern boundary through four culverts underneath Sugar Bowl Road before meandering in a southwesterly direction through the mixed coniferous forest in the southern half of the property. The stream flows seasonally during the wet season and was dry during the September site visits. It is primarily a rocky channel that supports sparse vegetation. It joins the large wetland swale near the southwest corner of the property and flows through the large box culvert under the UPRR southwest of the Study Area. Salix Consulting noted that no water was observed in the stream during the summer or fall site visits.

There are no proposed direct impacts to the stream, although grading and vegetation management encroaches within ten feet in several locations. The project would utilize standard County (West Placer Storm Water Design Manual) required BMP measures during the construction phase and postconstruction period for activities near this sensitive resource.

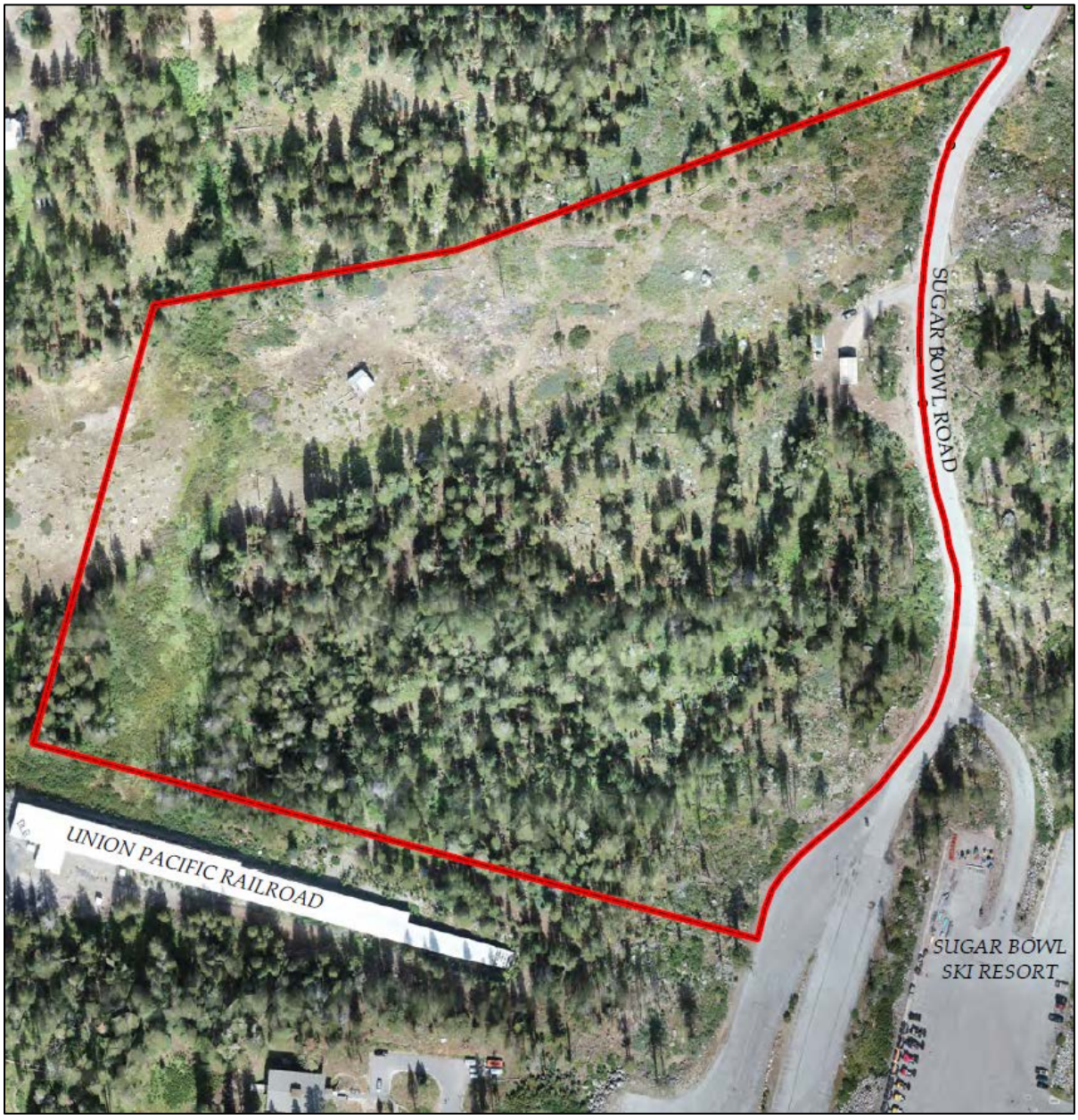


Figure 9- Aerial of Project Site

Project Impacts to Habitat

The individual habitat communities impacted or removed by the proposed 7.75-acre project is summarized in the Table below:

Habitat Type	Existing Acreage	Area Cleared and Graded	Vegetation Management (No Grading)
Mixed Coniferous Forest	12.2	5.0	0.4
Forest Powerline Corridor	6.4	2.5	0.0
Wetland Swale	0.7	0.0	0.2
Intermittent Stream	1.7	0.0	0.0
Ruderal	0.5	0.1	0.0
Total	**21.5 acres**	**7.6 acres**	**0.6 acre**

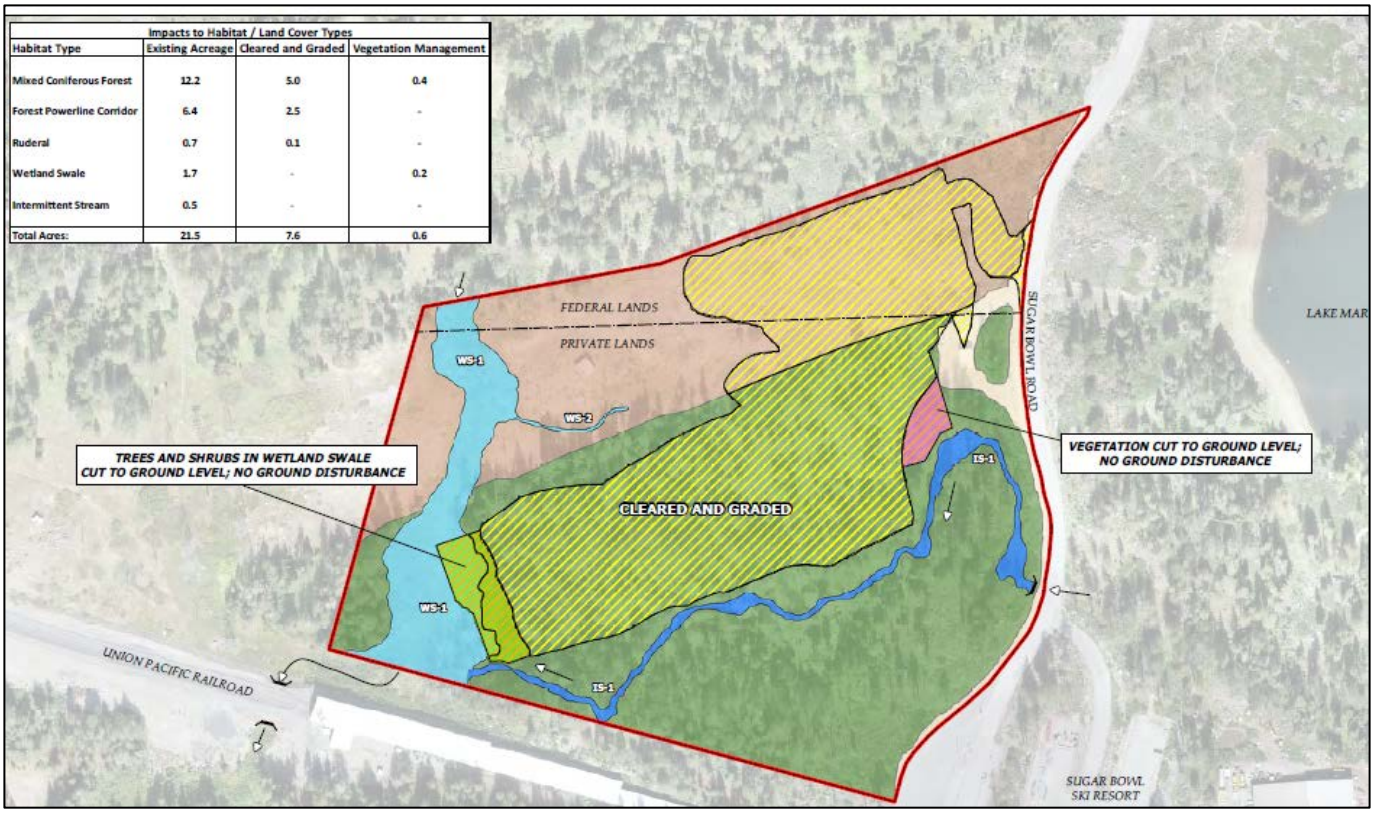


Figure 10- Habitat Impacts

Special Species

Salix biologists reviewed the California Natural Diversity Data Base (CNDDB) (CDFW 2019), the California Native Plant Society (CNPS, 2019) inventory, and the US Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) report for the Study Area to identify special-status species that have been reported to occur or may occur within the region. These databases indicate that 25 special-status plant species and 19 special-status animal species are reported to have occurred within the broader (6-quad) region surrounding the Study Area. Of these, 13 special-status plants and 13 sensitive or special-status animal species are known to occur within a 5-mile radius of the Study Area.

Plants

Of the 25 special-status plants identified as occurring within the surrounding region, most had no potential to occur and were eliminated from consideration due to the lack of suitable habitat or soil substrates. Nine had some potential to occur on the site:

- Starved daisy (*Erigeron miser*)
- Elegant groundsel (*Packera indecora*)
- Stebbins' phacelia (*Phacelia stebbinsii*)
- Davy's sedge (*Carex davyi*)
- Upswept moonwort (*Botrychium ascendens*)
- Scalloped moonwort (*Botrychium crenulatum*)
- Mingan moonwort (*Botrychium minganense*)
- Donner Pass buckwheat (*Eriogonum umbellatum torreyanum*)
- Plumas ivesia (*Ivesia sericoleuca*)

These nine species formed the target list for a special-status plant field survey that was conducted on August 5, 2020, and a report was prepared and submitted, dated September 1, 2020, by Salix Consulting Inc. The timing of the survey was appropriate to determine the presence or absence of any of the target special-status plant species at this elevation. The survey was conducted on foot with all areas visually inspected. No special-status species were observed within the Study Area, and no further studies were recommended.

Animals

The Study Area is expected to support a variety of common wildlife species adapted to high elevation settings and variable habitats. Bird species observed include dark-eyed junco, Anna's hummingbird, white-crowned sparrow, white-breasted nuthatch, Steller's jay, and raven. Evidence of mule deer and black bear was also observed. Of the 19 special-status animals identified through the database searches and other literature as occurring within the broader region surrounding the Study Area, ten were determined to have no potential to occur due to the absence of suitable habitat or the site being located outside the range of a species. These include:

- Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*)
- Delta smelt (*Hypomesus transpacificus*)
- Mountain sucker (*Catostomus platyrhynchus*)
- Foothill yellow-legged frog (*Rana boylii*)
- Sierra Nevada yellow-legged frog (*Rana sierrae*)* (See discussion below.)
- Harlequin duck (*Histrionicus histrionicus*)
- Greater sandhill crane (*Grus canadensis tabidad*)*
- Black swift (*Cypseloides niger*)*
- Willow flycatcher (*Empidonax traillii*)*
- Sierra Nevada mountain beaver (*Aplodontia rufa californica*)*

Six species are unlikely to reside within the Study Area, but may be transient, utilizing the site (or features within the site) as a corridor between suitable habitat areas. These include:

- Sierra Nevada red fox (*Vulpes vulpes necator*)*
- Fisher - West Coast DPS (*Pekania pennanti*)
- California wolverine (*Gulo gulo*)*
- American badger (*Taxidea taxus*)
- Bald eagle (*Haliaeetus leucocephalus*)*
- Southern long-toed salamander (*Ambystoma macrodactylum sigillatum*)*

Three species were determined to have some potential to occur within the Study Area due to the presence of suitable habitat (including nesting habitat for birds) and are discussed in further detail below. These include:

- Northern goshawk (*Accipiter gentilis*)*
- Yellow warbler (*Setophaga petechia*)*
- Sierra Nevada snowshoe hare (*Lepus americanus tahoensis*)

The **northern goshawk** (*Setophaga petechia*) occurs in dense, mature coniferous forests, generally at mid and high elevations in the Sierra Nevada mountains. The montane coniferous forest habitat within the Study Area provides suitable habitat, and it is possible that the northern goshawk would nest there. The closest previously documented occurrence of the northern goshawk is approximately 3.5 miles southeast of the Study Area in Cold Stream Valley in 1999. The species was not observed during the September assessment.

The **yellow warbler** (*Accipiter gentilis*) breeds and nests in riparian and riparian scrub habitat throughout California. The wetland swale in the western portion of the site provides suitable habitat for the species, and it is possible that the yellow warbler could nest there. The closest previously documented occurrence of the yellow warbler is approximately 3.5 miles southwest of the Study Area near Soda Springs-Baker Ranch Road in 1984. The species was not observed during the September assessment.

Sierra Nevada Snowshoe hare (*Lepus americanus tahoensis*) is an uncommon resident at upper elevations of the Sierra Nevada. This subspecies of snowshoe hare is primarily found in montane riparian habitats with thickets of alders and willows, and in stands of young conifers mixed with chaparral. Because the wetland swale in the western portion of the site provides suitable habitat for the species, it is possible that Sierra Nevada snowshoe hare may occur within the Study Area. The closest previously documented occurrence of the Sierra Nevada snowshoe hare is approximately 8.3 miles east of the Study Area near Truckee in 1915.

The entire Study Area is designated Critical Habitat for Sierra Nevada yellow-legged frog by the U.S. Fish and Wildlife Service. **Sierra Nevada yellow-legged frog** (SNYLF) (*Rana sierrae*), is a federally listed endangered species which, according to CDFW, occurs primarily at higher elevations of the Sierra Nevada from Plumas County to southern Tulare County. This species is associated with streams, lakes and ponds in montane riparian, lodgepole pine,

subalpine conifer, and wet meadow habitat types at elevations ranging from 4,500 ft to 12,000 ft in the Sierra Nevada. This species is generally not found more than 3.3 feet from water. Adults are typically found sitting on rocks along shorelines where there is minimal to no vegetation.

Critical habitat for the SNYLF was designated by the USFWS in August 2016. One of the critical habitat subunits designated by the USFWS, Subunit 2C (Nevada County), overlaps the entire Study Area. Suitable habitat for the SNYLF may exist in Lake Mary (approximately 400 feet east of the Study Area) or in the headwaters of the South Yuba river (approximately one mile west of the study area). The CNDDB (2019) documents four occurrences of the species within a five-mile radius of the site, however, SNYLF has not been reported as occurring within the study area or nearby Lake Mary. The closest previously documented occurrence of SNYLF is approximately one mile west of the Study Area along the South Yuba River in 1958. Suitable habitat for SNYLF does not occur within the Study Area but may occur in nearby water bodies such as Mary Lake. The species was not observed during the September assessment.

The BRA determined there is no suitable habitat for the SNYLF in the Study Area. There is not a year-round wet connection from Lake Mary to the study area for the frog to travel and it is unlikely that, if present in Lake Mary, they would venture to the Study Area. The wetland swale at the western end of the Study Area is densely populated with sedges, rushes and grasses as well as willow and mountain alder. There are no embedded ponds in the swale and thus, no suitable breeding habitat.

Salix Consulting contacted Mr. Ian Vogel, U.S. Fish and Wildlife Service Biologist for the Sierra/Cascades Division/Endangered Species Program, for his opinion. Mr. Vogel was provided with the Biological Resources Assessment and the project grading map. Mr. Vogel reports via a January 26, 2021 email that he "[doesn't] see any issues for the SNYLF here[.]" even if the stream and swale may provide non-breeding habitat. Lake Mary appears to be the closest breeding habitat but the likely stocking of the lake "with predatory fish will reduce the likelihood of SNYLF presence." Even if frogs were there [in Lake Mary] he doesn't "expect them to disperse into/through the study area." Otherwise, Mr. Vogel is concerned for indirect impacts to the stream and swale areas; mitigation measures to prevent indirect impacts from potential sedimentation and altered hydrology are required as noted below.

Two mammals that are not listed by the state or the federal government have generated concern among regulatory agencies in recent years, and they appear in the CNDDB query for the Study Area: Gray-headed pika (*Ochotona princeps* ssp. *schisticeps*) and Sierra Marten (*Martes caurina sierrae*).

While **gray-headed pika** does not have federal or state status it is given a rank of S2S4 by the State, which indicates a range of uncertainty about the status of the species (S2=imperiled to S4=apparently secure). Pika inhabits talus or piles of broken rock fringed by suitable vegetation within generally cool, mesic, and usually montane habitat. The CNDDB documents two occurrences of pika within a five-mile radius of the site, the closest being approximately one-half mile east of the Study Area near Lake Mary in 2010. No suitable habitat for pika occurs within the Study Area, and the species was not observed during the September survey.

Sierra Marten also does not have federal or state status, but it is given a rank of S3 (vulnerable) by the State. Optimal habitat includes mixed evergreen forests (with more than 40 percent crown closure) containing large trees and snags with abundant cavities for denning and nesting. Marten is highly sensitive to human disturbance, and it is not reported as occurring within the Study Area. However, the CNDDB documents three occurrences of the species within a five-mile radius of the site, the closest being approximately 3.5 miles south of the Study Area in 2014. Suitable denning habitat may occur within the Study Area. However, due to the close proximity to ongoing human disturbance, it is unlikely that marten would occur within the Study Area.

Implementation of the following mitigation measures would reduce any impacts to sensitive species to less than significant.

Mitigation Measures Item IV-1, 7:

MM IV.1

Potential nesting habitat for the northern goshawk and the yellow warbler (as well as common raptors and other birds protected by the Migratory Bird Treaty Act) occurs in association with trees and shrubs located in the project area. If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 3 days prior to the initiation of construction. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, construction shall be delayed until the young have fledged. If construction delay is not feasible, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop an avoidance plan to minimize disturbance of active nests prior to the initiation of any construction activities. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location.

If construction delay is the method utilized to avoid disruption of any nesting birds, construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the nesting bird study and/or as recommended by the California Department of Fish & Wildlife. **(PLN)**

MM IV.2
The facility shall only be used when there is sufficient depth of snow to operate the snow tubing operation. During the warm season, general maintenance of the facility would take place and the standard County required BMPs shall be implemented for any activities within 100 feet of the intermittent stream or wetland swale. **(PLN)**

MM IV.3
Suitable habitat for the Sierra Nevada snowshoe hare exists in the riparian vegetation surrounding the wetland swale in the western portion of the project site. If ground disturbing activities are proposed during the warm season, a preconstruction survey should be conducted to determine the presence or absence of the species no more than 15 days prior to initiation of proposed development activities. A report summarizing the results of survey shall be provided to the Development Review Committee and CDFW within 30 days of the completed survey and is valid for one construction season. **(PLN)**

Discussion Item IV-2, 3, 4:
The Study Area supports two primary drainages. The first is a relatively large wetland swale that flows from north to south along the western edge of the Study Area and is associated with a minor wetland drainage that intersects the larger western swale near the southern edge of the powerline corridor. The proposed project would not result in direct effects to this aquatic resource, (i.e., there would be no grading for fill materials placed in the wetland). However, a 0.2-acre portion of the swale which is located at the bottom of each tubing run, would have the woody vegetation growing in it cut to ground level with hand tools. Several lodgepole pine trees grow along the edge of this wetland and would be cut near ground level and dragged away over snow and through the uplands. The stumps would remain in place. Willow and mountain alder in the wetland would be managed annually with hand tools and cuttings carried away.

The second feature is an intermittent stream that flows from east to west across the site and drains into the wetland swale near the southwest corner. There are no proposed direct impacts to the stream, although grading and vegetation management encroaches within ten feet in several locations.

These drainage features may qualify as waters of the United States. Activities that place any fill (soil/rock) in this area would require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act and a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act. Any impacts to the bed or bank of the intermittent stream would require notification to the California Department of Fish and Wildlife through a 1602 Agreement (Lake and Streambed Alteration Agreement).

Impacts to waters of the U.S. would be potentially significant. The mitigation identified below would ensure that the project would not result in a loss of wetland habitat or adversely affect downstream wetlands or waters because the project proponent would replace wetlands on a “no net loss” basis consistent with appropriate regulatory agency requirements. With implementation of the following mitigation measures, this impact would be reduced to a less-than-significant level.

Mitigation Measures Item IV-2, 3, 4:
MM I.1 (sensitive habitat protective fencing)

MM IV.4
If any proposed activities place fill (soil/rock) in the wetland swale and/or intermittent stream, a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act and a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act must be obtained. The applicant shall submit evidence to the County that all permits directly associated with the fill or grading activity have been obtained prior to issuance of a Grading Permit for the project. **(PLN)**

MM IV.5
If a 404 permit is required, provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with an approved 404 permit. The total amount of habitat to be replaced would be determined in accordance with the total amount of impacted acreage as determined by the U. S. Army Corps of Engineers. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of a Grading Permit. **(PLN)**

MM IV.6
The project applicant shall ensure that there is no loss of acreage or function of wetlands and other waters through implementation of the following measures:

A. Work within waters of the United States shall be minimized to the extent possible.
B. No deposition of rock or other fill material shall occur.
C. When work within waters of the U.S. must occur, all activities shall be conducted to avoid the discharge of dredge or fill material into waters of the U.S. Further, all areas of disturbance shall be restored to pre-construction conditions and the applicant shall immediately stabilize disturbed soils with non-fill restoration methods to reduce erosion and sediment discharge. Where changes in grade occur, the applicant shall ensure that no loss of functional habitat by comparing pre and post grading hydrology and vegetation. If loss of functional acreage is observed, the applicant shall conduct further onsite restoration activities or create additional habitat to ensure there is no net loss of functional habitat.
D. Material removed from the wetlands or other waters shall not be placed within wetland or other waters, and BMPs shall be placed to prevent the discharge of sediments to wetlands or other waters. **(PLN)**

MM IV.7
During timber harvest, and if appropriate if timber harvest occurs while still snow-covered, BMPs shall be installed at the western edge of the intermittent stream and wetland swale habitat so as not to cause harm to these aquatic features. When grading near the intermittent stream and wetland swale, the proponent shall implement standard County (West Placer Storm Water Design Manual) required BMPs There should be no direct runoff into either feature unless passing through filtration such as a silt fence, or straw wattles. **(PLN)**

Discussion Item IV-5:
The project proposes the removal of five acres of mixed coniferous forest. The project applicant has submitted a Draft Timber Harvest Plan that is in compliance with the Placer County Tree Preservation Ordinance. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation Measure Item IV-5:
MM IV.8
To mitigate for the loss of mixed coniferous forest, the project applicant shall prepare a Timber Harvest Plan prior to any removal of trees on site. Copies of Timber Harvest Plan approval shall be submitted to the Planning Services Division. **(PLN)**

Discussion Item IV-6:
The proposed activity would not conflict with any local policies or ordinances protecting biological resources, or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional or state habitat conservation plan. The proposed project is not located within the Placer County Conservation Program area. Therefore, there is no impact.

Discussion Item IV-8:
There are no oak woodlands within the project area. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (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**

Discussion Item V-1, 2, 3:
A Cultural Resources Assessment was prepared for the project site by Far Western Anthropological Research Group, Inc. in February of 2020. The potential presence of cultural resources on the project site was determined through a records search and pedestrian survey.

Record Search. Far Western requested a records search from the North Central Information Center of the California Historical Resources Information System, housed at California State University, Sacramento. In addition to this records search, Far Western consulted with Carrie Smith, TNF Heritage Program Manager, regarding previous cultural studies and known sites in the area. Historical maps (Bureau of Land Management [BLM] General Land Office Original Survey Plats and USGS quadrangles), aerial photos, and Master Title plats were also reviewed. Historical maps identified three power lines and one structure within the project site in 1955, but nothing earlier.

The records searches and map reviews identified 13 previous studies and four known resources within the project Area of Potential Effects (APE) and a 100-meter-wide records search buffer. The four known resources include: the Polish Ski Club cabin (P-31-005379); a linear feature associated with the Lake Mary Water Storage and Conveyance complex (P-31-002726); a segment of the Southern (now Union) Pacific Railroad (UPRR); and a concrete foundation with associated refuse (TNF #05-17-57-953). The Polish Ski Club cabin has been evaluated by historical archaeologist Scott Baxter (2011), who found it ineligible for the National Register of Historic Places.

Field Survey. The cultural resources survey was carried out November 25/26, 2019, by Far Western senior archaeologists Albert Garner and Allen McCabe. The archaeologists conducted an intensive pedestrian survey of the entire APE, using 15-meter-wide transects. The survey included the TNF-managed portion of the parcel (primarily north of and along the edge of the tree-cleared transmission line corridor). Dense riparian grasses/shrubs obscured the ground surface in the western and southwestern survey areas near the small drainage, but ground visibility was good for the remaining area. Recent tree felling, chipping, and other forest management activities were apparent, as well as modern refuse (a saucer sled, snack bags, beer/soda cans, a pair of sunglasses, etc.) and possible temporary "drifter" campsites adjacent to the railroad.

The survey crew used field maps, a digital camera, and a handheld Trimble GeoXT Global Positioning System (GPS) unit with project parcel background files and locations of previously recorded archaeological resources uploaded. During the fieldwork, the archaeologists determined that the Polish Ski Club cabin site, the concrete foundation and refuse scatter, and the railroad all lay outside the APE. The fourth resource, the Lake Mary complex, appears to continue into the APE as a buried pipeline, with nothing visible on the surface. The Far Western crew also found and recorded 10 additional historic-era resources: six sites and four isolated finds. Isolates were defined as fewer than three artifacts within a 20-meter area.

The archaeologists recorded all six sites on standard California Department of Parks and Recreation (DPR) 523 Primary Records and attachments (Archaeological Site Record or Linear Feature Record); isolates were documented on Primary Records only. Site boundaries were defined by surface artifact distribution and topography. Site

datums/reference points were GPS-plotted near the center of each site or on either end of a linear resource; no physical datum was placed on any site. Raw GPS data collected for points, lines, and polygons were subsequently processed by GIS specialist Chelsea Karthauser at the Far Western Great Basin Office in Carson City, Nevada.

Historic Resources. Prefield research and field inventory have identified seven historic-period archaeological resources and four isolates in the APE of the proposed Sugar Bowl Tubing Park Project at Norden (Table below). For the isolated finds, recordation has exhausted their data potential, and no additional study is recommended.

Table 1. Survey Results.

Primary No. (P-31-)	Trinomial (CA-PLA-)	Temporary/ Field ID	Description
Newly Identified Sites/Features			
006377	2740H	SB-01	Early twentieth-century refuse scatter and cut
006378	2741H	SB-02	Overhead powerline segment
006379	2742H	SB-03	Overhead powerline segment
006380	2743H	SB-04	Overhead powerline segment
006381	2744H	SB-05	Overhead distributional line segment
006382	2745H	SB-06	Abandoned cabin
Previously Documented Site			
002726	1907H	-	Lake Mary Water Storage and Conveyance Complex
Newly Identified Isolates			
006374	-	ISOSB-01	Discarded electric oven
006375	-	ISOSB-03	Ink bottle
006376	-	ISOSB-04	"Clorox" bottle
006383	-	ISOSB-02	Fragments from three different containers: can, bottle, and ceramic vessel

Far Western's preliminary assessment is that all of the newly documented sites, and the portion of site P-31- 002726 that extends into the APE, are ineligible for either the National Register of Historic Places or the California Register of Historical Resources. However, measures should be taken to ensure that impacts to any unanticipated discoveries that occur during site development remain less than significant. As such, the following Mitigation Measure shall be included as part of the project permit and on the project grading plan. With implementation of this mitigation measure, impacts to cultural resources are less than significant.

Mitigation Measures Item V-1, 2, 3:

MM V.1

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) would assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they would not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate. **(PLN)**

Discussion Item V-4, 5:
The Cultural Resources Inventory determined that no religious or sacred uses exist on the subject property or the properties in the immediate vicinity. As a result, the creation of the tubing park would not result in impacts to any such resources. Therefore, there is no impact.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			**X**	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				**X**

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the proposed project. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of recreation and commercial uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:
The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28,

2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic 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	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1:
The proposed project would disturb approximately 7.75 acres, including the removal of five acres of mixed coniferous forest including 156 trees with greater than 20" DBH (Diameter at Breast Height). The project is proposing to balance the earthwork onsite, not requiring any import/export material. Grading is estimated at 24,500 cubic yards of cut and 30,000 cubic yards of fill; but would be ultimately balanced on site, resulting in no need for import or offsite export. Maximum cuts and fills are proposed to be approximately 15 feet and 22 feet respectively. The topography of the site varies from two percent to 30 percent slope.

There are two wetland swales and an intermittent stream adjacent to the project site. The proposed project would not result in direct effects to the intermittent stream. The proposed project would not result in direct effects the wetland swales, (i.e., there would be no grading for fill materials placed in the wetland). However, a 0.2-acre portion of the swale which is located at the bottom of each tubing run, would have the woody vegetation growing in it cut to ground level. There are no proposed direct impacts to the intermittent stream, although grading and vegetation management encroaches within ten feet in several locations.

Grading activities on this property increase the risk of erosion and create a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase would create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential and cause a negative influence on local waterways. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion and loss of topsoil would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1:

MM VII.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 Division (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 with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs 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.

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 Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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. **(ESD)**

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope, and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to 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 Division (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 using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, 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. **(ESD)**

MM VII.3
Geotechnical Report: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

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

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

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**

MM VII.4
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)**

MM VII.5
The Improvement Plans shall include BMPs designed to ensure that pollutants contained in project-related storm water discharges are reduced to the maximum extent practicable and that non-storm water discharges are prevented from leaving the site, both during and after construction, as required by Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). **(ESD)**

Discussion Item VII-2, 3, 8:
The site is located within Seismic Zone 3. The California Department of Conservation website maps show the project site is distant from known, active faults and would experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the proposed project lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, future structures would be constructed in compliance with the California Building Code, which includes seismic standards. The likelihood of severe damage due to ground shaking would be minimal.

Based on a Preliminary Geotechnical Report prepared by NV5 (dated January 2021), the project site has little potential for landslides and slope instability. No avalanches, mud slides, or other geologic or geomorphological hazards have been observed at or near the project site. A Final Geotechnical Report prepared by a California Registered Civil Engineer or Geotechnical Engineer would be required prior to approval of the Improvement Plans or issuance of any building permit. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item VII-4:
The proposed project would be served by public sewer and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:
A Paleontological Resources Assessment (PRA) was prepared by Russell S. Shapiro, Ph.D., with Far Western Anthropological Research Group, inc. in February of 2020. The PRA included a geological map and literature review and the museum records search for the Proposed Sugar Bowl Tubing Park.

Geological Setting. The geology around Sugar Bowl shows the classic features of the backbone of the Sierra Nevada (Harwood et al. 2014). The oldest basement rocks are made of Jurassic-age marine sediments and volcanics that have been metamorphosed and tilted to the north. Remnants of this stage are exposed south of the project area along the northwestern slope. These older rocks were intruded by Cretaceous granodiorite as a new subduction zone

was established to the west. The granodiorite makes up the majority of the region, including the ridge east of the project area. Following a period of uplift, erosion, and quiescence, volcanic activity picked up in the Oligocene epoch. The volcanism was initially silica-rich rhyolite but later became more mafic, with Pliocene basalt flows evident north of the Project area (Sylvester et al. 2012). This period of volcanism is recorded as the nearly flat-lying layers along Boreal Ridge and the major mountain peaks south of the project area.

The current landscape is a combination of tectonic uplift and glaciation in the Pleistocene epoch (Birkeland 1964). In addition to the majestic aretes and cirques, glacial deposits are recognized throughout the project area and surrounding region. Harwood and others (2014) distinguished tills and outwash deposits and related them to two distinctive glacial events: the older Tahoe and the younger Tioga glaciation (Birkeland 1964). The youngest deposits near the project area are recent alluvium associated with the waning Lake Van Norden.

Records Search. The records search was requested from the University of California Museum of Paleontology on December 12, 2019. No response was received. In lieu of a formal records search, the author conducted an exhaustive search of the online UCMP database, searching all records for Placer County. No fossils were located near the project site in Placer County. An additional search of the 3,908 records for neighboring Washoe County, Nevada, yielded 33 localities, of which only two Pleistocene records were relevant for the project: a mammoth fossil was recovered near Reno and a horse fossil from a Truckee River gravel pit. There are a number of critical Miocene fossils from Washoe County, but none are relevant for the project.

Sensitivity Assessment. Judging by results of the literature analysis and review of museum records, it is unlikely that fossils would be uncovered during excavation related to the proposed Sugar Bowl Tubing Park in excavations on the Cretaceous graniodiorite. Fossils are not known to exist in intrusive igneous rocks (granodiorite). In the western part of the project, it is possible that fossils may be uncovered within the glacial outwash plain deposits, based on the age and facies (Shapiro 1993); however, there are no public records of fossils having been previously discovered near the project.

It is possible that the proposed Sugar Bowl Tubing Park may impact paleontological resources during excavation of the Tioga outwash plain deposits, but would not impact resources during any phase of construction in the graniodiorite. The project's site-specific impacts associated with soil disruptions, soil erosion and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-5:
MM VII.6
Prior to construction, a Qualified Paleontologist should conduct a field survey of the Tioga-age outwash deposits. The survey would fulfill the requirements of Placer County even if limited to the western project area. Should crews uncover potential fossil resources during excavation, a Qualified Paleontologist should be contacted immediately, and all work cease within a 25-foot radius of the discovery to allow for evaluation and perhaps sampling of the fossils. If necessary, a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) would be developed and would include monitoring of additional excavation. Any action that requires the halting of excavation activities must be reported to the Placer County Museums Division and the Planning Services Division by the Qualified Paleontologist. At the cessation of all excavating activities, a follow-up report noting any fossil discoveries (or lack thereof) must be submitted to the Museums Division and the Planning Services Division and must include the period of inspection, an analysis of the fossils found, and present repository of the fossils. **(PLN)**

Discussion Item VII-6, 7:
The project proposes the development of a snow tubing park on approximately 7.75 acres of land owned by Sugar Bowl and the US Forest Service. The main component of the project is the tubing area which consists of two sets of five parallel groomed "runs" approximately 600 feet long and a centrally located surface conveyor lift commonly referred to as a "magic carpet". The average natural slope of the tubing area is approximately 12 percent. The maximum cuts and fills are proposed to be approximately 15 feet. The project also proposes a 206-space parking lot resulting in approximately 1.6 acres of impervious surface. Other proposed improvements include walking paths, utility trenching, snow making facilities, lighting, ticketing and restroom facilities, and stormwater quality features. The proposed project's impacts associated with exposing people or structures to unstable earth conditions or changes in geologic substructures, disruptions, displacements, compaction of soil, and change in topography would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Items VII-6, 7:
MM VII.1, MM VII.2, MM VII.3 See Item VII-1 for the text of these mitigation measures.

VIII. 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 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 Item VIII-1, 2:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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 employees and visitors, as well as on-site fuel combustion for snow making equipment, Magic Carpet operations, and snow grooming.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO2e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO2e/yr would be deemed to have a cumulatively considerable contribution to global climate change.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1) Bright-line Threshold of 10,000 metric tons of CO2e per year for the construction and operational phases of land use projects as well as the stationary source projects
2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3) De Minimis Level for the operational phases of 1,100 metric tons of CO2e per year.

Maximum Unmitigated Project
Short-term Construction & Long-term GHG Emissions

	Short-Term Construction		Long-term Operational		
Pollutant	Project Construction Emissions[1] (MT/year)	PCAPCD Thresholds[2] (MT/year)	Project Operational Emissions[1] (MT/year)	PCAPCD Brightline Threshold[2] (MT/year)	PCAPCD De Minimis Level[2] (MT/year)
CO2e	155.15	10,000	679.54 732.33 (with construction overlap)	10,000	1,100

Source 1: KD Anderson CalEEMod 2016.3.2, Project Analysis (May 5, 2021)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)

As noted in the modeling analysis, trip generation data for the tubing park use are not available from traffic engineering industry-standard reference documents such as the Institute of Transportation Engineers Trip Generation Manual. Without such reference sources, the estimate of vehicle trip generation applied in the air quality analysis is based on

Sugar Bowl's proforma used to contemplate successful economic implementation of the project. Due to modeling limitations and potential overestimation of annual emissions, an annual average trip rate of 85.99 trips per day is used to estimate the annual mobile related GHG emissions in lieu of the 790 trips per day value, which applies to a single day during the snow season. To address these modeling limitations, the air quality analysis included a separate CalEEMod run that uses an annual average trip generation rate. Using an annual average trip generation rate allows CalEEMod to correctly estimate annual emissions and annual vehicle miles traveled (VMT). The CalEEMod report for annual emissions it titled "Sugar Bowl Annual Oper - Highlighted.pdf". For clarity, the annual values that are appropriate for this seasonal project are as follows:

- Annual operational GHG emissions is 303.7605 MT of CO2e per year. This is in lieu of the overestimated 3,000+ MT value.
- Annual VMT is 924,562. This is in lieu of the overestimated 11M VMT value.
- The annual average trip rate is 85.99 trips per day. This is in lieu of the 790 trips per day value, which applies to a single day during the snow season.

The CalEEMod model assumes a project is completely constructed before it begins operation. For most projects, this assumption is correct. For the Sugar Bowl project, however, the permanent support structure would be constructed sometime after the project begins operation. As a result, during the year the permanent support structure is constructed, annual GHG emissions would be the sum of operational emissions and construction emissions due to the permanent support structure.

To account for emissions due to construction of the permanent support structure, the air quality analysis included a separate CalEEMod model run for the permanent support structure. Operational emissions would be the 303.7605 MT of CO2e/yr. Construction emissions due to the permanent support structure would be 52.7927 MT of CO2e/yr. This value is taken from page 4 of 21 in the "Sugar Bowl Perm Supp Struct Constr Only Annual - Highlighted.pdf". Collectively, the operational phase with the construction phase would result in approximately 356 MT CO2e/yr.

In summary, the project is estimated to result in approximately 155.15 MT CO2e/yr during the first year of construction where construction emissions would be the highest, and 303.76 MT CO2e/yr during the operational phase, and 356.55 MT CO/2e/yr with an overlap in construction emissions. These levels do not exceed the PCAPCD Bright-line Threshold or De-Minimus Level and therefore 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.

IX. 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 transport, use, or disposal of hazardous materials? (EH)			**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? (EH)			**X**	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)				**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? (EH)				**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 or excessive noise for people residing or working in the project area? (PLN)				**X**

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)			**X**	
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			**X**	

Discussion Item IX-1, 2:
The use of hazardous substances during normal construction and activities is expected to be limited in nature, and would be subject to standard handling and storage requirements.

Advisory Comment:

"Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:

A. Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.

B. If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.

Impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3
There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:
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 would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:
The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. The proposed project would have no impact to airports and airstrips. Therefore, there is no impact.

Discussion Item IX-6:
The project area's existing street system, particularly arterial and collector streets, function as emergency evacuation routes. The project's design and layout would not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan; therefore, a less than significant impact on emergency routes/plans would be anticipated. No mitigation measures are required.

Discussion Item IX-7:
The proposed project site is located within State Responsibility Area – Very High risk for wildland fires. The project site is heavily vegetated outside of the powerline easement and contains limited vegetation within the powerline easement. The proposed project would create a snow tubing recreation facility within the very high wildfire risk area, potentially exposing structures to significant risk of loss, injury or death. Due the nature of the project, all buildings would not be used during the summer months and snow tubers would not be present on-site during summer months. The project would be required to conform to the current fire safe building codes, including the Placer County Fire Safe ordinances and Section 4290 of the California Public Resource Code. The proposed project would also require a review and "will serve" letter from the Truckee Fire Protection District that handles fire protection at the site. Standard fire regulations and conditions shall apply to the proposed project, including standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. 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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				**X**
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			**X**	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		**X**		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		**X**		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)				**X**
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

Discussion Item X-1:
The proposed project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the Donner Summit Public Utility District. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
The proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion Item X-3, 4:
The 7.75-acre site is mostly undeveloped, with the exception of a vacant cabin, maintenance shed, and an existing paved driveway that accesses an existing pump house building located near the proposed entrance to the site. The proposed project consists of a snow tubing area, paved access road, parking area, walking paths, utility trenching, snow making facilities, lighting, ticketing and restroom facilities, and stormwater quality features. Approximately 7.75 acres would be disturbed during construction resulting in approximately 1.85 acres of impervious area.

There are two off-site drainage sheds that flow through the project site. According to the Preliminary Drainage Report prepared by TLA Engineering and Planning (dated January 2021), the first drainage shed (Lake Mary) originates

from the east, while the second (Lake Angela) from the north. These two drainage sheds combine south-west of the project site before entering an existing box culvert that runs beneath the Union Pacific Railroad tracks.

The majority of the project site sheet flows gently in a south-westerly direction. The site topography and drainage patterns would be altered as a result of this project; however, the overall general slope of the site and historical drainage patterns would be maintained. There are two wetland swales adjacent to the project site that are associated with the Lake Angela drainage shed. The largest of the two enters the site from the northern boundary and flows south along the western boundary. The other wetland swale is a tributary to the larger one. It flows within the forest powerline corridor just north of the tubing area. In addition, there is in intermittent stream that's associated with the Lake Mary drainage shed that runs along the southern portion of the site, flowing from east to west. No grading or disturbance of any kind is proposed within the boundaries of the wetlands and stream channel.

The proposed project would result in approximately 1.85 acres of impervious area consisting of rooftops, walking paths, an access driveway, and parking area. According to the Preliminary Drainage Study prepared by TLA Engineering and Planning, the overall site drainage patterns would remain consistent with the existing drainage pattern which drains from the east to the west. Furthermore, all parking lot runoff would be routed through a bioretention basin located to the west. This basin would facilitate infiltration, improve stormwater quality, and attenuate peak flows. According to the Preliminary Drainage Report by TLA Engineering and Planning, the post-development peak runoff for the 10- and 100-year events would be equal to or less than the pre-development flows.

The proposed project's impacts associated with altering the existing drainage patterns of the site as well as increasing the rate and amount of surface runoff would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM VII.1, MM VII.2, MM VII.4, and MM VII.5 See Item VII-1 for the text of these mitigation measures as well as the following:

MM X.1
Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

MM X.2
The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**

MM X.3
Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

MM X.4
Prior to Improvement Plan or Grading Permit approval, the applicant shall prepare and submit an erosion and sediment control plan or SWPPP, including site-specific construction site BMPs, for County review and approval, as required by

the NPDES Phase II MS4 Permit. The County shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Wildlife 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained. **(ESD)**

Discussion Item X-5:
The project development area is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA) and no housing is proposed to be placed 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. Improvements would not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures would not be exposed to a significant risk or loss, injury or death involving flooding, nor risk release of pollutants due to project inundation. Therefore, there is no impact.

Discussion Item X-6:
The proposed project would not utilize groundwater, substantially deplete groundwater supplies, or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

XI. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			**X**	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			**X**	
4. 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 Item XI-1, 2, 3, 4
The proposed project would develop a snow tubing recreation facility. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning and compatible with existing nearby rural recreational uses. Rural Recreational uses are permitted within the Open Space (O) and Residential Forest (RF) zoning districts with approval of a Minor Use Permit.

The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. No economic or social changes would occur that would cause a significant adverse physical change to the environment. Therefore, the impact is less than significant. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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? (PLN)				**X**
2. Result in 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 Item XII-1, 2:
The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the project site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		**X**		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		**X**		
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				**X**

Discussion Item XIII-1:
An Environmental Noise Assessment was prepared by Saxelby Acoustics on January 21, 2021. Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed uses, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

The primary noise sources associated with the project include:

- Snow making equipment
- Grooming operations
- Parking lot circulation
- Noise from children and adults talking/playing
- Use of amplified sound during "deejay" tubing nights

Operation of the facility would occur during daytime (7 am to 10 pm) hours as defined by the Placer County Noise Ordinance. Snowmaking operations could occur during nighttime (10 pm to 7 am) hours. Grooming operations were also assumed to occur during daytime hours.

The existing noise environment in the project area is primarily defined by traffic noise from Donner Pass Road, the Union Pacific Railroad, and existing ski area facilities including the Sugar Bowl Village Gondola. The closest noise-sensitive receptors include the Oakland Ski club and Alpineer Ski Club and located northwest of the project site. Sugar Bowl Academy and Village residential uses are located towards the southwest.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed uses, existing and proposed buildings, terrain type, and locations of sensitive receptors.

The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

Noise Source	Modeling Assumptions Used
Snow Makers	Silent PoleCat Snowmakers (4) or TechnoAlpin TL6 lance (4). 71 dBA Leq at 10 meters. Manufacturer's data.
Snow Groomer	52 dBA Leq at 50 feet. Saxelby Acoustics file data.
Parking Lot	127 peak hour trips in the daytime (7:00 a.m. to 10:00 p.m.), @ 71 dBA SEL at 50 feet. Saxelby Acoustics data.
Voices	Assumed 10 people vocalizing at "shouting" level of 78 dBA Leq at 3 feet and 50 people vocalizing at "raised voice" level of 66 dBA Leq at 3 feet. Saxelby Acoustics data.
Amplified Music	Assumed operation of DJ speakers pointing in southwesterly direction operating at 80 dBA at 50 feet.

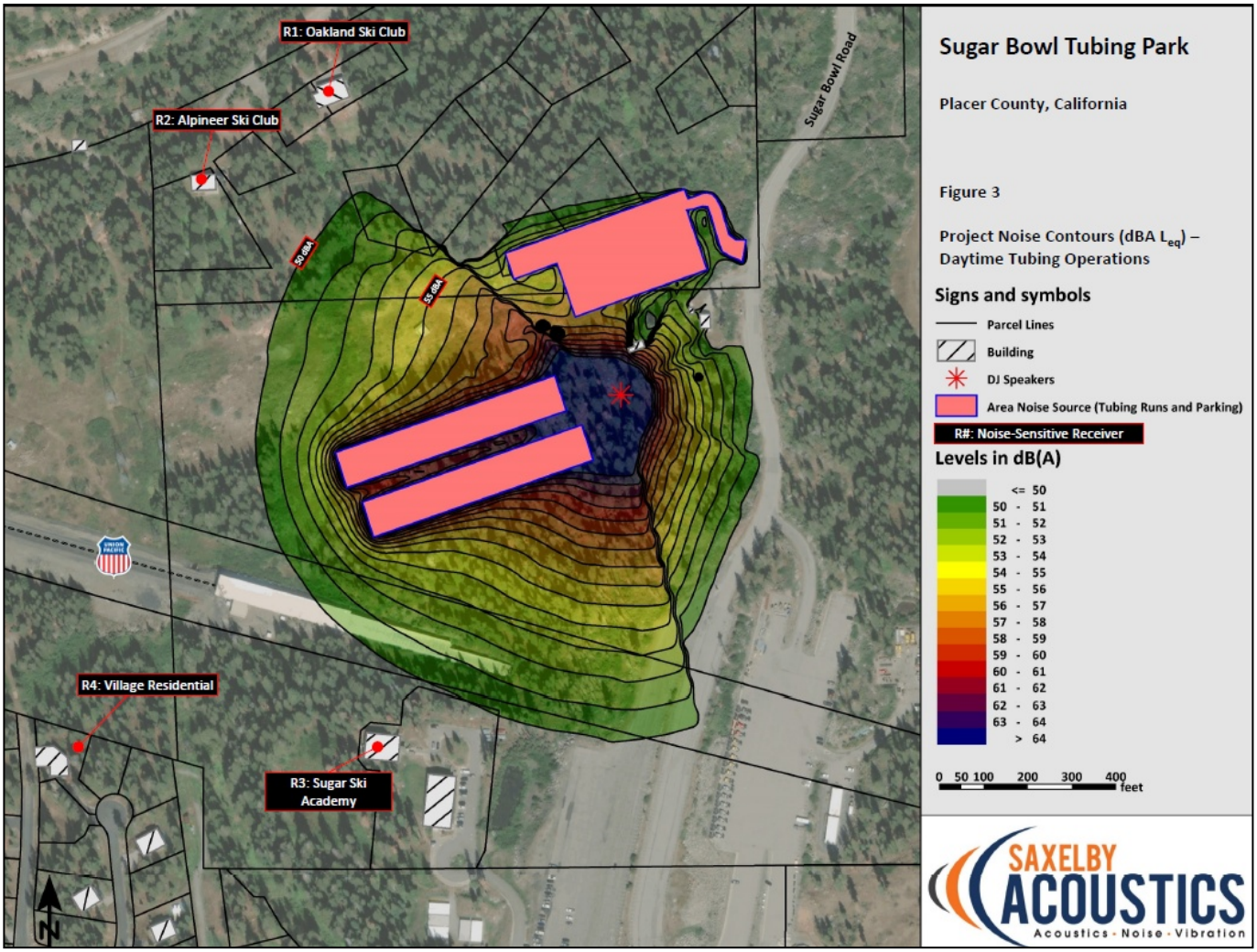
Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed uses, existing and proposed buildings, terrain type, and locations of sensitive receptors. Based upon the SoundPLAN noise modeling, the Table below shows the predicted project noise levels at the adjacent uses in terms of the County's General Plan Ldn noise standard and County Noise Ordinance average (Leq) standard.

PROJECT NOISE LEVELS AT NEARBY SENSITIVE RECEPTORS

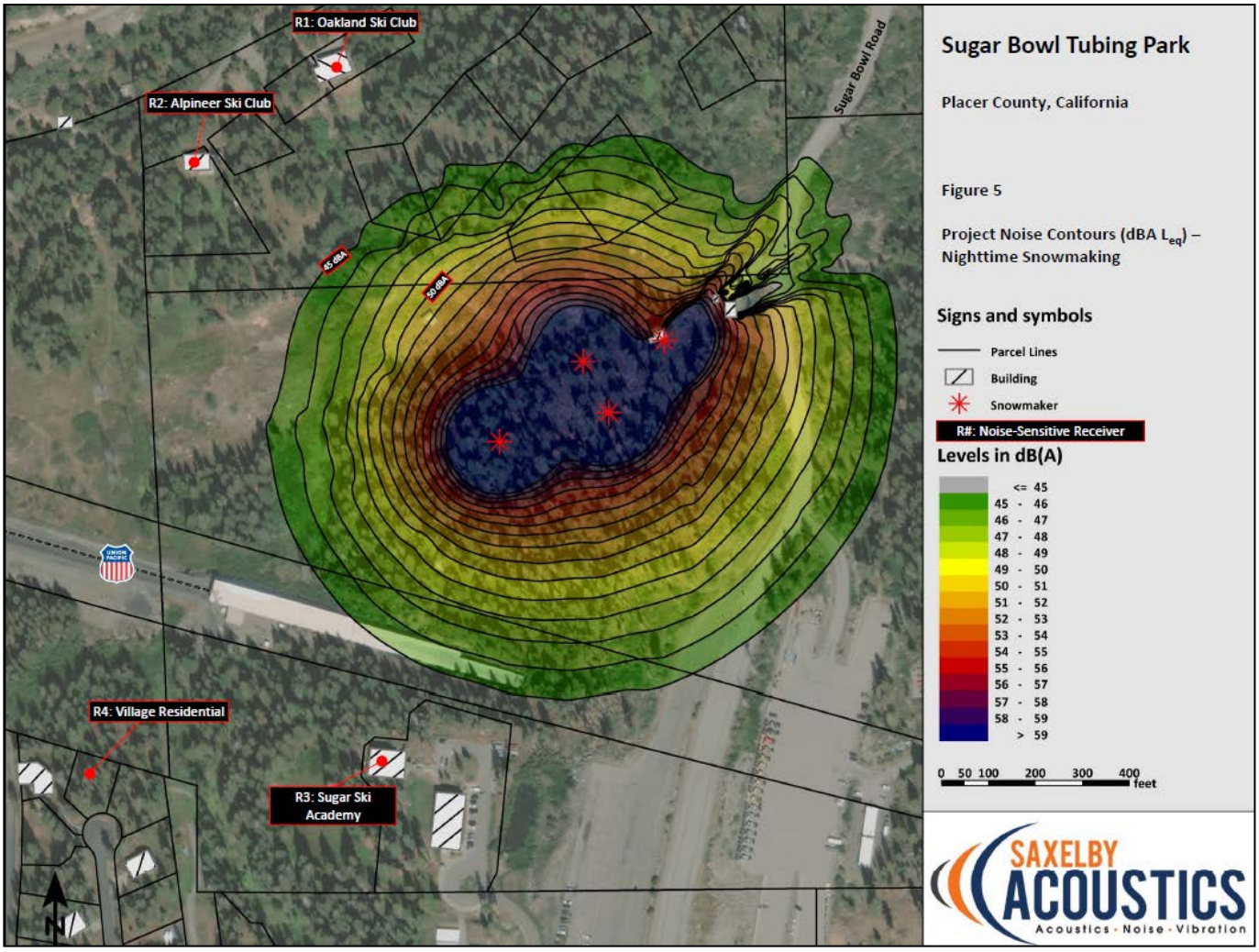
Location	Operating Scenario	Predicted Noise Levels	Noise Standard	Complies with Standard
R1 (Oakland Ski Club)	All Operations (24-hours) - Exterior	49 dBA L_{dn}	50 dBA L_{dn} (General Plan)	Yes
	All Operations (24-hours) - Interior	29 dBA L_{dn}	45 dBA L_{dn} (General Plan)	Yes
	Day Operations (Tubing, Music, Parking)	45 dBA L_{eq} 60 dBA L_{max}	50 dBA L_{eq} (Noise Ordinance w/ 5 dB Music Penalty) 65 dBA L_{max} (Noise Ordinance w/ 5 dB Music Penalty)	Yes
	Daytime Grooming and Snowmaking	51 dBA L_{eq} 66 dBA L_{max}	55 dBA L_{eq} (Noise Ordinance) 70 dBA L_{max} (Noise Ordinance)	Yes

	Nighttime Snowmaking	41 dBA L_{eq} 56 dBA L_{max}	45 dBA L_{eq} (Noise Ordinance) 65 dBA L_{max} (Noise Ordinance)	Yes
R2 (Alpineer Ski Club)	All Operations (24-hours)	49 dBA L_{dn}	50 dBA L_{dn} (General Plan)	Yes
	All Operations (24-hours) - Interior	29 dBA L_{dn}	45 dBA L_{dn} (General Plan)	Yes
	Day Operations (Tubing, Music, Parking)	47 dBA L_{eq} 62 dBA L_{max}	50 dBA L_{eq} (Noise Ordinance w/ 5 dB Music Penalty) 65 dBA L_{max} (Noise Ordinance w/ 5 dB Music Penalty)	Yes
	Daytime Grooming and Snowmaking	51 dBA L_{eq} 66 dBA L_{max}	55 dBA L_{eq} (Noise Ordinance) 70 dBA L_{max} (Noise Ordinance)	Yes
	Nighttime Snowmaking	41 dBA L_{eq} 56 dBA L_{max}	45 dBA L_{eq} (Noise Ordinance) 65 dBA L_{max} (Noise Ordinance)	Yes
R3 (Sugar Bowl Academy)	All Operations (24-hours)	50 dBA L_{dn}	50 dBA L_{dn} (General Plan)	Yes
	All Operations (24-hours) - Interior	30 dBA L_{dn}	45 dBA L_{dn} (General Plan)	Yes
	Day Operations (Tubing, Music, Parking)	48 dBA L_{eq} 63 dBA L_{max}	50 dBA L_{eq} (Noise Ordinance w/ 5 dB Music Penalty) 65 dBA L_{max} (Noise Ordinance w/ 5 dB Music Penalty)	Yes
	Daytime Grooming and Snowmaking	53 dBA L_{eq} 68 dBA L_{max}	55 dBA L_{eq} (Noise Ordinance) 70 dBA L_{max} (Noise Ordinance)	Yes
	Nighttime Snowmaking	42 dBA L_{eq} 57 dBA L_{max}	45 dBA L_{eq} (Noise Ordinance) 65 dBA L_{max} (Noise Ordinance)	Yes
R4 (Village Residential)	All Operations (24-hours)	46 dBA L_{dn}	50 dBA L_{dn} (General Plan)	Yes
	All Operations (24-hours) - Interior	26 dBA L_{dn}	45 dBA L_{dn} (General Plan)	Yes
	Day Operations (Tubing, Music, Parking)	44 dBA L_{eq} 59 dBA L_{max}	50 dBA L_{eq} (Noise Ordinance w/ 5 dB Music Penalty) 65 dBA L_{max} (Noise Ordinance w/ 5 dB Music Penalty)	Yes
	Daytime Grooming and Snowmaking	48 dBA L_{eq} 63 dBA L_{max}	55 dBA L_{eq} (Noise Ordinance) 70 dBA L_{max} (Noise Ordinance)	Yes
	Nighttime Snowmaking	38 dBA L_{eq} 53 dBA L_{max}	45 dBA L_{eq} (Noise Ordinance) 65 dBA L_{max} (Noise Ordinance)	Yes

Noise Contours - Daytime Tubing Operations Including DJ Music



Noise Contours - Nighttime Snowmaking Operations



As shown in the above Table, the proposed project is predicted to comply with the noise standards of the Placer County General Plan and Placer County Noise Ordinance.

Although an increase in noise levels would most likely result from the typical construction phases of any development, these limited durations of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing Mitigation Measure XIII.4.

Project implementation would result in an increase in traffic volumes on nearby roadways including Sugar Bowl Road and Donner Pass Road, and potentially, an increase in traffic noise levels. Generally, a doubling of a noise source (such as twice as much traffic) is required to result in an increase of 3 dB, which is perceived as barely noticeable by people (Egan 2007:21). The Placer County Noise Ordinance establishes a 5-dBA increase in a noise source as a substantial noise increase.

An increase in 5 dB or more in traffic noise would be considered substantial. In addition, Placer County has established land use-based noise standards from transportation noise for residential/transient lodging land uses as 60 dB Ldn at the exterior property line. However, regardless of whether existing noise levels currently exceed standards, projects that do not result in a substantial permanent increase in noise would not result in noise levels that substantially alter the existing condition or expose receptors to excessive or substantial increases in noise. Overall, traffic would increase as a result of additional people traveling to Sugar Bowl and the tube park. Trip generation by the project is estimated at 381 vehicles per day, or 762 vehicle trips on a peak day from visitors. Since this represents a minor increase in traffic on these roadways, the average project-generated increases in traffic noise would not be substantial and would not expose existing sensitive receptors to substantial increases in noise.

With the implementation of the following mitigation measures, potential impact from noise would be reduced to less than significant.

Mitigation Measures Item XIII-1:

MM XIII.1

The project shall use Silent PoleCat snowmakers, TechnoAlpin TL6 lance, or similar equipment that does not exceed 71 dBA Leq at 10 meters. **(PLN)**

MM XIII.2

Snow grooming shall only occur during daytime (7:00 a.m. to 10:00 p.m.) hours. **(PLN)**

MM XIII.3

Hours of operation for the tubing park shall be no earlier than 9 am, and any amplified noise shall occur no earlier than 10:00 am and no later than 9:00 pm. **(PLN)**

MM XIII.4

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

Essentially 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. This note shall be included on the Grading and/or Improvement Plans. **(PLN)**

MM XIII.5

Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. **(PLN)**

Discussion Item XIII-2:

The proposed project would require the blasting of rock throughout the grading permit process. Per Policy 9.A.4 of the Placer County General Plan, single event impulsive noise levels produced by gunshots or blasting must not exceed a peak linear overpressure of 122 dB, or a C-weighted SEL of 98 dBC. In addition, the cumulative noise level from multiple impulsive sounds such as gunshots and blasting must not exceed 60 dB LCdn or CNELC on any given day. Such standards are applied at the property lines of receiving land uses.

Construction activities have the potential to result in varying degrees of temporary ground vibration depending on the specific construction equipment used and operations involved. The primary vibration-generating activities associated with the proposed project would occur during grading, placement of utilities, paving of roadways, and construction of building foundations. The most substantial source of groundborne vibration associated with project construction equipment would be the use of vibratory compactors during construction of the proposed on-site roadways. The nearest existing sensitive receptor to the project site is the Sugar Bowl Academy located 1,000 feet south of the site.

Because vibration levels generated by the type of construction equipment that would typically be required for the proposed project dissipate very rapidly with distance, and because the proposed construction activities would occur at a distance of approximately 1,300 feet from the nearest residential structure to the east of the project site, vibration levels at the nearest residences would be below 0.2 in/sec PPV during project construction. Therefore, groundborne vibration associated with the types of equipment anticipated for use during construction activities would not cause damage to existing buildings.

Prior to any blasting activities the project applicant would have to provide construction plans to the Engineering and Surveying Division for review and approval prior to the commencement of construction and blasting on site. With the implementation of the following mitigation measure, potential impact from noise and vibrations would be reduced to less than significant.

Mitigation Measures Item XIII-2

MM XIII.6

A Blasting Plan for construction shall be prepared and submitted to the County Planning Community Development Resource Agency prior to initiation of construction activities. The plan shall include the following:

1. The Blasting Plan shall be consistent with the County General Plan Noise Element's Policy 9.A.4.
2. Primary components of the Blasting Plan shall include:

   a. Identification of blast officer;

   b. Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited;

   c. Blasting notification procedures, lead times, and lists of those notified. Public notification to potentially affected vibration receptors describing the expected extent and duration of the blasting;

   d. Description of means for transportation and on-site storage and security of explosives in accordance with local, State and federal regulations;

   e. Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation);

   f. Traffic control standards and traffic safety measures (if applicable);

   g. Require personal protective equipment;

   h. Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger;

   i. Procedures for handling, setting, wiring, and firing explosives, as well as procedures for handling misfires per federal code;

   j. Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.;

   k. Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure;

   l. Description of blast vibration and air blast monitoring programs;

   m. Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);

   n. Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;

   o. Material Safety Data Sheets for each explosive or other hazardous materials to be used;

   p. Evidence of licensing, experience, and qualifications of blasters; and

   q. Description of insurance for the blasting work.
3. If deemed necessary by the County, a Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest residential structure, prior to blasting. The survey shall include visual inspection of the structures, documentation of structures by means of photographs, survey of the ground floor of structures or the crown of major and critical utility lines, and these shall be submitted to the County. This documentation shall be reviewed with the individual owners prior to any blasting operations. The County and impacted property owners shall be notified at least 48 hours prior to the visual inspections.
4. Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the County for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage.
5. Air blast overpressure limits shall be set and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site.
6. Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan.

7. If deemed necessary by the County, post-construction monitoring of structures to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners.
8. Reports of the results of the blast monitoring shall be provided to the County, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the County and impacted property owners. **(PLN)**

Discussion Item XIII-3:
The proposed project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the proposed project area to excessive noise levels. Therefore, there is no impact.

XIV. 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 unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			**X**	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				**X**

Discussion Item XIV-1:
The project includes the development of a recreation facility and would not create new homes but would demolish an existing, uninhabited residence on the site. The proposed project would not induce substantial unplanned population growth in the area, either directly or indirectly. Existing infrastructure and roads in the area would not be extended as a result of the project. Therefore, the proposed project would result in a less than significant population and housing impact. No mitigation measures are required.

Discussion Item XIV-2:
The project site is undeveloped except for one vacant single-family residence in poor condition. The proposed project would not displace people necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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. Parks? (PLN)			**X**	

5. Other public facilities? (ESD, PLN)			**X**	
6. Maintenance of public facilities, including roads? (ESD, PLN)			**X**	

Discussion Item XV-1:
The project site is located within the Truckee Fire Protection District. The nearest Truckee Fire station to the project site is the Truckee Fire Protection District - Station 97 located approximately five miles west of the project site at 53823 Sherrit Lane in Soda Springs. Station 97 is staffed full-time and would provide fire protection services to the proposed project.

The proposed project would result in additional demand for fire protection services. The Fire District has reviewed the application and has determined that the property has appropriate access for fire and rescue vehicles. An existing eight-inch water main and fire hydrant are located within Donner Pass Road The additional demand generated by the proposed project – recreational uses – would result in an incremental increase in demand for these services, and as such, would create a less-than-significant impact. No mitigation measures are required.

Discussion Item XV-2, 3, 4, 5, 6:
The proposed project is the creation of a recreation facility with temporary buildings, and potential permanent buildings, and parking with associated infrastructure that would be accessed from an existing public road. The development of the project would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The project does not generate the need for more maintenance of public facilities than was expected with the build out of the general plan within this area. Therefore, this is a less than significant impact and no mitigation measures are required.

XVI. RECREATION:

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 Items XVI-1, 2:
Implementation of the proposed project would improve private recreational opportunities in the project area, and would not increase the use of any existing neighborhood or regional parks. The construction and operation of this facility would have no effect on existing recreational facilities in the area and no new facilities would need to be constructed as a result of the development of this project. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			**X**	

2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				**X**
3. Result in inadequate emergency access or access to nearby uses? (ESD)			**X**	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			**X**	
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			**X**	

Discussion Item XVII-1, 3, :
The project does not conflict with a program, plan, ordinance or policy that affects circulation, emergency access, or provide inadequate parking capacity. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XVII-2:
The project would not increase hazards to vehicle safety due to geometric design features. Therefore, there is no impact.

Discussion Item XVII-4:
The Placer County Zoning Ordinance Section 17.54.060 establishes parking space requirements by land use. Rural recreation parking requirements are established by the Use Permit's Conditions of Approval. There are approximately 2,400 parking spaces for the Sugar Bowl Ski Resort. On peak skier days, overflow resort parking is relegated to space available on Donner Pass Road. Pursuant to Placer County CUP-1591, 292 spaces are available on the road in a sub-optimal setting that presents skiers with an extended walk on the roadside that is frequently narrowed by parked vehicles, and snow that is difficult to remove in this same congested setting.

The project proposal includes a 206-space parking lot off of Sugar Bowl Road. The size of the parking lot is dictated by Sugar Bowl's pro-forma regarding the potential market captured by the tubing park land use. The project is an amenity to the existing recreational facilities at Sugar Bowl Ski Resort. It is expected that an undetermined number of tube park guests would be skiers already visiting the resort, those staying at the resort, and/or ride-alongs of ski patrons.

The applicant estimates the tubing park would create its own non-skier related traffic on the order of roughly 127 parking spaces on maximum days. The tubing use and customers, and relatively short visit time dictate that parking be available in close proximity to the use; as spending an approximated 110 minutes participating in the activity does not generally support long walks for parking or shuttle bus trips. Skiers and snowboarders regularly spend two, three, or even four times longer in their activity.

With the anticipated need of 127 parking spaces for the tube park, the parking lot would offer a surplus of 79 spaces. The applicant will use these excess spaces to remove 79 on-street parking spaces along Donner Pass Road. These spaces on the highway do not present a favorable parking solution for current patrons. Parking signage along Donner Pass Road would be moved eastward and the applicant will discontinue snow removal in these western areas to eliminate the parking spaces.

A secondary effect of removing these parking spaces from the highway setting is improved highway operations resulting from less traffic "friction" as a result of clear full-width right-of-way, improvements to snow removal efficiency, and substantially reduced pedestrian numbers. The existing parking lot shuttle system would transport guests from the tubing park parking lot to the Mt. Judah ski lodge.

As a result of the limited parking capacity at Sugar Bowl, the Resort's peak day traffic management plan, and the purpose of the snow tube park as an amenity to the existing ski facilities, the proposed project would have little effect on peak traffic operations on local roads and provides adequate on-site parking. Therefore on-site parking impacts are considered less than significant. No mitigation measures are required, however, the project is conditioned to provide a minimum of 206 off-street parking spaces and the applicant would be required to work with the Placer County Department of Public Works to relocate parking signage to remove 79 on-street parking spaces along Donner Pass Road.

Discussion Item XVII-5:
The project proposal would result in the construction of a snow tubing facility on the current Sugar Bowl Resort "campus." It has the potential to increase vehicle trip making to the campus, but not such that trip making necessarily exceeds nor even approaches a level of trip making contemplated in the 1993 Placer County approval of the Sugar Bowl Ski Resort Master Plan (CUP 1591). That approval contemplated as many as 300,000 skier visits each season. Changes in the skier marketplace (cost factors, daily paid visits being replaced with season pass visits, and resulting customer capture by larger resorts) have been cited by the applicant as reasons that skier trip making is now roughly half of the trips anticipated by the 1993 Master Plan. The proposed project represents a diversification of the products offered at this resort.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any." In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts."

As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Pursuant to Placer County's adopted VMT screening criteria and the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), this project falls under the adopted screening criteria for small projects.

The trip generation estimate is based on Sugar Bowl's pro forma used to evaluate the economic implementation of the project. Sugar Bowl anticipates a daily use turnover rate of three "turns" per day using a maximum of 127 parking spaces on each turn. The anticipated average vehicle occupancy is three visitors per car. This would result in 381 vehicles per day, or 762 vehicle trips on a peak day from visitors. Additionally, Sugar Bowl anticipates operation of the tubing park would require 14 employees, including grooming operations. Each employee would make two one-way commute trips per day, for a total of 28 employee trips.

The trip generation of the proposed land use is, in reality, going to "capture" some existing trips being made by patrons making use of other similar facilities in the sub-region. Snow play enthusiasts currently making illegal use of private lands along Donner Pass Road and Interstate 80 would also be enticed by this facility rather than be issued a fine for illegal parking. There would also be internal trips between the existing ski facility and the snow tubing facility. Skiers and skier families are currently underserved by absence of this tubing park. Existing skiers may choose to engage in the tubing activity during their "existing" ski trip. Additionally, skiers may bring other non-skiing family members with them to participate in a day of recreation at the Sugar Bowl Resort. This internal trip reduction would be encouraged by the applicant through "cross-over" ticket pricing. Actual "new trips" should also partially be considered "in lieu" trips in that a new trip to the resort can and does regularly replace a trip otherwise made elsewhere, such as to an office, or shopping, etc. A reduction of 20 percent has been applied to account for these existing and shared visitor trips.

The applicant also has recently implemented an employee shuttle service (using a 15 and a 26 seat bus) to further decrease employee single occupant vehicle trip making; the shuttle serves the applicant's nearby employee housing and is easily credited with providing service to roughly half of the locally-housed employees. Employees of the snow tubing facility would be eligible to participate in the shuttle service, depending on their home location. A reduction of 10 percent has been applied to account for employee shuttle and/or shared commute trips.

The snow tubing facility would be open for approximately 56 days per season depending on demand and precipitation. The project could generate a maximum of 790 trips per day. To provide an "apples-to-apples" comparison to the small project screening criteria for VMT, the number of trips per day must be annualized over the course of a year. To calculate the annualized number of trips, the total number of trips is multiplied by the annualization factor. The annualization factor is the number of days the facility would operate divided by the total number of days per year (56 days/year divided by 365 days/year). The proposed project would generate approximately 97 trips annualized over the course of a year.

Trip Type	Gross Peak Day Trips	Percent Reduction	Total Peak Day Trips	Annualization Factor (56 day season / 365 days per year)	Annualized Net New Trips
Visitor Trips	762	20%	610	0.153	93
Employee Trips	28	10%	25	0.153	4
Total	790		635		**97**

This trip generation estimate conservatively assumes that a peak day would occur for each of the 56 days that the snow tubing facility is in operation. In reality, many days would operate as a typical day, which would serve about half the total number of visitors of a peak day, based on observations of existing skier activity.

The applicant has conservatively estimated annualized daily trip generation at 97 trips per day. That daily trip generation is below the small project screening criteria adopted by Placer County (110 trips per day) which is consistent with the guidance from OPR's Technical Advisory for VMT. Furthermore, unincorporated Placer County, excluding the Tahoe Basin, currently generates approximately 400,000 trips on a typical day, according to the Sacramento Area Council of Governments' (SACOG) travel demand model. The SACOG region generates about 12 million trips per day. The screening criteria of 110 daily trips represents 0.003 percent of all trips occurring in unincorporated Placer County today. Therefore the screening criteria and the proposed project represent a small project, relative to existing travel behavior.

Therefore, as a result of trip generation falling below this screening criteria, no VMT analysis is warranted and the project's impacts associated with VMT are considered less than significant. No mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		**X**		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		**X**		

Discussion Item XVIII-1, 2:
Pursuant to Assembly Bill 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on June 9, 2020. The United Auburn Indian Community (UAIC) deferred to the Washoe Tribe who did not initiate consultation. Consultation with UAIC was closed on June 25, 2020.

A Cultural Resources Assessment was prepared for the project site by Far Western Anthropological Research Group, Inc. in February of 2020. The potential presence of cultural resources on the project site was determined through a records search and pedestrian survey. Far Western's preliminary assessment is that newly documented sites, and the portion of site P-31- 002726 that extends into the project site, are ineligible for either the National Register of Historic Places or the California Register of Historical Resources.

Although no indications of historic-age resources were found during the February 2020 field survey, there is always the possibility that previously unknown historic resources or Tribal Cultural Resources exist below the ground surface.

Therefore, implementation of standard cultural resource construction mitigation measures ensure that this impact is less than significant.

Mitigation Measure Item XVIII-1, 2:
MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			**X**	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			**X**	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			**X**	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			**X**	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			**X**	

Discussion Item XIX-1:
The proposed project is within the wastewater service area of Donner Summit Public Utility District (DSPUD). The type of wastewater to be produced by this project is typical of wastewater already collected by the District. A sewer service is proposed to be constructed with the project, connecting to an existing conveyance system located immediately east and adjacent to the project site. The wastewater treatment facility is capable of handling and treating this type of wastewater. A will serve letter has been provided by DSPUD.

Electrical and telecommunication lines are proposed to be constructed with the project. Both are proposed to be connected to nearby existing facilities.

No storm water piping or natural gas facilities are proposed with the project.

The proposed project's impacts associated with the construction of wastewater, water, electrical, and telecommunication lines are less than significant. No mitigation measures are required.

Discussion Item XIX-2, 3:
The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion Item XIX-4, 5:
The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant. No mitigation measures are required.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				**X**
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			**X**	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)				**X**
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			**X**	

The Truckee Fire Protection District provides fire prevention, fire suppression, and life safety services to the Norden area. The project site is located in an area that is classified as Local Responsibility Area – Very High risk for wildland fires. Classification of a zone as moderate, high or very high fire hazard is based on a combination of how a fire would behave and the probability of flames and embers threatening buildings. The area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Sugar Bowl Road.

Discussion Item XX-1:
Construction of the proposed recreation project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of the public roads surrounding and serving the site. The proposed project would not involve the closure of any roadways that would be an important evacuation route in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:
The proposed project site and surrounding area are designated as State Responsibility Area - Very fire severity zone. The proposed project site and surrounding area is remote in character with areas developed for recreational, commercial, and residential use within the Sugar Bowl Resort and adjoining properties. The project site contains moderately slopes and has access to a nearby fire hydrant for fire safety and water availability in the event of a fire. The closest fire hydrant is located at the Sugar Bowl Academy south of the project site. The tubing park would not be in use during fire season and would require removal of trees, thus reducing fuel load and corresponding fire risk.

The Truckee Fire Protection District has reviewed the application and has determined that the property has appropriate access for fire and rescue vehicles. The project would be required to comply with the installation of any required infrastructure and/or facilities per the North Tahoe Fire Protection District and would be required to comply with Public Resources Code 4291 for creating Defensible Space. Therefore, the impact would be less than significant. No mitigation measures are required.

Discussion Item XX-3:
The existing roads in the area would not change and no off-site improvements would be required. Therefore, there is no impact.

Discussion Item XX-4:
The proposed project would not exacerbate wildfire risks; it does not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, the impact is less than significant and no mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
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.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☐California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☒California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☐U.S. Army Corps of Engineers
☐California Department of Transportation	☐U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐_____
☒California Regional Water Quality Control Board	☐_____

H. 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 revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Services Division, Bennett Smithhart, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Ed Staniforth
Department of Public Works-Transportation, Stephanie Holloway
DPW-Environmental Engineering Division, Huey Nham
Flood Control and Water Conservation District, Brad Brewer
DPW- Parks Division, Ted Rel
HHS-Environmental Health Services, Joseph Scarbrough
Truckee Fire Protection District

Signature_____ Date May 13, 2021
Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public

review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	☒Air Pollution Control District Rules & Regulations	
	☐Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☐Land Division Ordinance	
	☒Stormwater Management Manual	
	☒Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☒Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☒Lighting & Photometric Plan
		☐Paleontological Survey
		☒Tree Survey & Arborist Report
		☒Visual Impact Analysis
		☒Wetland Delineation
		☒Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		☒Preliminary Grading Plan
		☒Preliminary Geotechnical Report
		☒Preliminary Drainage Report
		☒Stormwater & Surface Water Quality BMP Plan
		☐West Placer Storm Water Quality Design Manual
		☒Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☒Utility Plan
		☐Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☐Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐

	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☒CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN20-00110
Sugar Bowl Tubing Park

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 Sugar Bowl Tubing Park Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

Mitigation #	Text	Date Satisfied
MM I.1	The Improvement Plans shall include a note and show placement of Temporary Construction Fencing. The applicant shall install a four-foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee 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 open space preserve areas that are within 50 feet of any proposed construction activity. B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the project plan; or,	

	C. Around any and all "special protection" areas such as open space areas. No development of the project site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing.	
MM I.2	The project is subject to a Design/Site Review Agreement by the Development Review Committee. Such a review shall be conducted prior to the submittal of building permits for the project and shall include, but not be limited to, architectural colors, materials, and textures of all structures both temporary and permanent; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; fences and walls; all open space amenities; tree impacts, tree removal, entry features, trails, etc. **(PLN)**	
MM I.3	All permanent and temporary lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All lighting shall be reviewed and approved by the DRC for design, location, and photometrics. **(PLN)**	
MM I.4	Temporary lighting for the proposed deejay tubing events shall be directed southward away from properties to the north. No strobes or skyward-facing lighting shall be used, and the temporary lighting shall be discontinued at 9 pm.	
MM IV.1	Potential nesting habitat for the northern goshawk and the yellow warbler (as well as common raptors and other birds protected by the Migratory Bird Treaty Act) occurs in association with trees and shrubs located in the project area. If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 3 days prior to the initiation of construction. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required. If active nests are identified in these areas, construction shall be delayed until the young have fledged. If construction delay is not feasible, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop an avoidance plan to minimize disturbance of active nests prior to the initiation of any construction activities. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a	

	qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. If construction delay is the method utilized to avoid disruption of any nesting birds, construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the nesting bird study and/or as recommended by the California Department of Fish & Wildlife. **(PLN)**	
MM IV.2	The facility shall only be used when there is sufficient depth of snow to operate the snow tubing operation. During the warm season, general maintenance of the facility would take place and the standard County required BMPs shall be implemented for any activities within 100 feet of the intermittent stream or wetland swale. **(PLN)**	
MM IV.3	Suitable habitat for the Sierra Nevada snowshoe hare exists in the riparian vegetation surrounding the wetland swale in the western portion of the project site. If ground disturbing activities are proposed during the warm season, a preconstruction survey should be conducted to determine the presence or absence of the species no more than 15 days prior to initiation of proposed development activities. A report summarizing the results of survey shall be provided to the Development Review Committee and CDFW within 30 days of the completed survey and is valid for one construction season. **(PLN)**	
MM IV.4	If any proposed activities place fill (soil/rock) in the wetland swale and/or intermittent stream, a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act and a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act must be obtained. The applicant shall submit evidence to the County that all permits directly associated with the fill or grading activity have been obtained prior to issuance of a Grading Permit for the project. **(PLN)**	
MM IV.5	If a 404 permit is required, provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with an approved 404 permit. The total amount of habitat to be replaced would be determined in accordance with the total amount of impacted acreage as determined by the U. S. Army Corps of Engineers. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of a Grading Permit. **(PLN)**	
MM IV.6	The project applicant shall ensure that there is no loss of acreage or function of wetlands and other waters through implementation of the following measures:	

	A. Work within waters of the United States shall be minimized to the extent possible. B. No deposition of rock or other fill material shall occur. C. When work within waters of the U.S. must occur, all activities shall be conducted to avoid the discharge of dredge or fill material into waters of the U.S. Further, all areas of disturbance shall be restored to pre-construction conditions and the applicant shall immediately stabilize disturbed soils with non-fill restoration methods to reduce erosion and sediment discharge. Where changes in grade occur, the applicant shall ensure that no loss of functional habitat by comparing pre and post grading hydrology and vegetation. If loss of functional acreage is observed, the applicant shall conduct further onsite restoration activities or create additional habitat to ensure there is no net loss of functional habitat. D. Material removed from the wetlands or other waters shall not be placed within wetland or other waters, and BMPs shall be placed to prevent the discharge of sediments to wetlands or other waters. **(PLN)**	
MM IV.7	During timber harvest, and if appropriate if timber harvest occurs while still snow-covered, BMPs shall be installed at the western edge of the intermittent stream and wetland swale habitat so as not to cause harm to these aquatic features. When grading near the intermittent stream and wetland swale, the proponent shall implement standard County (West Placer Storm Water Design Manual) required BMPs There should be no direct runoff into either feature unless passing through filtration such as a silt fence, or straw wattles. **(PLN)**	
MM IV.8	To mitigate for the loss of mixed coniferous forest, the project applicant shall prepare a Timber Harvest Plan prior to any removal of trees on site. Copies of Timber Harvest Plan approval shall be submitted to the Planning Services Division. **(PLN)**	
MM V.1	If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) would assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally	

	and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they would not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate. **(PLN)**	
MM VII.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 Division (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 with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs 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.	

	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 Division. Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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. **(ESD)**	
MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope, and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to 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 Division (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 using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, 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. **(ESD)**	
MM VII.3	Geotechnical Report: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following: A. Road, pavement, and parking area design; B. Structural foundations, including retaining wall design (if applicable); C. Grading practices; D. Erosion/winterization; E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F. Slope stability Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**	
MM VII.4	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)**	
MM VII.5	The Improvement Plans shall include BMPs designed to ensure that pollutants contained in project-related storm water discharges are reduced to the maximum extent practicable and that non-storm water discharges are prevented from leaving the site, both during and after construction, as required by Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). **(ESD)**	
MM VII.6	Prior to construction, a Qualified Paleontologist should conduct a field survey of the Tioga-age outwash deposits. The survey would fulfill the requirements of Placer County even if limited to the western project area. Should crews uncover potential fossil resources during excavation, a Qualified Paleontologist should be contacted immediately, and all work cease within a 25-foot radius of the discovery to allow for evaluation and perhaps sampling of the fossils. If necessary, a Paleontological Resource Monitoring	

	and Mitigation Plan (PRMMP) would be developed and would include monitoring of additional excavation. Any action that requires the halting of excavation activities must be reported to the Placer County Museums Division and the Planning Services Division by the Qualified Paleontologist. At the cessation of all excavating activities, a follow-up report noting any fossil discoveries (or lack thereof) must be submitted to the Museums Division and the Planning Services Division and must include the period of inspection, an analysis of the fossils found, and present repository of the fossils. **(PLN)**	
MM X.1	Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**	
MM X.2	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**	
MM X.3	Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**	
MM X.4	Prior to Improvement Plan or Grading Permit approval, the applicant shall prepare and submit an erosion and sediment control plan or SWPPP, including site-specific construction site BMPs, for County review and approval, as required by the NPDES Phase II MS4	

	Permit. The County shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Wildlife 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained. **(ESD)**	
MM XIII.1	The project shall use Silent PoleCat snowmakers, TechnoAlpin TL6 lance, or similar equipment that does not exceed 71 dBA Leq at 10 meters. **(PLN)**	
MM XIII.2	Snow grooming shall only occur during daytime (7:00 a.m. to 10:00 p.m.) hours. **(PLN)**	
MM XIII.3	Hours of operation for the tubing park shall be no earlier than 9 am, and any amplified noise shall occur no earlier than 10:00 am and no later than 9:00 pm. **(PLN)**	
MM XIII.4	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 Essentially 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. This note shall be included on the Grading and/or Improvement Plans. **(PLN)**	
MM XIII.5	Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. **(PLN)**	
MM XIII.6	A Blasting Plan for construction shall be prepared and submitted to the County Planning Community Development Resource Agency prior to initiation of construction activities. The plan shall include the following: 1. The Blasting Plan shall be consistent with the County General Plan Noise Element's Policy 9.A.4. 2. Primary components of the Blasting Plan shall include: a. Identification of blast officer; b. Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited; c. Blasting notification procedures, lead times, and lists of those notified. Public notification to potentially affected vibration receptors describing the expected extent and duration of the blasting;	

	d. Description of means for transportation and on-site storage and security of explosives in accordance with local, State and federal regulations; e. Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation); f. Traffic control standards and traffic safety measures (if applicable); g. Require personal protective equipment; h. Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger; i. Procedures for handling, setting, wiring, and firing explosives, as well as procedures for handling misfires per federal code; j. Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.; k. Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure; l. Description of blast vibration and air blast monitoring programs; m. Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan); n. Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury; o. Material Safety Data Sheets for each explosive or other hazardous materials to be used; p. Evidence of licensing, experience, and qualifications of blasters; and q. Description of insurance for the blasting work. 3. If deemed necessary by the County, a Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest residential structure, prior to blasting. The survey shall include visual inspection of the structures, documentation of structures by means of photographs, survey of the ground floor of structures or the crown of major and critical utility lines, and these shall be submitted to the County. This documentation shall be reviewed with the individual owners prior to any blasting operations. The County and impacted property owners shall be notified at least 48 hours prior to the visual inspections.	

	4. Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the County for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage. 5. Air blast overpressure limits shall be set and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site. 6. Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan. 7. If deemed necessary by the County, post-construction monitoring of structures to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners. 8. Reports of the results of the blast monitoring shall be provided to the County, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the County and impacted property owners. **(PLN)**	

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”