

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: November 5, 2019

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Proposed White Wolf Subdivision Project

REVIEW PERIOD: November 6, 2019 to December 5, 2019

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed White Wolf Subdivision project (project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: The proposed White Wolf Subdivision project (project) would create an approximately 275-acre private resort subdivision consisting of 38 single-family custom home lots, 14 guest units and six employee lodging units; roads and onsite parking areas, common areas and amenities for residents and guests, and two ski lifts. Proposed custom home lots range from 0.36 acre to 1.58 acres. Amenities would include a clubhouse/lodge, ski resort facilities, and seasonal recreational amenities including equestrian facilities, pool, ice skating rink, and tennis courts. The project would require a general plan amendment and the rezoning of portions of the project site to accommodate the proposed uses.

Project Location: Alpine Meadows Road approximately 2.5 miles southwest of State Route 89 and approximately 0.5 mile north of the base of Alpine Meadows Resort. The project site includes Assessor's Parcel Numbers (APN) 095-290-023, 095-290-025, 095-290-026, 095-290-027, 095-290-028, 095-290-029, 095-280-033, and 095-280-034.

For more information regarding the project, please contact Stacy Wydra, at (530) 581-6822. A copy of the NOP is available for review at the Tahoe City Public Library and Truckee Public Library, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn and 775 North Lake Boulevard, Tahoe City), and on the Placer County website:

<https://www.placer.ca.gov/6187/White-Wolf-Subdivision>

NOP Scoping Meetings: In addition to the opportunity to submit written comments, public scoping meetings will be held by the County to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meetings will be held on Tuesday, November 12, 2019 at 3:30 p.m. and at 5:30 p.m. at the Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley (Community Meeting Room).

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 p.m. on **December 5, 2019** to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. (530) 745-3132, Fax: (530) 745-3080, cdraecs@placer.ca.gov.

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PURPOSE OF THIS NOTICE OF PREPARATION

Based on preliminary analysis carried out in the Initial Study included as Attachment C, Placer County has determined that the proposed White Wolf Subdivision project could result in significant environmental effects. In accordance with the California Environmental Quality Act (CEQA), this document provides notice to the public and agencies that have jurisdiction over some portion of the project that a Draft Environmental Impact Report (EIR) will be prepared to evaluate the environmental impacts of the project. The purpose of this Notice of Preparation (NOP) is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

1.0 BACKGROUND AND HISTORY

In the early 1960's, the White Wolf Property was leased from Southern Pacific Land Company to facilitate planning efforts for a proposed subdivision, known as the Alpine Vista Subdivision. Maps and planning documents estimated that the subdivision would include 123 units. The Southern Pacific Land Company studied the Alpine Vista subdivision again in the 1980's but did not complete a rezone. Three lots within the subdivision were developed with single-family homes which remain on those parcels.

Troy Caldwell purchased the 460-acre property, known locally as the White Wolf property, from Southern Pacific Land Company in 1989. The site is constructed with a single-family residence and associated on-site improvements.

2.0 PROJECT DESCRIPTION

Project Summary - The proposed White Wolf Subdivision project (project) would create an approximately 275-acre private resort subdivision consisting of 38 single-family custom home lots, fourteen (14) guest units and six (6) employee lodging units; roads and onsite parking areas, common areas and amenities for residents and guests, and a ski lift. Proposed custom home lots range from 0.36 acre to 1.58 acres. Amenities would include a clubhouse/lodge, ski resort facilities, and seasonal recreational amenities including equestrian facilities, pool, ice skating rink, and tennis courts. The White Wolf ski lift, proposed as part of the project, would provide access from the subdivision to ski terrain within the White Wolf Subdivision and adjacent Alpine Meadows ski area within the Squaw Valley / Alpine Meadows ski resort¹. The project includes a warming hut for the exclusive use of homeowners and guests of the subdivision that would be located near the upper terminal of the KT South ski lift within the Squaw Valley ski area. The previously-approved and partially constructed KT South ski lift, is being reinstated with this EIR. The KT South ski lift was previously approved and entitled through Conditional Use Permit CUP2345, however, it was not completely constructed. Per the Conditional Use Permit Condition of Approval, the applicant had until November 6, 2003 to complete constructions. The ski lift was not completely constructed nor operated as such, the permit has expired. The KT South ski lift would provide owners and guests of the subdivision access to areas within the White Wolf subdivision project and Squaw Valley ski area. Further details of the project, including an expanded description of each project component, are provided below. Attachment A, Site Plan, provides the project site plan and subdivision map. Attachment B, Project Exhibits, provides exhibits with specific details of the project.

2.1 Project Location

The project site is in the Bear Creek Valley on the east side of Alpine Meadows Road, approximately 2.7 miles west of State Route 89 and 5 miles west of Tahoe City, in Placer County, California, within Section

¹ The resort is formally known as Squaw Valley / Alpine Meadows ski resort. For clarity of location each resort area will be referred to as either Squaw Valley ski area or Alpine Meadows ski area.

5, Township 15 North, Range 16 East on the 7.5 minute Tahoe City USGS topographic quadrangle (Figure 1 – Vicinity Map). The project site consists of eight contiguous parcels that total approximately 455 acres (Figure 2 – Aerial Map). These parcels are under common ownership and are locally known as the White Wolf property. Surrounding uses include Squaw Valley / Alpine Meadows Ski Resort and ski runs to the north and south, undeveloped areas within Tahoe National Forest and the Granite Chief Wilderness to the west, and residential areas to the east. The popular Five Lakes Trail crosses through the project site just north and west of the proposed development footprint (Figure 1 and Attachment A). The subdivision and ski lifts would be constructed within portions of Placer County Assessor's Parcel Numbers (APN) 095-290-025, 095-290-026, 095-290-028, 095-280-033, and 095-280-034 (Figure 2 and Attachment B). The proposed Warming Hut would be constructed within APN 095-290-025. The upper terminal of the proposed White Wolf ski lift would be constructed within APN 095-280-034. Both APNs 095-290-025 and 095-280-034 are within the Squaw Valley ski area and are leased from the Applicant by the Squaw Valley / Alpine Meadows ski resort. The project would result in no change and would not affect APNs 095-290-027, 095-290-029, and 095-290-023.

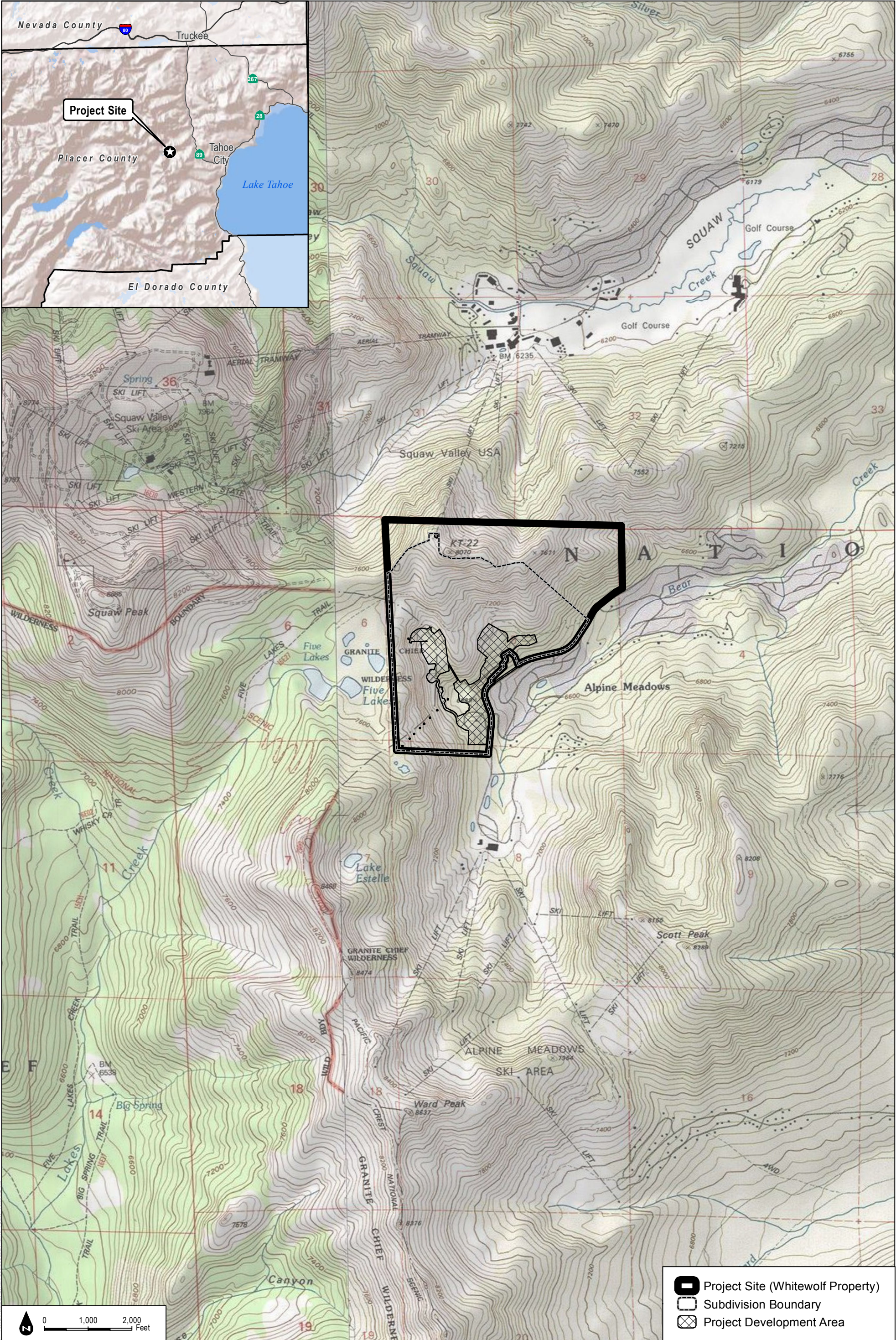
2.2 Project Setting

Site Characteristics

The White Wolf Subdivision project site is developed with the Applicant's single-family residence, an on-site water storage pond that serves the existing residence (State of California, State Water Resources Control Board Certificate Number R132), and the KT South ski lift and associated lower terminal building. The project site has slopes ranging from level to vertical cliff faces. The area proposed for residential and resort development has generally moderate slopes ranging from 2% to 20%. In general, the area is underlain by sandy gravel and silty granitic soils with areas of exposed granite rock outcrops and cliffs. Catch Valley, a small valley with a nearly level floor ringed by granite cliffs on the west and steep slopes on the east, is within the western portion of the proposed disturbance area (Figure 1). The project site is irregularly shaped and generally abuts Alpine Meadows Road on the east. Vegetation on the project site includes a mix of red fir forest, huckleberry oak chaparral, willow thickets, and riparian areas. Hydrologic features in the area include wetlands, streams, and a man-made pond impounded by a concrete dam. The Five Lakes Trail, a well-used public trail, bisects the project site through APNs 095-290-026 and 095-290-027 on slopes above and just north of the area proposed for residential and resort development (Attachment A). The Five Lakes Trail generally follows an easement granted to the U.S. Forest Service by the owner of the White Wolf property for the purpose of public access to the Five Lakes area and Granite Chief Wilderness.

Existing and Proposed Land Uses

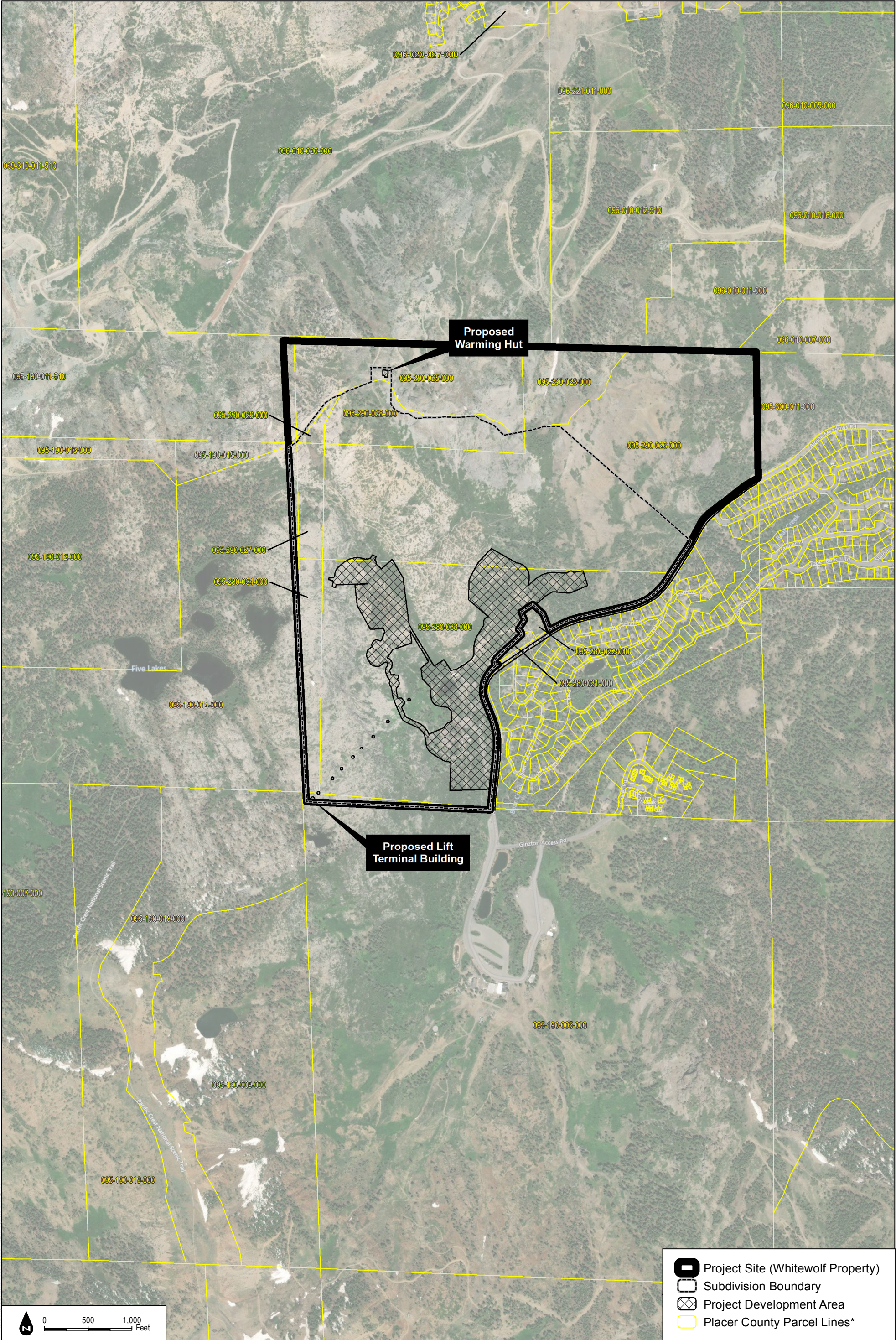
Existing land uses on the White Wolf property include the Applicant's single-family residence, including on-site water storage, a man-made pond impounded by a concrete dam, various accessory structures and vehicle and equipment parking areas, and the base terminal and towers of the KT-South ski lift, which is under construction and is currently not operational. Existing parking areas onsite are periodically used during winter for overflow parking for the Alpine Meadows ski area. This use will no longer exist with the project. Existing land uses in the project area include ski runs, lifts, and terminal buildings in the Squaw Valley ski area to the north, undeveloped areas within the Granite Chief Wilderness area of the Tahoe National Forest to the west; Alpine Meadows Base Lodge, resort parking area, and associated lifts and lift terminals to the south, and residential neighborhoods to the east. The KT-22 and Olympic Lady ski lifts and upper terminals within the Squaw Valley ski area are located near the ridge just east of the location of the warming hut proposed as part of the White Wolf project. The lifts and terminals, as well as the site of the proposed warming hut, are within the White Wolf property on lands leased from the Applicant by the Squaw Valley / Alpine Meadows ski resort (Attachment A).



SOURCE: USGS 7.5 minute series topographic map Tahoe City and Granite Chief quadrangles, Placer County 2018, JK Engineering 2018

FIGURE 1
Vicinity Map

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SOURCE: Bing 2019, Placer County 2018, JK Engineering 2018

White Wolf Subdivision

FIGURE 2
Aerial Map

*Parcel lines shown here are derived from Placer County GIS data and may not align with the surveyed property boundary.

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Three alternative alignments for the proposed Squaw Valley / Alpine Meadows Resort Base to Base Gondola project run through the White Wolf property. On July 23, 2019, the County Board of Supervisors approved Alternative 4 for the Gondola project. The Alternative 4 alignment runs through the proposed White Wolf Subdivision and would construct a mid-station and terminal within the White Wolf Subdivision near the proposed tennis court (Attachment A).

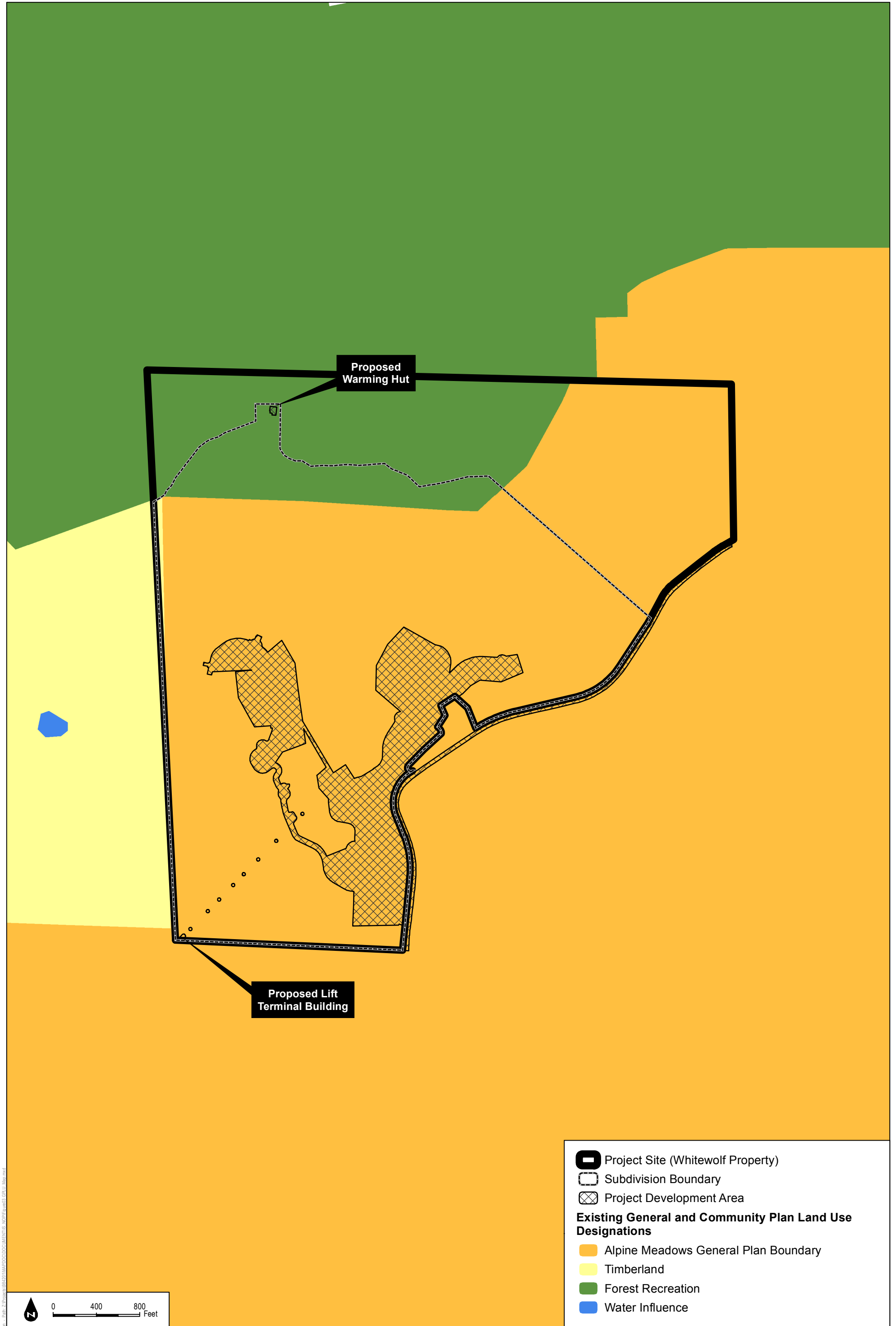
The White Wolf Subdivision project would create a 275-acre resort subdivision with 30 acres developed with 38 residential parcels; 23 acres of developed common area with a variety of seasonal resort amenities as well as 14 guest and 6 employee lodging units; and 221 acres of undeveloped common area (Attachment A). The remaining 180 acres of the project site (White Wolf property), including any future parcel associated with the alignment of the Base to Base Gondola project, would remain under current ownership of Caldwell, LLC and would not be part of the White Wolf Subdivision. A lot line adjustment is also part of the proposed project and would remove the lot line between 095-290-028, 095-290-026, and 095-290-033 to merge these into a single parcel (Attachment A). Additional details of the proposed development are provided in Section 2.3 below.

Existing and Proposed Land Use and Zoning Designations

General Plan Designations - The White Wolf property is primarily within the Bear Creek Valley area identified by the Alpine Meadows General Plan, though a portion of the property is subject to the Squaw Valley General Plan. Both the Alpine Meadows General Plan and the Squaw Valley General Plan are community plans under the Placer County General Plan. Land use designations applied to the White Wolf property by the Placer County General Plan (2013) and the Alpine Meadows General Plan (1968) include Greenbelt (Undeveloped), Forest Recreation, and unspecified areas at elevations below a line identifying an “approximate limit to development” in the Alpine Meadows General Plan (Figure 3 - General Plan Land Use Designations; Figure 4 – Alpine Meadows General Plan Map). The majority of the anticipated area of disturbance, or the area where residential and resort development would occur lies within an area subject to the Alpine Meadows General Plan, which envisions planned developments within portions of the proposed development area and applies a Greenbelt designation to other portions of the anticipated disturbance area (Figure 4). The Alpine Meadows General Plan calls generally for development to occur at lower elevations in Bear Valley below the “approximate limit of development” identified by the general plan. The warming hut proposed within APN 095-290-025 is within the Squaw Valley General Plan area within a Forest Recreation land use designation (Figure 3).

The proposed project would require a general plan amendment to adjust land use designations to accommodate residential and resort uses outside the limits of development identified by the Alpine Meadows General Plan. The general plan amendment would apply a residential land use designation to some lands that are currently identified as Greenbelt by the Alpine Meadows General Plan and would apply a Greenbelt or Open Space land use designation to some areas currently designated for development that would remain undeveloped with the proposed project (Figure 4 and Attachment B). Exhibit G in Attachment B identifies proposed land use designations and the net change in the area of each land use designation that would occur with the project. The proposed project would result in a net loss of approximately one acre of area identified as Greenbelt. However, the Alpine Meadows General Plan does not call for a strict adherence to the approximate development limits depicted in the general plan, and that development of the project planned outside of the approximate development limits is proposed in part to avoid certain site constraints associated with steep slopes, waterways, and vegetation on the project site.

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SOURCE: Placer County 2018, JK Engineering 2018

White Wolf Subdivision

FIGURE 3
General Plan Land Use Designations

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Zoning - As shown in Figure 5, the Placer County zoning ordinance applies Open Space zoning to most of the project site, including some areas identified for development by the Alpine Meadows General Plan. Allowable land uses in Open Space zoning include public recreation such as ski lift facilities, ski runs, sports facilities, and outdoor public assembly. Lands in the northwest portion of the White Wolf property, some of which are within the Squaw Valley ski area and are leased from the Applicant by the Squaw Valley / Alpine Meadows Resort, are zoned Forest Recreation per the Squaw Valley Land Use Ordinance. The Forest Recreation zone district allows active recreational development, including ski lifts and ski trails. Approximately 4.3 acres of APN 095-280-033 carry residential zone designations including Residential Single-Family (RS), Residential Single-Family combining Planned Residential Development (RS PD=1), and Residential Single-Family, combining Building Site Size and Planned Residential Development (RS-B-20 PD=2). RS zoning allows for primary and secondary homes, as well as ski lifts and ski trails. RS PD=1 zoning limits dwelling units to one per acre. The RS-B-20 PD=2 zoning requires a minimum lot size of 20,000 square feet (0.46 acres) and limits dwelling units to two per acre.

Proposed zoning changes would include rezoning approximately 58 acres from a current zoning of Open Space to RS-B-20 PD=2 zoning (Attachment A). As shown in Exhibits E and F included in Attachment B, the rezone would apply to lands within APNs 095-290-026 and 095-280-033. As shown in Exhibits E and F, the proposed rezoning would allow for development outside the approximate limits of development identified by the Alpine Meadows General Plan. As discussed under *General Plan Designations*, above, the development limits identified by the general plan are approximate and development outside of the approximate limits to development identified by the General Plan is proposed to take advantage of areas on the site that are less constrained by steep slopes, waterways, and vegetation.

Table 1 identifies the existing land use and zoning designations as well as the current land use for the project site and adjacent parcels and leased lands. The table also identifies land use designation and zoning changes proposed as part of the White Wolf project.

Table 1
General Plan Land Use and Zoning Designations and Existing Land Uses
Project Site and Adjacent Lands

Parcel/ Location	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation	Existing Land Use
095-290-023 ± 18.5 acres	FR	no change	Forest Recreation	no change	ski resort
095-290-025 ± 47.2 acres	FR	no change	Forest Recreation	no change	ski resort
095-290-026 ± 203.6 acres	O, FR	O, FR, RS-B-20 PD=2.0	Greenbelt	Residential, Open Space	undeveloped
095-290-027 ± 9.0 acres	O	no change	Greenbelt	no change	ski resort
095-290-028 ± 23.3 acres	FR	no change	Forest Recreation	no change	undeveloped
095-290-029 ± 1.6 acres	FR	no change	Forest Recreation	no change	ski resort
095-280-033 ± 137.0 acres	O, RS, RS-B-20 PD=2.0, RS PD=1	O, RS, RS-B-20 PD=2.0	Greenbelt, Planned Development	Residential, Open Space	single-family residence and accessory structures
095-280-034 ± 14.3 acres	O	no change	Greenbelt	no change	undeveloped

Table 1
General Plan Land Use and Zoning Designations and Existing Land Uses
Project Site and Adjacent Lands

Parcel/ Location	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation	Existing Land Use
Surrounding Area					
North of Project Site	OFR	no change	Greenbelt, Forest Recreation	no change	ski resort
South of Project Site	RSO	no change	Residential, Open Space	no change	residential and ski resort
East of Project Site	FOR, RS	no change	Residential, Open Space	no change	residential and undeveloped
West of Project Site	O, FRFOR	no change	Timberland, Greenbelt	no change	ski resort, Tahoe National Forest

O (Open Space)

FR (Forest Recreation)

RS-B-20 PD=2.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre)

RS PD=1 (Residential Single Family, Planned Development = 1 unit per acre)

RS PD=4 (Residential Single Family, Planned Development = 4 units per acre)

RS (Residential Single Family)

FOR (Forestry)

2.3 Project Components

As shown in project plans included in Attachment A, the project would adjust lot lines and subdivide the White Wolf property to create a resort subdivision with 38 single-family custom home lots, fourteen (14) residential guest units, six (6) employee housing units, and 17 common lots for open space and ski terrain, roadways, infrastructure, and resort amenities to serve the subdivision. The total area of all residential lots would be approximately 31 acres, while all proposed common lots would total approximately 243.6 acres. The residential lots would be sold to be developed with custom homes that are expected to be used as primary and secondary/vacation residences. Residential lots would range in size from 0.36 to 1.58 acres with an average lot size of approximately 0.79 acre. Infrastructure to serve the subdivision would include on-site roadways and utilities, including a sewer lift station for the individual lots and an onsite well to supplement piped water from the Alpine Springs County Water District.

Table 2, below, provides details of the proposed development, including number of units and the footprint of project components that would be developed within common lots in the subdivision. As shown in Table 2, in addition to 38 single-family residential units, non-residential development within common lots would include a clubhouse/lodge with guest and employee lodging, a park, tennis court/ice skating rink, pool, bunkhouse with employee units and garage, maintenance building and fueling area, water tank, parking structure, horse stables, warming hut, gatehouse, and ski lift. The White Wolf ski lift would provide residents access to ski terrain within the White Wolf Subdivision and adjacent Alpine Meadows ski area. The KT South ski lift would provide residents access to the proposed warming hut and to ski terrain within the White Wolf Subdivision and adjacent Squaw Valley ski area. Parking would be provided in common lot areas to accommodate peak season operations. The project would result in a development footprint of approximately 23 acres ($\pm 1,001,880$ square feet) within proposed common area lots, including approximately 78,200 square feet of structures and developed park areas. In accordance with County standards, the footprint of development of each residential lot could cover a maximum of 40 percent for one story buildings and structures and 35 percent for two or more stories of the buildings and structures on the individual lot.

**Table 2
Project Components**

Land Use Type	Units / Development Footprint
Resort Residential	
Residential Lots	38 lots
Total Residential Lot Acreage	±31 acres (±1,350,360 sf)
Developed Common Area	
Gatehouse	±2,000 sf ²
Clubhouse/Lodge	±11,000 sf
Park	±9,000 sf
Tennis Court/Ice Skating Rink	±18,000 sf
Bunkhouse	±5,000 sf
Maintenance building and Fuel Station	±4,500 sf
Parking structure (pool on the roof)	±10,000 sf
Horse Stables	±2,000 sf
Water Tank, Well and Treatment Facility	±10,000 sf
Lower Ski Lift Terminal Structure	±2,000 sf
Lift Towers (7)	±4,200 sf (±7 towers @ ±600 sf/tower)
Guest Warming Hut	±500 sf
Upper Ski Lift Terminal Structure	±2,000 sf
Total Footprint of Structures (Common Lots)	±78,200 sf
Additional Developed Common Area*	±5 acres (±217,800 sf)
Developed Common Area** (Excluding Roadways)	±7 acres (±304,920 sf)
Onsite Common Roadways	±11 acres (±479,160 sf)
Total Developed Common Area (Common Lots)	±23 acres (±1,001,880 sf)
Undeveloped Common Area	
Total Undeveloped Common Area	±220.6 acres
Other Improvements	
Alpine Meadows Road Widening (±5,600 linear feet)	±1 acre (±43,560 sf)

*Includes improvements outside onsite roadways, such as, access drives, walls, parking, walks, etc. associated with proposed structures and hydro power station – see Attachment A.

**Refer to Attachment A.

² Up to 3,500 square foot floor area.

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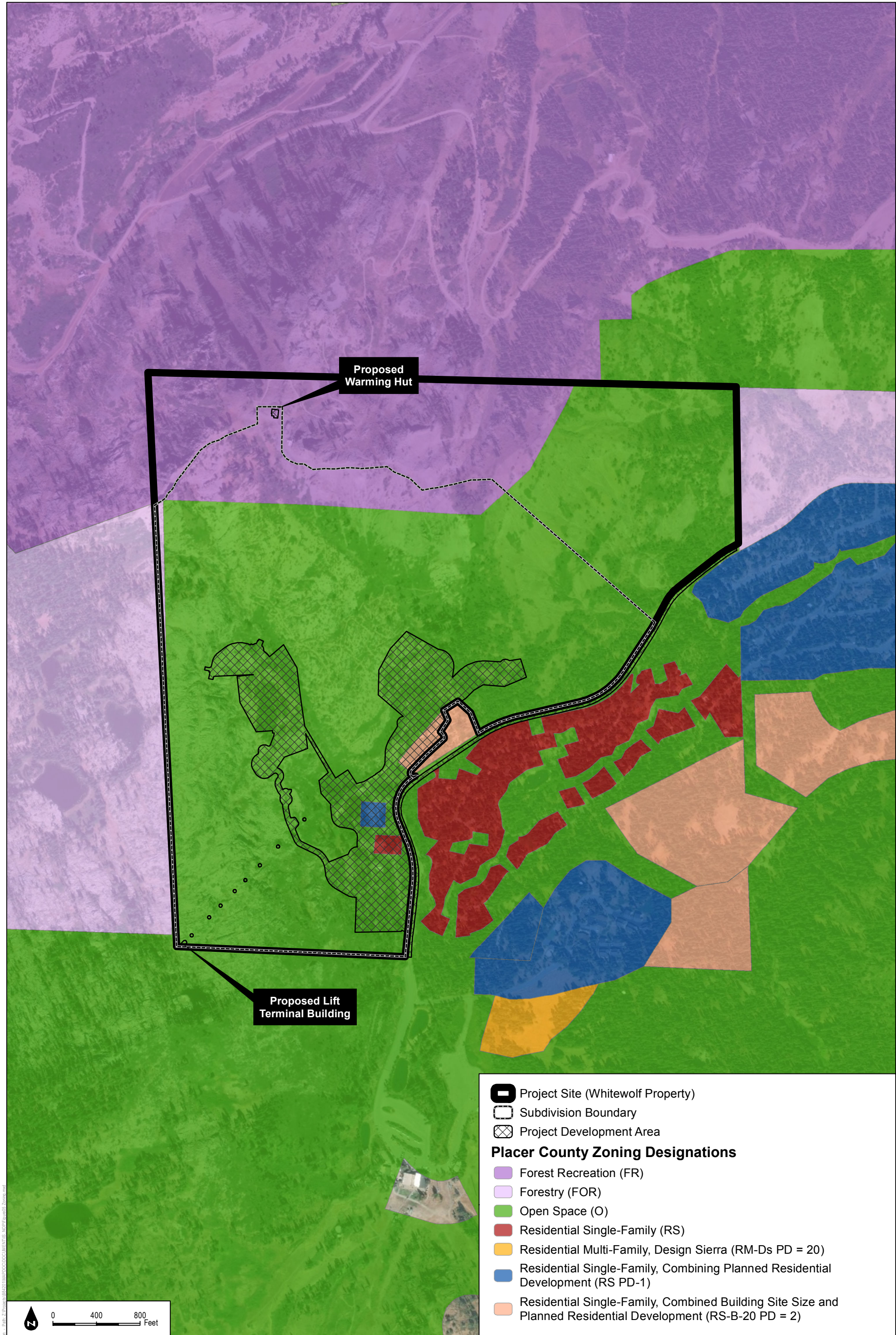


FIGURE 5
Zoning

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Developed Common Area

Non-residential development within common lots would include a clubhouse/lodge with guest and employee lodging, a park, tennis court/ice skating rink, horse stables, bunkhouse with employee units and garage, parking structure with pool on the roof, ski lift, guest warming hut, gatehouse, maintenance building and fueling area, and a supplemental water storage tank and onsite well. Project components are described further below and shown on the tentative map in Attachment A. All common facilities and lots would be maintained by the subdivision's homeowner association.

Custom Home Lot Development

The White Wolf Subdivision would create 38 lots for the development of custom homes by individual lot developers. Lots would range in size from 0.36 to 1.58 acres. Lots would be for development with single-family homes expected to range in size from 3,000 square feet to 6,000 square feet. Homes would be developed in a Tahoe Mountain Modern style and Tahoe Classic design as determined by design standards that would apply to the subdivision. Design standards would require use of natural materials and colors to achieve low contrast with the natural surroundings. According to Placer County standards, the development footprint could be up to 40 percent maximum for one story buildings of the size of the lot and/or structures and 35 percent maximum for buildings and/or structures with two or more stories. The residential structures would be expected to be up to three (3) stories and maintain a maximum height limit of 30 feet measured in accordance with Section 17.54.020 of the Placer County Zoning Ordinance. Each home would be required to have a garage with a minimum of two interior/enclosed parking spaces and two exterior parking spaces on-site. Accessory residential structures and second dwelling units could be considered in accordance with Section 17.56.180 *Residential Accessory Uses* and Section 17.56.200 *Secondary dwelling/multi-generation housing* of the Placer County Zoning Ordinance. Structures would be required to be designed and constructed with materials to withstand avalanche and fire. The design for each home would be subject to review by the subdivision's homeowner association and Placer County to ensure consistency with adopted subdivision standards and project conditions of approval.

White Wolf Lodge

The White Wolf Lodge would serve as a clubhouse for use by owners and guests of the White Wolf Community. This facility would provide a common meeting space and would be used for resort administration offices, member and guest information, activity coordination services, and community events. The Lodge would also provide up to 10 separate guest lodging units with full kitchen amenities to be used by guests of White Wolf Subdivision property owners. The Lodge would have an overall development footprint of approximately 11,000 square feet and gross floor area of approximately 22,000 to 33,000 square feet and is anticipated to be two or three stories and be constructed to a maximum height of 30 feet, in compliance with Section 17.54.020 *Height Limits and Exceptions* of the Placer County Zoning Ordinance. The building would be constructed in a "Tahoe Mountain Modern" or "Tahoe Classic" style architecture with concrete, large timbers and stone design elements, as examples.

The Lodge would also be used for temporary events, such as weddings, community meetings, etc. and available for use by the private residents of the White Wolf subdivision, their guests and the public. The owners would have first rights to the use of the Lodge. It is anticipated that events could happen regularly throughout the summer months.

Parking Structure

The parking structure would be single-story and have a footprint of approximately 10,000 square feet and would provide parking for up to 22 vehicles. The structure would have direct internal access to the White Wolf Lodge and would be used for guest vehicle parking, storing over-snow vehicles such as snowcats and snowmobiles, and for general storage. The structure would also provide parking for

homeowners' vehicles in the winter when the road served by the proposed Catch Valley Road accessing Lots 24 to 33 in the upper part of the subdivision would be snow bound. Under these conditions, homeowners' vehicles would be parked in the parking structure and an over-snow vehicle would be used to transport members and guests to Lots 24 to 33. The enclosed parking structure would be designed and constructed from concrete/non-combustible materials to provide a "shelter in place" facility in the event of wildfire or other emergency. A swimming pool would be constructed on the roof of the parking garage for use by members and guests.

Ski Lift, Ski Runs, & Ski Operations

White Wolf Ski Lift

The White Wolf ski lift would be constructed as part of the project and would provide members of the resort access to ski terrain within all White Wolf parcels and within the Alpine Meadows ski area. The lift would have a capacity of approximately 1,200 people per hour with each chair carrying up to three people. The base ski lift terminal building would be just north of the existing pond and the upper lift terminal building would be located within APN 095-280-034 (Attachment A). No grading would be required for the upper terminal building as it would be secured to native rock material (Attachment A). The building proposed at the top terminal would be approximately 500-square feet and would serve as a lift terminal, ski patrol operations facility, and as storage for ski area signs and other equipment. Both terminals would be constructed of stone and concrete in a mountain style to match the existing KT South lift lower terminal.

KT South Ski Lift

As mentioned in Section 2.0 *Project Description* of this NOP, the previously-approved and partially constructed KT South ski lift, is being reinstated with this EIR. The White Wolf ski lift would operate in conjunction with the KT South ski lift on the White Wolf property. The KT South ski lift was approved as a double or triple chair lift by the County in 1999 but has not been operated to date (the lift cable is onsite but has not been installed). Conditions of the 1999 approval allow for the lift to be operated for a maximum of 25 persons at one time for the personal use of the applicant, his family, and guests, without financial compensation for that use. The proposed project would expand the use of the KT South ski lift to owners and guests of the subdivision. Therefore, the proposed expanded use of the KT South ski lift is being incorporated into the review of the White Wolf Subdivision. When completed and operational, the lift would provide members of the proposed subdivision with access to skiing terrain within the common lots of the subdivision and the Squaw Valley ski area. The existing KT South lift lower terminal building is approximately 250-feet east of the proposed location of the lower terminal of the proposed White Wolf lift. The upper terminal of the KT South lift is within APN 095-290-025 approximately 180 feet east of the proposed warming hut.

Lift Operations

The hours of operation for both the White Wolf ski lift and the KT South ski lift would be from 9 a.m. to 4 p.m. to match operating hours of neighboring ski areas. Grooming is anticipated, typical of a ski resort and present activities. No trees would be removed for the ski runs, though trees would be removed to provide for construction and operation of the White Wolf ski lift and its accessory structures. A professional ski patrol team would be employed by the homeowner association to provide safety for the ski area. Ski terrain would be managed and lifts would operate consistent with the approved Avalanche Management and Safety Plan for the overall White Wolf project.

Squaw Valley / Alpine Meadows Base-to-Base Gondola Project

The proposed Squaw Valley / Alpine Meadows Base-to-Base Gondola Project (Gondola project) is not part of the proposed White Wolf Subdivision project, but is briefly described in this NOP since it is an active project that could have a footprint and operations within the White Wolf Subdivision project site. The U.S. Forest Service and Placer County prepared a joint Environmental Impact Statement (EIS) / Environmental Impact Report (EIR) for the proposed Gondola project (State Clearinghouse No. 2016042066). The EIS/EIR for the Gondola Project is available for review at <https://www.placer.ca.gov/2680/Squaw-Valley-Alpine-Meadows-Base-to-Base>. Four alternatives were evaluated by the EIS/EIR and on July 23, 2019 the Placer County Board of Supervisors approved Alternative 4. Alternative 4 would bisect the White Wolf Subdivision and would construct a mid-station for Alpine Meadows within the White Wolf Subdivision near the proposed tennis court. The mid-station would include a terminal that would allow for only White Wolf guests and members to board or exit the gondola for access between the subdivision and the adjacent ski areas. No parking is proposed near the terminal and White Wolf members and guests would either walk or be shuttled between their homes and the terminal by White Wolf Subdivision support staff. The Gondola project is not a part of the White Wolf project and the White Wolf project does not depend on and would function independently of the Gondola project and includes alternative means of providing owners and guests access to adjacent ski areas in the absence of the Gondola project.

Warming Hut

An approximately 500-square foot warming hut would be constructed within APN 095-290-025, which is within the White Wolf property on lands leased to the Squaw Valley / Alpine Meadows Resort for ski operations (Figure 2 and Attachment A). The warming hut would be located near the top terminal of the KT-22 and KT South ski lift, and would be operated under a lease by the White Wolf homeowner association. The warming hut is proposed to be constructed adjacent to the existing ski patrol hut but would have no shared facilities or uses. This facility would be for the private use of homeowners and guests of the White Wolf Subdivision and could be accessed year-round. Residents and guests would be provided an electronic key code for access into the warming hut. The warming hut would not include bathroom or kitchen facilities. It would be constructed of stone and timber with mountain style architecture and would be designed appropriately for high elevation, and high snow and wind load.

Horse Stables and Bunkhouse

Horse stables would be constructed just north of the terminus of the proposed Catch Valley Road and would be accessed from a driveway to the water tanks. The stable facility would provide White Wolf owners a place to board horses during the spring, summer and fall. Horse trailer parking would be off-site. The stable would have a development footprint of up to 2,000 square feet and would provide enough room to board six (6) horses. A bunkhouse would be constructed near the stables to provide lodging for handlers and/or for White Wolf guests. The bunkhouse would have a development footprint of up to 5,000 square feet and would accommodate up to four people in four individual units with a shared kitchen facility. An additional two units in the bunkhouse would provide lodging for two seasonal employees. Parking for the bunkhouses would be provided by a three-bay garage with seven (7) additional outside parking spaces.

Maintenance Building and Fueling Area

A maintenance building would be located immediately north of the tennis courts and would be used for minor equipment maintenance and short-term storage. The building would have a footprint of up to 4,500 square feet and would primarily be used as a shelter for putting snow chains on vehicles, changing tires, and equipment cleaning and maintenance. The building would also provide storage for snow removal equipment, ice rink equipment, snow grooming equipment, and summer maintenance vehicles. It would not serve as a full-service repair shop and most equipment repairs would be done offsite. Hazardous materials used and stored in the building would include common lubricants and cleaners in small quantities.

The structure would be constructed out of concrete in a style consistent with other structures proposed. A small fueling area would be adjacent to the maintenance building and would include a 750-gallon diesel tank for equipment used onsite. Appropriate permits for storage and use of materials would be maintained and use and storage would comply with applicable regulations.

Employee Housing

Six (6) employee housing units would be provided within the White Wolf Subdivision. As described above, two of these units would be within the bunkhouse at the horse stables. Four (4) other units would be located within the Lodge. These units will be exclusive to White Wolf employees and will not be available for rental or use by non-employees or White Wolf guests or members.

Park and Recreational Trails

A 0.18-acre park would be developed within the common area for use by White Wolf owners and guests. No trees would be removed and the park would be landscaped to blend with the existing natural environment. The proposed park would include typical park amenities such as grassy areas, picnic tables, and a children's play structure.

A portion of the existing Five Lakes Trail crosses through APN 095-290-026 and would be within Lots A and B of the proposed common area (Attachment A). This existing public trail provides access from Alpine Meadows Road to the Five Lakes area and the Granite Chief Wilderness. An existing trail easement was granted to the U.S. Forest Service for maintenance purposes by the previous owner of the White Wolf property. However, a small portion of the trail is located outside of the trail easement granted. There is no intention to reconstruct the trail within the easement area, and the existing Five Lakes Trail alignment will remain and will not be disturbed with the project. The trail would remain open to the public.

Onsite Parking

The project includes a total of 175 parking spaces. These parking spaces are distributed throughout the project site and are located in close proximity to the proposed uses. Specifically, 23 unreserved parking spaces are proposed within the subdivision and near amenities. A one-story parking garage, described previously, with approximately 22 stalls would be used by residents, guests, staff and snow vehicles for winter transport. Parking would be provided at the stables and bunkhouse area in accordance with Section 17.54.050 *Off-Street Parking Standards* of the Placer County Zoning Ordinance. All of the residential units would have at least two interior garage parking spaces and two exterior parking spaces, providing a total of up to 175 parking spaces within the development. The project would provide parking to accommodate visitors during peak season ski operations. Assuming each of the 38 property owners would have one guest on the same day during the peak ski season, it is estimated that up to 38 guest parking spaces would be needed. Parking facilities would accommodate White Wolf property owners and their guests wishing to utilize amenities and ski facilities. Parking for the on-site employee housing units would be consistent with the Placer County Zoning Ordinance. At a minimum, one parking space per dwelling unit would be provided for each employee housing unit.

In addition to on-site parking, there would be a concierge shuttle that would be available to the residents and guests. The shuttle would provide transportation to and from the on-site amenities.

Road Improvements

Approximately 1.5 miles of new roads are proposed to provide access and internal circulation within the resort subdivision. Roadways would account for approximately 11 acres of the anticipated disturbance area associated with buildout of the project. Details of proposed roadway design within the subdivision are provided in Attachment A. Roadway improvements would include elevated road (i.e., bridge) sections and roadway drainage facilities. Onsite roadways would generally consist of a 31-foot paved section with a 3-foot aggregate base shoulder on one side and a 3-foot concrete valley gutter and 1-foot aggregate base shoulder on the other side. Bridges would be reinforced concrete designed with a 30-foot paved road section and 3-foot concrete valley gutters on both sides. Cut slopes along roadways would be rock protected (1:1 slopes) or vegetated (2:1 maximum slopes). Stacked boulder and/or concrete retaining walls up to 33 feet would be used along steeper roadway cuts where native rock material does not exist (Attachment A). The speed limit for all onsite roadways is proposed to be set at 15 miles per hour. Parking along internal roads would be prohibited within the subdivision. All internal roadways would be privately maintained by the homeowner association.

White Wolf Road would serve as the primary road for access into the subdivision. White Wolf Road is proposed to be a gated, private roadway and would not be open to the public. White Wolf Road would be maintained and accessible by vehicles at all times. Lots in the Catch Valley area of the subdivision, Lots 24-33, would be accessed via Catch Valley Road. Catch Valley Road would not be cleared of snow and would be closed to automobiles when under snow cover. During periods of snow closure, snow cats or other snow-travel vehicles would be used to access Lots 24-33 via the Catch Valley Road alignment.

Frontage improvements for the 32-foot road section of Alpine Meadows Road would be constructed to current Placer County standards along the property frontage and the roadway would be improved as required. A no-access strip would be recorded along the frontage of Alpine Meadows Road directing all access into the subdivision via the existing single encroachment off of Alpine Meadows Road.

Gatehouse and Access

Access into the proposed subdivision would be controlled by gates at both the main entrance and at the emergency vehicle access (described further below). Access for emergency services would be provided by Knox boxes at both gates. An approximately 2,000 square foot gatehouse would be constructed at the main entrance gate and would be operated by concierge services, remote operation, or a keypad for entry by homeowners, guests, service providers, and other authorized personnel. The gatehouse would be two stories, with an upper level containing an office and control and communications equipment for subdivision staff and a lower level for storage. The gatehouse would be designed to withstand fire and avalanche and would be constructed in a Tahoe Mountain Modern or Classic Tahoe Mountain style architecture and faced with natural granite.

Emergency Vehicle Access

Secondary emergency vehicle access into the subdivision would be provided via an access easement and road connecting to Alpine Meadows Road via an existing access easement on Alpine Vista Road. The proposed emergency access would run through portions of Lots 6 and 7 of the subdivision (Attachment A) and would be constructed to meet emergency roadway standards, which will include a 20-foot paved section with one foot shoulders on both sides, grades ranging from 0.5% to 10.5%, and standards for turning radius, load, and surfacing material. The emergency access would be gated and used only for emergency purposes and would remain locked at all other times. Emergency services would gain access through the gate via a Knox box.

Public Services and Utilities

The project would require the provision of public services and utilities which would be provided by existing local providers servicing the project area. Law enforcement services to the subdivision would be provided by the Placer County Sheriff's Department and ambulance and fire service would be provided by the North Tahoe Fire Protection District. Power would be provided by Liberty Utilities, water services would be provided by the Alpine Springs County Water District, wastewater services would be provided by the Alpine Springs County Water District (conveyance) and Tahoe Truckee Sanitation Agency (additional conveyance and treatment). Individual propane tanks would be utilized within the subdivision and would be filled under contract with various local providers. Solid waste services would be provided by Tahoe-Truckee Sierra Disposal and solid waste collected would be transported to the Eastern Placer Regional Landfill. The subdivision would be served by the Truckee-Tahoe Unified School District. Public Water supply (potable), wastewater, and storm drainage are described in more detail below.

Water Supply and Onsite Supplemental Water Well and Storage

Water would be provided by the Alpine Springs County Water District. The Alpine Springs County Water District currently serves the property with an 8-inch water line and on-site fire hydrants. Water lines would be installed, on-site, underground within joint trenches in roadways and easements throughout the subdivision. Two onsite 100,000-gallon water tanks would be constructed underground at the northern terminus of the proposed Catch Valley Road (Attachment A). The storage tanks would provide surplus water for potable uses and fire protection and would be supplied by a new horizontal well. New water conveyance facilities (i.e., pipelines) would be constructed to transport water to residential and common areas as needed. The new well is expected to develop water from an existing upper aquifer located on the floor of Catch Valley, and would be used only if extra water is needed by users at White Wolf or for fire protection purposes. Well water would be treated per drinking water standards prior to potable uses.

The project may also be required to construct offsite improvements to increase water supply reliability and pressure throughout the Alpine Springs County Water District service area. Offsite improvements may be necessary to ensure adequate water supply and pressure to serve the project and to increase water supply reliability and pressure throughout the Alpine Springs County Water District service area. Placer County and the Alpine Springs County Water District will coordinate to determine the improvements necessary to serve the project. Impacts associated with constructing and operating those improvements will be analyzed in the EIR.

Wastewater

The project would be served by new on-site sewer lines that would tie into existing sewer lines onsite which convey wastewater to the sewer system maintained by Alpine Springs County Water District and the Tahoe-Truckee Sanitation Agency's main trunk sewer system. A "will serve" letter would be required from each service provider prior to approval of the project. Proposed homes, on individual lots, and resort facilities may use gravity sewer though individual sewage pumps if required to access the gravity sewer. Sewer lines would be installed with other underground utilities in joint trenches (Attachment A).

Stormwater Facilities

Onsite storm drainage improvements would consist of underground storm sewer infrastructure, surface drainage systems, and detention basins, which would attenuate stormwater runoff and provide water quality treatment. Low impact development methodologies and infrastructure would be implemented as feasible. Stormwater would generally follow existing drainage patterns and would not change existing watersheds or discharge points. Stormwater facilities would be designed and sized per applicable standards to result in no net increase in offsite runoff, as determined by the preliminary and final drainage reports and would be required to be consistent with the East Placer Storm Water Quality Design Manual and Placer County Stormwater Management Manual to ensure compliance with Placer County's

stormwater management program. Proposed stormwater facilities are shown in Attachment A. The preliminary drainage report will be used to inform the EIR analysis.

Construction and Grading

Construction and grading activities associated with the project would include grubbing/clearing of on-site areas, excavation and relocation of soil on the site, backfilling and compaction of soils, construction of utility infrastructure (i.e., water tank, potable water conveyance, wastewater conveyance, storm water drainage facilities, underground electrical, and individual propane facilities), and construction of proposed buildings associated with resort residential land uses. Limited blasting could be required for excavations required to construct the underground water tank, utility infrastructure, roads, and building foundations. The project is anticipated to result in a maximum area of disturbance of approximately 56 acres (Figure 2 and Attachment A). It is estimated that grading for the project would require 36,000 cubic yards of cut and 67,000 yards of fill. The project would require import of 31,000 cubic yards of material and there is no export of materials anticipated.

Equipment used for onsite grading and construction would include scrapers, bulldozers, water trucks, fork-lifts, wheeled loaders, compressors, and motor graders. Construction access would be via Alpine Meadows Road and the existing driveway to the site; Alpine Vista Way and the emergency vehicle access would not be used for construction access. Following initial site preparation (grubbing, clearing, grading), building construction would commence. In compliance with Placer County requirements, the project would be constructed during the allowed construction season (May 1 –October 15) [Ord. 5407-B (part), § 10, 2006; Ord. 5373-B (part), 2005; Ord. 5056-B (part), 2000], over a period of two to ten years, pending the timing of approvals, market conditions, and environmental factors (e.g., snow fall).

Phasing

Construction of all infrastructure to serve the subdivision would occur in one phase, including roads, utilities, the ski lift, and other non-building improvements. Construction of other buildings and individual homes would follow, and timing for construction would be based on market conditions and sales and buildout of individual home lots.

Tree Removal

The project site is densely forested in some areas, though the main area of disturbance is generally sparsely populated by trees. A survey of the project area completed in 2013 tallied 803 trees within the project site. Trees would be retained as feasible as improvement plans are finalized and any tree removal would occur in compliance with the Placer Tree Ordinance. Vegetation around developed areas would be managed as necessary for compliance with fire safe standards and consistent with a fuels management plan that is under development for the project.

Construction Best Management Practices

Standard construction best management practices would be implemented and maintained throughout project construction. These include, but are not limited to, the use of exclusion fencing, silt fencing, coir wattles, construction entrance with track-off controls, a vehicle wash out, street sweeping, designated stockpile locations with covers for stockpiles, and storm inlet protection. All areas of disturbance would be stabilized with mulch or other appropriate measures during construction and then revegetated with native seed mix after construction of each project component is complete. The work would be completed in accordance with the guidelines of the California Stormwater Quality Association's Stormwater Best Management Practices Handbook and Placer County Resource Conservation District's Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains.

Permits and Approvals

The approvals and permits identified in Table 3, below, are likely to be required in order to implement the proposed White Wolf Project.

Table 3
Approvals/Permits Potentially Required

Approval / Permit	Authority
General Plan Amendment	Placer County
Rezone	
Conditional Use Permit	
Vesting Tentative Subdivision Map	
Final Subdivision Map	
Improvement Plans	
Encroachment Permit	
Building Permit	
Tree Permit	
Lake and Streambed Alteration Agreement	California Department of Fish and Wildlife
Section 404 Clean Water Act – Nationwide Permit Compliance	U.S. Army Corps of Engineers
Section 401 Clean Water Act – Water Quality Certification	Lahontan Regional Water Quality Control Board
Section 402, National Pollutant Discharge Elimination System (NPDES) General Permit Compliance	Lahontan Regional Water Quality Control Board
Construction Documents and Will Serve Letters	Alpine Springs County Water Agency Tahoe Truckee Sanitation Agency Liberty Energy Utility North Tahoe Fire Department

Approvals Required from Placer County

The following permits and approvals from Placer County are anticipated to be required to implement the project.

- General Plan Amendment – A General Plan Amendment (GPA) would be required to allow for proposed development outside the limits of development identified by the Alpine Meadows General Plan. The Alpine Meadows General Plan encourages planned developments within areas identified for future development where no specific land use designation is applied.
- Rezone – The Project requires County approval to rezone the project site to accommodate the proposed subdivision project. In general, the project would require rezoning of Open Space to Single-Family Residential zoning to provide for private residential resort uses and to make zoning consistent with general plan land use designations applied to the site.
- Conditional Use Permit/Ski Lift – A conditional use permit is required from the County to construct and operate the proposed ski lifts, warming hut, and associated structures and amenities.
- Vesting Tentative Subdivision Map – County approval of the proposed Tentative Subdivision Map is required to entitle the property to be subdivided into individual residential and common area lots.
- Final Subdivision Map – A Final Subdivision Map is required to be submitted to Placer County for recordation that creates the individual residential and common area lots.
- Improvement Plans – Grading, earthwork and construction of improvements required for the project requires approval of Improvement Plans from the County.
- Encroachment Permit – An Encroachment permit is required from the County to permit work and improvements within the Placer County Highway Easement / Right-of-Way.
- Building Permit – Proposed building construction requires issuance of a building permit by the County.
- Tree Permit – A tree permit from the County is required for tree removal as part of the Project.

Approvals Required from Other Agencies

The following permits and approvals from other agencies and utilities could be required to implement the project.

- Lake and Streambed Alteration Agreement – Agreement with California Department of Fish and Wildlife for disturbance to the bed or bank of lakes or streams including sensitive riparian areas.
- Section 404 Clean Water Act Nationwide Permit Compliance – Coverage under a Nationwide Permit is required for discharge of fill to waters of the United States under the jurisdiction of the U.S. Army Corps of Engineers.
- Section 402 NPDES Permit – Permit for stormwater discharge during construction activities under the National Pollutant Discharge Elimination System program administered by the Regional Water Quality Control Board. The project would be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop and implement a Stormwater Pollution Prevention Plan.
- Approval of construction documents and will serve letters are required from various utility and services providers prior to construction.

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the White Wolf Subdivision project will evaluate impacts pertaining to the resource areas identified below. Preliminary analysis of the project has identified impacts likely to result from the project. The preliminary analysis is presented in the Initial Study, which is attached to this NOP. The following paragraphs discuss the results of preliminary impact identification and anticipated analyses that will be included in the EIR. The project level EIR will be prepared in accordance with the CEQA Statutes and Guidelines, and Placer County's Environmental Review Ordinance. The impact analysis will consider impacts resulting directly from the project as well as the project's contribution to cumulative impacts in the project area. The EIR will identify feasible mitigation measures to reduce or avoid impacts, consider other project alternatives, and evaluate the potential for the project to contribute to cumulative impacts in the region.

Potential Impacts to be Evaluated in the EIR

Land Use. Existing development in the Alpine Meadows General Plan area generally consists of single family and some multi-family residences along Alpine Meadows Road, limited commercial development near SR 89, ski resort development around the Alpine Meadows Base Lodge, and public service facilities including the North Tahoe Fire Protection District's fire station and Alpine Springs County Water District facilities. Existing development on the project site consists of a single family residence and accessory structures. The project site includes approximately 360 acres zoned for open space (approximately 7.5 acres are within the Alpine Meadows Road easement), approximately 4.3 acres zoned for residential development, and approximately 98 acres zoned Forest Recreation. The Alpine Meadows General Plan identifies an approximate development boundary line, Greenbelt, Forest Recreation, and potential areas for planned developments. The site is developed with a single-family residence and residential accessory structures and amenities, and the KT South ski lift. Single-family residential uses are to the east, ski resorts exist to the north and south, and undeveloped land exists to the west of the project site.

The project would rezone portions of the project site to RS-B-20 PD=2 and would require a general plan amendment to allow for development outside of the line denoting approximate limits of development in the valley and in areas identified as Greenbelt by the Alpine Meadows General Plan (Exhibits E and F in Attachment B). The EIR will evaluate the effect of the project on the character of the project area, identify potential impacts associated with land use incompatibilities, and identify any physical environmental impacts that could result from inconsistencies with adopted plans and policies, including consideration of the project's consistency with development standards and zoning requirements. The EIR will evaluate

impacts associated with any inconsistencies with existing zoning and land use designations, including impacts associated with unit densities and population growth as a result of the project. The project would not displace any existing housing or persons on the site; impacts from displacement of housing or persons will not be evaluated in the EIR.

Biological Resources. Evaluations of biological resources on the project site are currently under preparation. Completed reports include a wetland delineation (2016), rare plant survey report (2016), and habitat assessment for Sierra Nevada yellow-legged frog (2018). Onsite habitat consists of Sierran mixed conifer forest, red fir forest, huckleberry oak chaparral, Sierran willow thickets, montane riparian, American dogwood thickets, granite outcrops and talus fields, ruderal roadways and trails, and developed areas. Montane Riparian habitat is generally associated with onsite drainages.

Hydrologic features identified by the wetland delineation within the project site includes 0.43 acre of perennial streams, 0.66 acre of pond, 0.18 acre of intermittent streams, 0.08 acre of ephemeral streams, 2.27 acres of wet meadows, 0.07 acre of seasonal wetlands, 0.07 acre of seeps, and 0.1 acre of road drainages. Of these, the wetland delineation concluded that 3.35 acres are potentially jurisdictional waters of the U.S. and are under the regulatory authority of the U.S. Army Corps of Engineers in accordance with the Clean Water Act. The wetland delineation has not been verified by the U.S. Army Corps of Engineers.

The project area was found to provide suitable habitat for seven special-status plant species including scalloped moonwort, mingan moonwort, Davy's sedge, northern meadow sedge, starved daisy, alder buckthorn, and marsh skullcap. The proposed development site was also found to provide suitable habitat for eight special-status wildlife species including Cooper's hawk, yellow warbler, olive-sided flycatcher, willow flycatcher, golden eagle, peregrine falcon, black swift and California spotted owl. The EIR will analyze impacts to vegetation communities, hydrologic features, and special-status species and sensitive habitats.

A tree assessment conducted in 2013 identified 803 trees within the survey area, including red fir (58%), lodgepole pine (16.5%), Jeffrey pine (16%), white pine (5%), and white fir (4%). The arborist report identified four trees (3 white fir and 1 red fir) as trees of distinction, meaning trees in good or excellent condition with diameters equal to or greater than 48 inches. The project would require tree removal for grading and construction of various project components. The EIR will quantify the extent of tree removal and mitigation measures will be provided to ensure compliance with applicable Placer County policies.

Cultural Resources. Surveys of the project site were conducted in 2009, 2013 and 2018, and no evidence of archeological or historical resources was observed onsite. However, there is a possibility that archeological and/or historical resources could be present below the ground surface. A Cultural Resources Inventory is being prepared and will be used as a basis for the analysis in the EIR. The EIR will evaluate the project's impact on cultural resources and provide mitigation measures as necessary to avoid or reduce impacts and to ensure compliance with Placer County policies.

Visual Resources/Aesthetics. The project would require site grading and would result in construction of roadways and single family residential homes, a lodge, a ski lift and terminals, warming hut, maintenance facility, gatehouse, horse stables and bunkhouse, parking garage, and other associated structures within an area with minimal existing development. Development would introduce additional nighttime lighting. Vegetation in the area would be altered in accordance with a fuel modification plan to reduce the risk of wildfire. These proposed changes would alter the visual quality of the project site as viewed from surrounding public areas including the Five Lakes Trail, adjacent ski resort and National Forest, Alpine Meadows Road, and residential areas. The EIR will evaluate visibility of the project from surrounding public areas and will analyze changes in the existing visual environment that would result from implementation of the proposed development and as experienced from surrounding viewpoints and will evaluate the aesthetic compatibility of the project with existing development in the area and with open space uses, as well as consistency with applicable General Plan policies.

Air Quality and Greenhouse Gases. Construction and operation of the project would generate emissions of air pollutants, including greenhouse gases, as a result of operation of equipment and vehicles, paving, and application and use of other materials. The CalEEMod modeling program will be used to estimate the amount of air pollutant emissions likely to be generated by construction and operation of the project. Emissions estimates will be compared to Placer County Air Pollution Control District's thresholds to determine the significance of the project's short-term and cumulative impacts to air quality. Emissions of greenhouse gases will be evaluated to determine the project's consistency with regional and statewide goals for the reduction of greenhouse gas emissions.

Noise. The project would result in short-term noise impacts in the project area as a result of heavy equipment operation during site preparation, grading, and construction. Vehicle use associated with the project as well as residential and resort uses could expose people to elevated noise levels. Modeling will be conducted to predict noise levels and compare them to the standards established in the Placer County General Plan and County Code. The EIR will analyze potential short-term and long-term noise impacts related to the project and any alternatives under consideration. The analysis will consider noise from additional traffic that would be generated by the project along roadways accessing the project site.

Geology/Soils. Due to the steepness of portions of the site, substantial grading would be required for proposed roadways and structures. The project would also require trenching and backfill for construction of utilities. Grading and trenching activities would alter site topography and could result in accelerated soil erosion and unstable earth conditions. The disruption of soils increases the risk of erosion and creates a potential for contamination of stormwater runoff through typical grading practices. Portions of the project may be located in geologic conditions that are unstable or that would become unstable as a result of the project. A discussion of the exposure of people or property to geologic and geomorphological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards will be included in the EIR and mitigation measures will be identified as necessary to avoid or minimize impacts.

Hydrology/Water Quality. Hydrologic features on-site include a man-made dammed pond and seasonal and ephemeral drainages that are tributary to Bear Creek. Bear Creek is tributary to the Truckee River. Proposed resort and residential uses on the project site could introduce urban pollutants to surface water in the area, which could also affect groundwater in the area. The project has the potential to alter the existing drainage patterns on the site and increase flows downstream that could overload design capacity of drainage facilities and alter the 100 year floodplain. Potential impacts to water quality associated with runoff of urban pollutants and sediment from the project site during and following construction will be evaluated in the EIR. The EIR will evaluate the potential for grading and other site disturbance associated with the project or the project alternatives to result in accelerated sedimentation of area waterways and the project's compliance with the Total Maximum Daily Load (TMDL) standards for the Truckee River. The EIR will evaluate potential hydrologic impacts, compliance with applicable standards, and mitigation measures will be identified as necessary to avoid or reduce impacts. The project would develop a new well in Catch Valley to supplement piped water from the Alpine Springs County Water District. Effects of the project on groundwater and surface water quality and quantity resulting from the proposed well and project water demand will be evaluated in the EIR.

Transportation/Circulation. The project would construct new roadways within the development, and would add vehicles to the intersection of the proposed White Wolf Road and Alpine Meadows Road. The project would also introduce additional traffic to project area roadways and intersections in the region. The EIR will provide an analysis of transportation related impacts, including vehicle miles traveled (VMT) and Level of Service, consistent with current County policies. The analysis will include project specific impacts to the following intersections:

- SR 89 / Alpine Meadows Road
- SR 89 / Squaw Valley Road
- SR 89 / West River Street
- Alpine Meadows Road / White Wolf Road (future site access road)

The EIR will also evaluate impacts of the project on the following roadway segments, consistent with current County policies:

- Alpine Meadows Road (site access to SR 89)
- SR 89 (Tahoe City to Alpine Meadows Road)
- SR 89 (Alpine Meadows Road to Squaw Valley Road)
- SR 89 (Squaw Valley Road to West River Street)

The EIR will also evaluate the design construction of proposed roadways within the development and the proposed access point(s) would result in any safety impacts based on compliance with County design standards, vehicle turnaround areas, and sight distance. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative modes of transportation.

Public Services and Utilities. The project would require the extension of utility services to the project, construction of new utilities on-site, and could require construction of upgrades to existing utility infrastructure at specified off-site locations. Utilities and services to the project would be provided by the following agencies or companies:

WASTEWATER	Alpine Springs County Water District
WATER	Alpine Springs County Water District (additional water supplied by proposed private well)
ELECTRICITY	Liberty Energy
PROPANE	Local providers
TELEPHONE	AT&T
SCHOOL DISTRICT	Tahoe Truckee Unified School District
FIRE PROTECTION	North Tahoe Fire Protection District
POLICE PROTECTION	Placer County Sheriff's Department
SOLID WASTE	Tahoe Truckee Sierra Disposal
SNOW REMOVAL	Placer County (Alpine Meadows Road); White Wolf Homeowner Association (on-site roadways)

The EIR will evaluate potential project impacts related to providing necessary utility and public services to the White Wolf project. The EIR will evaluate if existing infrastructure, facilities, and staffing of service providers is sufficient to serve the project and will identify necessary improvements to ensure service and maintain acceptable response time and staffing goals in accordance with goals or policies of the Placer County General Plan. The EIR will evaluate the environmental effects associated with construction of any improvements required to meet service demands of the project. The EIR will evaluate the ability of local service providers to respond in the event of a wildland fire or snow avalanche.

Hazards and Hazardous Materials. The EIR will provide an analysis of potential hazards or impacts related to exposure to hazardous materials that could result from implementation of the project. The project could result in hazards related to project design, onsite storage or use of hazardous materials, or disturbance of an existing hazardous materials site. Based on a Phase 1 Environmental Site Assessment conducted in 2018, no hazardous materials sites are known to occur on the project site and therefore, an evaluation of potential environmental impacts related to existing hazardous materials sites will not be included in the EIR. Additionally, the project would not involve the routine transport or use of large quantities of hazardous materials and no further evaluation of use or transport of hazardous materials will be included in the EIR. Hazards evaluated in the EIR will be limited to analysis of impacts associated with potential avalanche and increased risk of wildland fire.

Snow avalanches historically occur within the project site and preliminary evaluations of the site indicate that portions of the site are within moderate and high hazard avalanche zones. An avalanche risk evaluation will be prepared for the project as a basis for the evaluation of avalanche hazard provided in the EIR. The EIR will evaluate the extent to which the project and project alternatives could increase avalanche risk for off-site areas and the extent to which project residents would be exposed to potential avalanche risks, as well as potential constraints on emergency access or evacuation posed by snow and avalanche. The EIR will also analyze project compliance with the applicable sections of the County Code pertaining to avalanche hazards. Similarly, the EIR will evaluate wildfire hazard and potential impacts associated with hazards resulting from inadequate access for firefighting or emergency evacuation and adequacy of the water supply for fire suppression. Emergency service providers will be consulted in regards to adequacy of emergency plans proposed for the project and the EIR will identify mitigation measures as necessary to avoid or minimize any impacts.

Project Alternatives and CEQA Considerations. The EIR will evaluate a range of alternatives to the project that are capable of meeting most of the basic project objectives and would reduce or avoid any of the significant environmental impacts that could result from the project.

The EIR will summarize all of the significant and unavoidable impacts of the project as well as the irreversible changes to the environment that would result from implementation of the project. The EIR will also evaluate energy consumption and the potential for the project to induce additional growth in the project region.

Topics Focused Out of the EIR

Based on the analysis in the Initial Study, which is attached to this NOP, the EIR will not address the following topics:

Agricultural/Forestry Resources. The project site and adjacent properties do not currently support any agricultural or forestry activities. Some trees will be removed during the construction of the project and impacts due to their removal will be evaluated in the Biological Resources chapter of the EIR. The project site supports forest habitat but does not currently and has not historically supported timber production or other forestry uses. The project would not result in any impacts to agricultural or forestry resources. This topic will not be evaluated in the EIR.

Mineral Resources. The project site and adjacent properties do not support any mineral extraction or mining activities. The project would result in no impacts to availability of mineral resources. This topic will not be evaluated in the EIR.

In addition, the analysis in the Initial Study demonstrates that the project would have no impacts relative to the following discrete issues. While the EIR will include chapters evaluating the major topics listed below (such as aesthetics and biological resources), the EIR will not address the following specific issues:

Aesthetics – Substantially Damage Scenic Resources Visible From a State Scenic Highway. Although not an Officially Designated State Scenic Highway, State Route (SR) 89 is identified by the California Department of Transportation (Caltrans) as an Eligible State Scenic Highway. SR 89 is located approximately 2.5 miles west of the project site and due to tall, intervening vegetation (i.e., pine and fir trees) and mountainous terrain, the project site is not visible from SR 89. No impacts to scenic resources within a state scenic highway are anticipated. This issue will not be evaluated in the EIR.

Geology & Soils – Hazards Related to Expansive Soils. As reflected in the Geotechnical Evaluation for the project site, soils in the project area are not expansive and the project would have no impact related to construction on expansive soils. This issue will not be evaluated in the EIR.

Hazards – Hazardous Materials Sites and Routine Transport and Use of Hazardous Materials. Based on a Phase 1 Environmental Site Assessment conducted in 2018, no hazardous materials sites are known to occur on the project site and therefore, an evaluation of potential environmental impacts related to existing hazardous materials sites will not be included in the EIR. Additionally, the project would not involve the routine transport or use of large quantities of hazardous materials and no further evaluation of use or transport of hazardous materials will be included in the EIR.

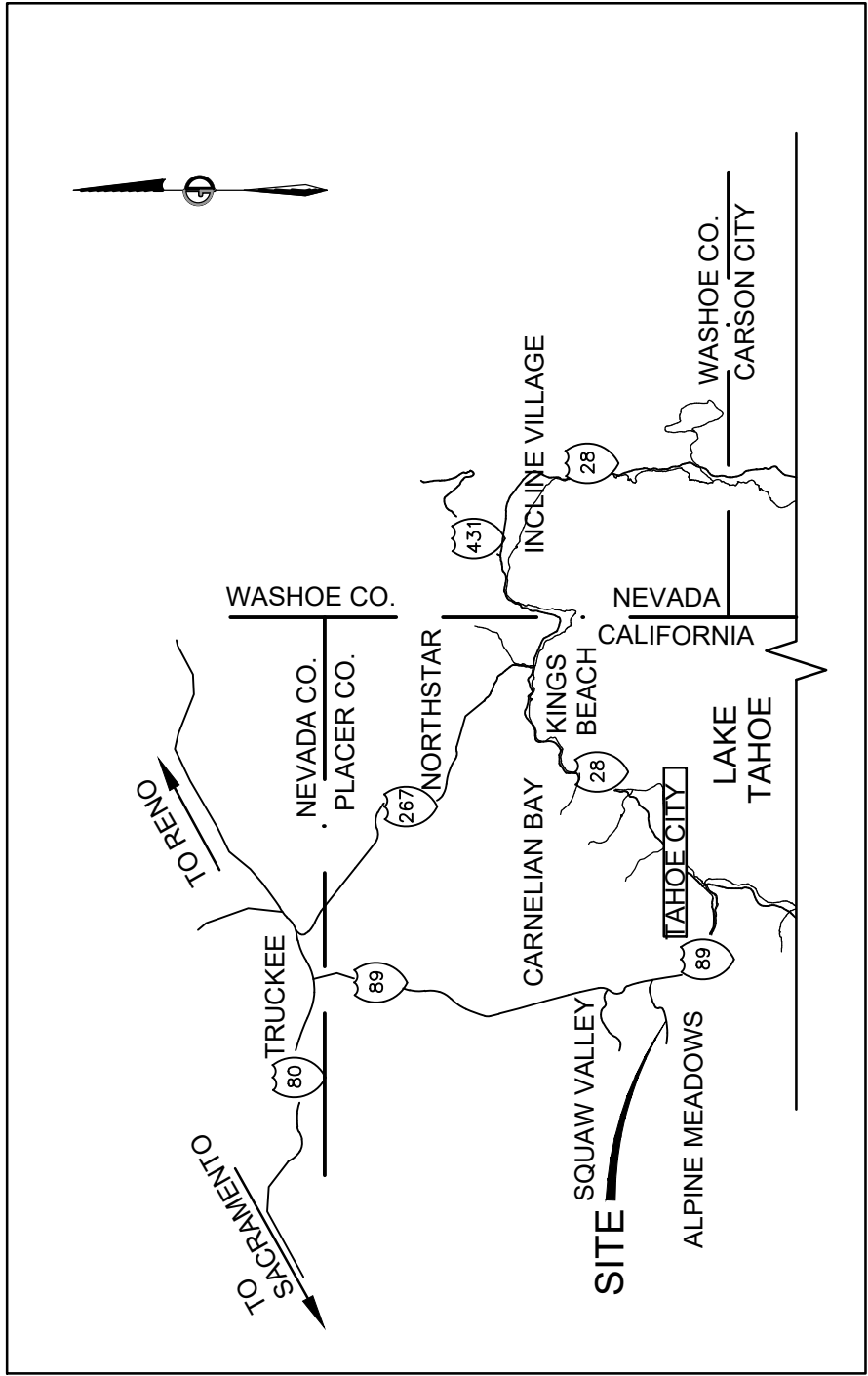
Noise– Airport Noise Exposures. The project site is not within the vicinity of a public or private airport or airstrip and the project site is not exposed to noises from aircraft overflights. Impacts associated with airport noise will not be evaluated in the EIR.

Transportation & Traffic – Air Traffic Patterns. The project site is not within the vicinity of a public or private airport or airstrip and development of the project would have no effect on air traffic patterns. This issue will not be evaluated in the EIR.

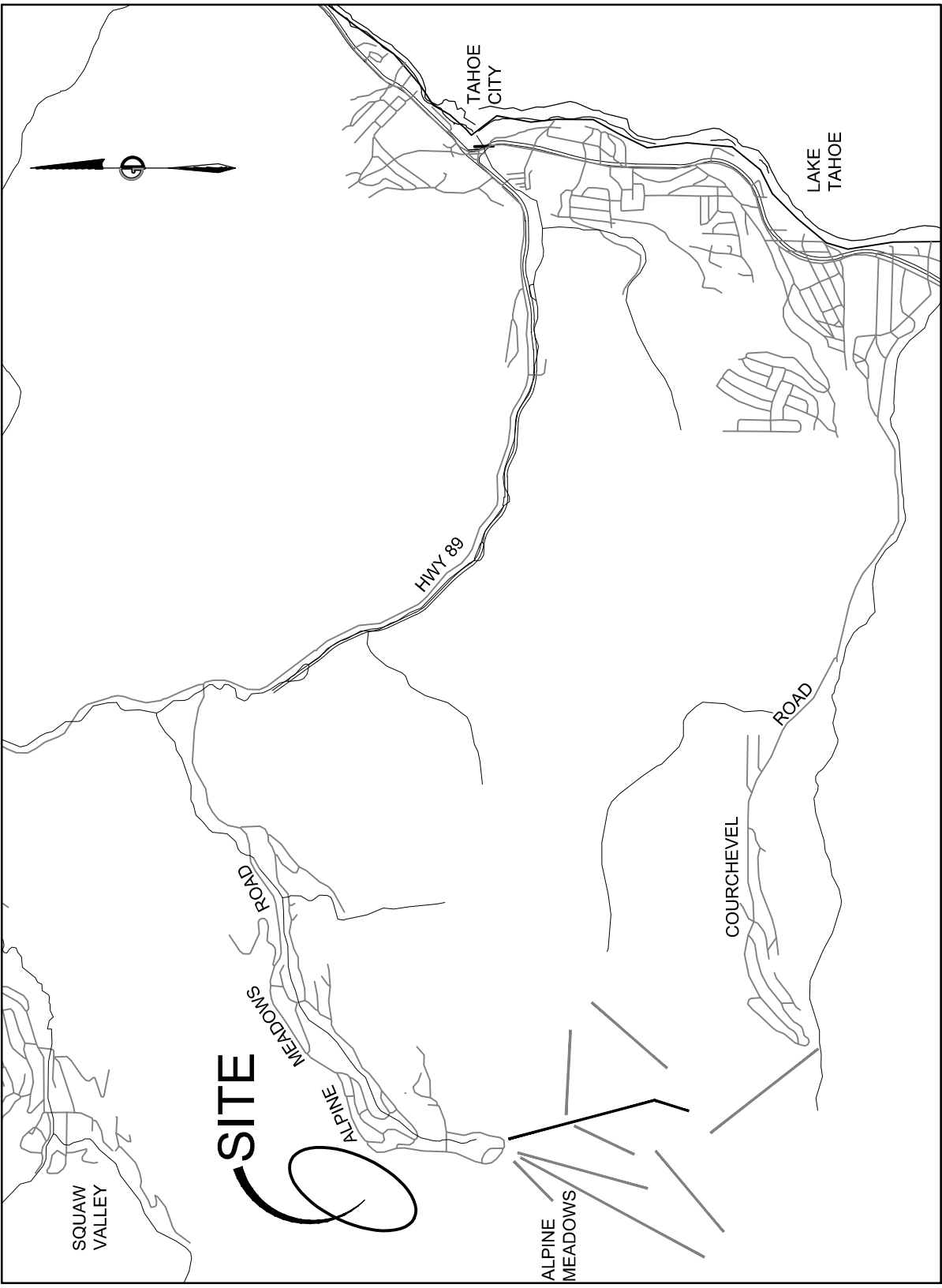
ATTACHMENT A
SITE PLANS

WHITE WOLF SUBDIVISION

VESTING TENTATIVE MAP



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

DEVELOPMENT INFORMATION:

OWNER/ APPLICANT: TROY CALDWELL
P.O. BOX 1784
TAHOE CITY, CA 96145
530.333-5761

ENGINEER: JK ARCHITECTURE + ENGINEERING
11661 BLOCKER DRIVE, SUITE 220
TAHOE CITY, CA 96145
530.883.0922

SURVEYOR: ANDREGG PSOMAS
CONTACT: DENNIS MEYER
11661 BLOCKER DRIVE, SUITE 10
TAHOE CITY, CA 96145
530.885.7072

WATER/ SEWER: ALPINE SPRINGS COUNTY WATER DISTRICT
CONTACT: BUZ BANCROFT, EXT. 15
270 ALPINE MEADOWS RD
TAHOE CITY, CA 96146
530.383.2342

FIRE DISTRICT: NORTH TAHOE FIRE PROTECTION DISTRICT
CONTACT: JONATHAN WILSON
222 FAIRWAY DRIVE
TAHOE CITY, CA 96145
530.883.8913

SOLID WASTE: TAHOE TRUCKEE DISPOSAL
CONTACT: DAVID ACHIRO
10000 N. RIVER STREET
TAHOE CITY, CA 96145
530.933.0148

ELECTRICITY: LIBERTY UTILITIES
CONTACT: RICK MADRID
POST OFFICE BOX 107
TAHOE VISTA, CA 96148
530.883.1725

TELEPHONE: AT&T
CONTACT: TOM KEATLEY
12824 EARHART AVE.
AUBURN, CA 95602
530.886.2385

CABLE TV: SUDENLINK COMMUNICATIONS
10607 W. RIVER STREET
TAHOE CITY, CA 96145
530.550.3900

GAS: TRUCKEE TAHOE PROPANE
CONTACT: RICHARD HOLSON
10000 N. RIVER STREET
TAHOE CITY, CA 96145
530.214.0245

SCHOOL: TRUCKEE-TAHOE UNIFIED SCHOOL DISTRICT
CONTACT: ROB LEARY
11839 DONNER PASS ROAD
TAHOE CITY, CA 96145
530.582.7600

PROJECT INFORMATION:

PROJECT SITE
APN(S): 095-290-033, 095-290-034, 095-290-026,
095-290-027, 095-290-028, 095-290-029,
095-290-028, & 095-290-029

EXISTING PARCELS
TOTAL PROJECT SITE*: 8 ACRES
* DOES NOT INCLUDE ALPINE MEADOWS ROAD EASEMENT

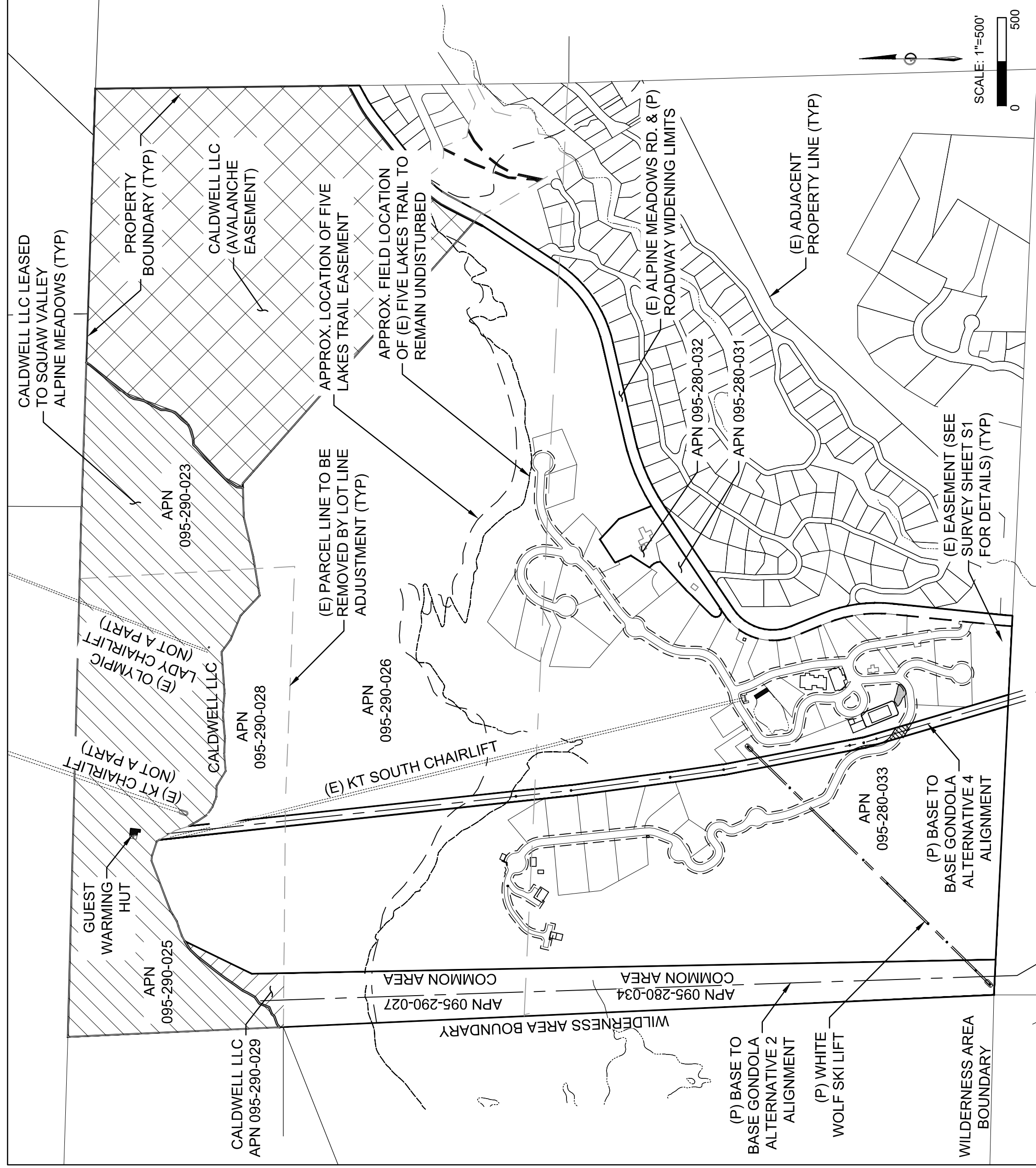
ALPINE MEADOWS ROAD EASEMENT
PROPOSED DEVELOPMENT
PROPOSED RESIDENTIAL LOTS ACREAGE ±31 ACRES
PROPOSED COMMON AREA ACREAGE: ±243.6 ACRES
ROADWAY COMMON AREA ±11 ACRES
TOTAL COMMON AREA ±254.6 ACRES
ADDITIONAL DEVELOPED COMMON AREA* ±5 ACRES
UNDEVELOPED COMMON AREA ±220.6 ACRES

* INCLUDES IMPROVEMENTS OUTSIDE ON-SITE ROADWAYS, SUCH AS ACCESS DRIVES, WALLS, PARKING, WALKS, ETC. ASSOCIATED WITH PROPOSED STRUCTURES AND HYDRO POWER STATION

PROPOSED CALDWELL LLC ACREAGE: ±180 ACRES
(INCLUDING ALPINE MEADOWS RD, +/-8 ACRES)

PROPOSED DENSITY (RESIDENTIAL UNITS):
RESIDENTIAL LOTS 38
GUEST ACCOMMODATIONS - BUNGALOWS 10
EMPLOYEE HOUSING - CLUBHOUSE 4
EMPLOYEE HOUSING - BUNGALOWS 2
TOTAL 58

PROJECT MAP



PROJECT MAP

DENSITY CALCULATION:			
	AREA (AC)	DENSITY	ALLOWABLE UNITS
LIMITS TO DEVELOPMENT	64	2.0	128
LIMITS TO DEVELOPMENT EXCLUDING ALPINE MEADOWS RD EASEMENT	56	2.0	112
*EX DENSITY AND ALLOWABLE UNITS ARE PER ALPINE MEADOWS GENERAL PLAN			

- RESIDENTIAL LOT SUMMARY
TOTAL NUMBER OF LOTS: 38
• MAXIMUM LOT SIZE: 1.95 ACRES
• AVERAGE LOT SIZE: 0.79 ACRES

EXISTING AND PROPOSED ZONING:					
Assessor's Parcel Number	Area (±AC)	Existing Zoning	Proposed Zoning	Net Change	
095-290-023	18.5	Forest Recreation	Forest Recreation	-	
095-290-025	47.2	Forest Recreation	Forest Recreation	-	
095-290-026	203.6	Forest Recreation (+/- 7 acres); Open Space (196.6 acres)	Forest Recreation (+/- 7 acres); RS-B-20 PD=2.0 (+/- 6.6 acres); Open Space (190.6 acres)	Forest Recreation: +1.0 acres; RS-B-20 PD=2.0: +/- 6.6 acres; Open Space: +/- 6 acres	
095-290-027	9.0	Open Space	Open Space	-	
095-290-028	23.3	Forest Recreation	Forest Recreation	-	
095-290-029	1.6	Forest Recreation	Forest Recreation	-	
095-290-033	137.0	RS (+/- 1 acre); RS-B-20 PD=1.0 (+/- 2 acres); RS-B-20 PD=2.0 (+/- 2.1 acres); Open Space (+/-132.7 acres)	RS-B-20 PD=2.0 (+/- 36.4 acres); Open Space (+/-68.6 acres)	Residential = +/- 32 acres; Open Space = +/- 32 acres	
095-290-034	14.3	Open Space	Open Space	-	
TOTAL	454.6	(Alpine Meadows Road Easement Area is not included = +/- 8 acres)			

LAND USE DESIGNATIONS:

	EXISTING				PROPOSED			
	OPEN SPACE**	RESIDENTIAL**	FOREST RECREATION**	TOTAL PROPOSED**	OPEN SPACE**	RESIDENTIAL**	FOREST RECREATION**	TOTAL PROPOSED**
ALPINE MEADOWS	302	55	-	357	301	56	-	357
SQUAW VALLEY	-	-	98	98	-	-	98	98
TOTAL	302	55	98	455	301	56	98	455

* ACREAGE SHOWN IS WITHIN PROJECT SITE ONLY.
** ACREAGE SHOWN IS WITHIN PROJECT SITE ONLY AND IT INCLUDES THE WHITE WOLF AND KT SOUTH SKI LIFTS.
*** ALPINE MEADOWS ROAD EASEMENT AREAS NOT INCLUDED (+/- 8 ACRES).

LEGEND

EXISTING

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING WATERS OF THE US
EXISTING CULVERT
EXISTING WETLANDS
EXISTING POWER POLE
EXISTING OVERHEAD LINE
EXISTING UNDERGROUND ELECTRICAL LINE
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING AVALANCHE HAZARD AREA
AREA LEASED TO SQUAW VALLEY ALPINE MEADOWS

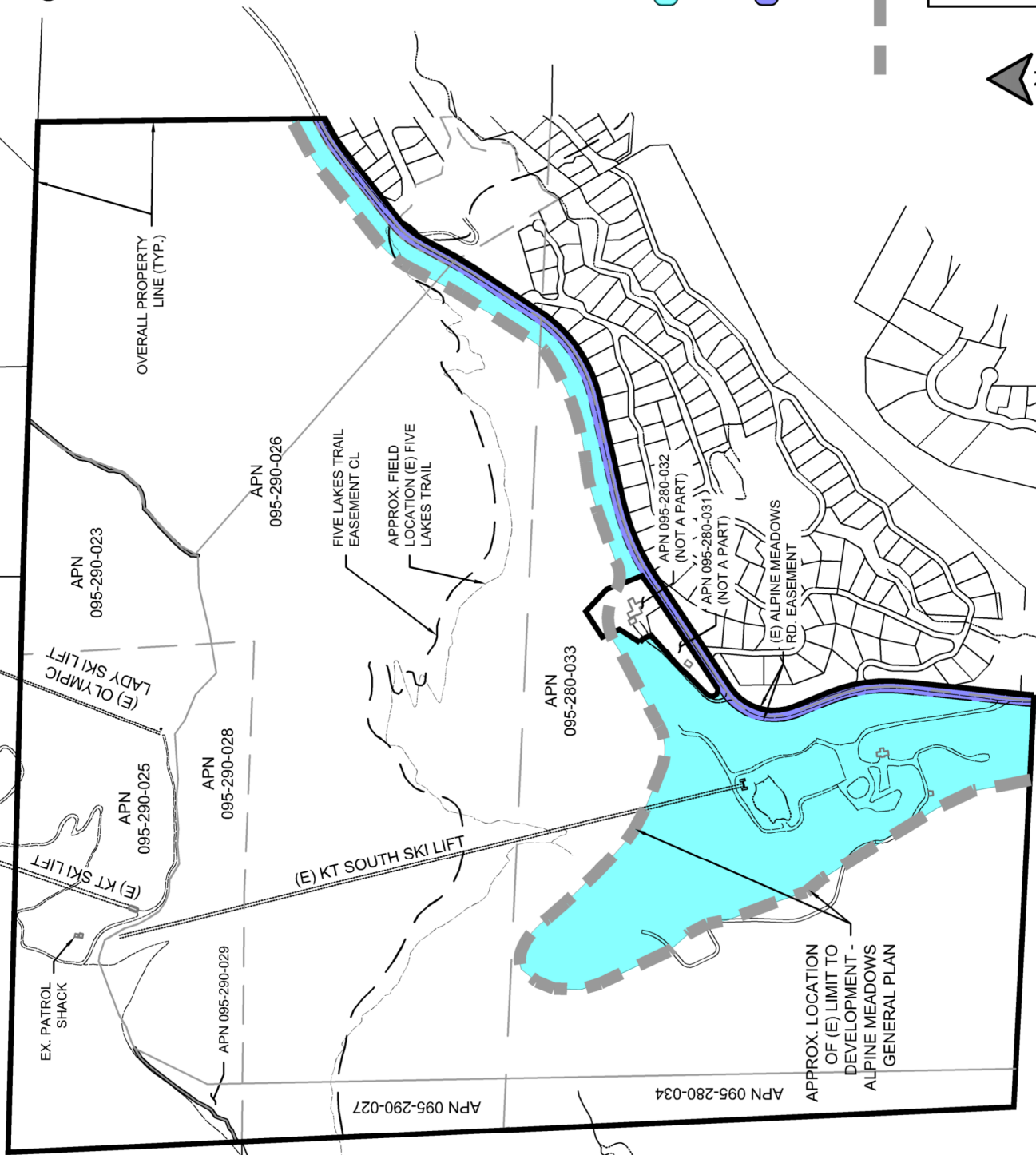
PROPOSED

LIMITS OF GRADING
PROPOSED FLOWLINE
PROPOSED SANITARY SEWER
PROPOSED SAN. SEWER MANHOLE
PROPOSED WATER LINE
PROPOSED JOINT UTILITY TRENCH
PROPOSED ELECTRICAL TRENCH
PROPOSED NO ACCESS STRIP
CUT OR FILL SLOPE
(W/ SLOPE ARROW IN DIRECTION OF FALL)
PROPOSED STORMDRAIN CULVERT
PROPOSED ROCKERY OR CONCRETE RETAINING WALL
FIRE HYDRANT
UTILITY SERVICE BOX (SEE DETAIL SHEET C3)
PROPOSED WETLAND MITIGATION AREA
INDICATES EXTENTS OF ROADS SECTIONS FOR SUMMER USE ONLY
PROPOSED PAVEMENT

ATTACHMENT B
PROJECT EXHIBITS

WHITE WOLF SUBDIVISION
ALPINE MEADOWS GENERAL PLAN
EXISTING LIMIT TO DEVELOPMENT (*)
EXHIBIT A

(*) ALPINE MEADOWS GENERAL PLAN
"LIMITS TO DEVELOPMENT" SHOWN
WITHIN PROJECT SITE AREA ONLY



LEGEND:

- ALPINE MEADOWS GENERAL PLAN - LIMIT TO DEVELOPMENT EXCLUDING ALPINE MEADOWS ROAD EASEMENT (±55 ACRES)
- ALPINE MEADOWS GENERAL PLAN - LIMIT TO DEVELOPMENT ALPINE MEADOWS ROAD EASEMENT (±8 ACRES)
- APPROX. LIMIT TO DEVELOPMENT (PER ALPINE MEADOWS GENERAL PLAN)

JK

ARCHITECTURE ENGINEERING

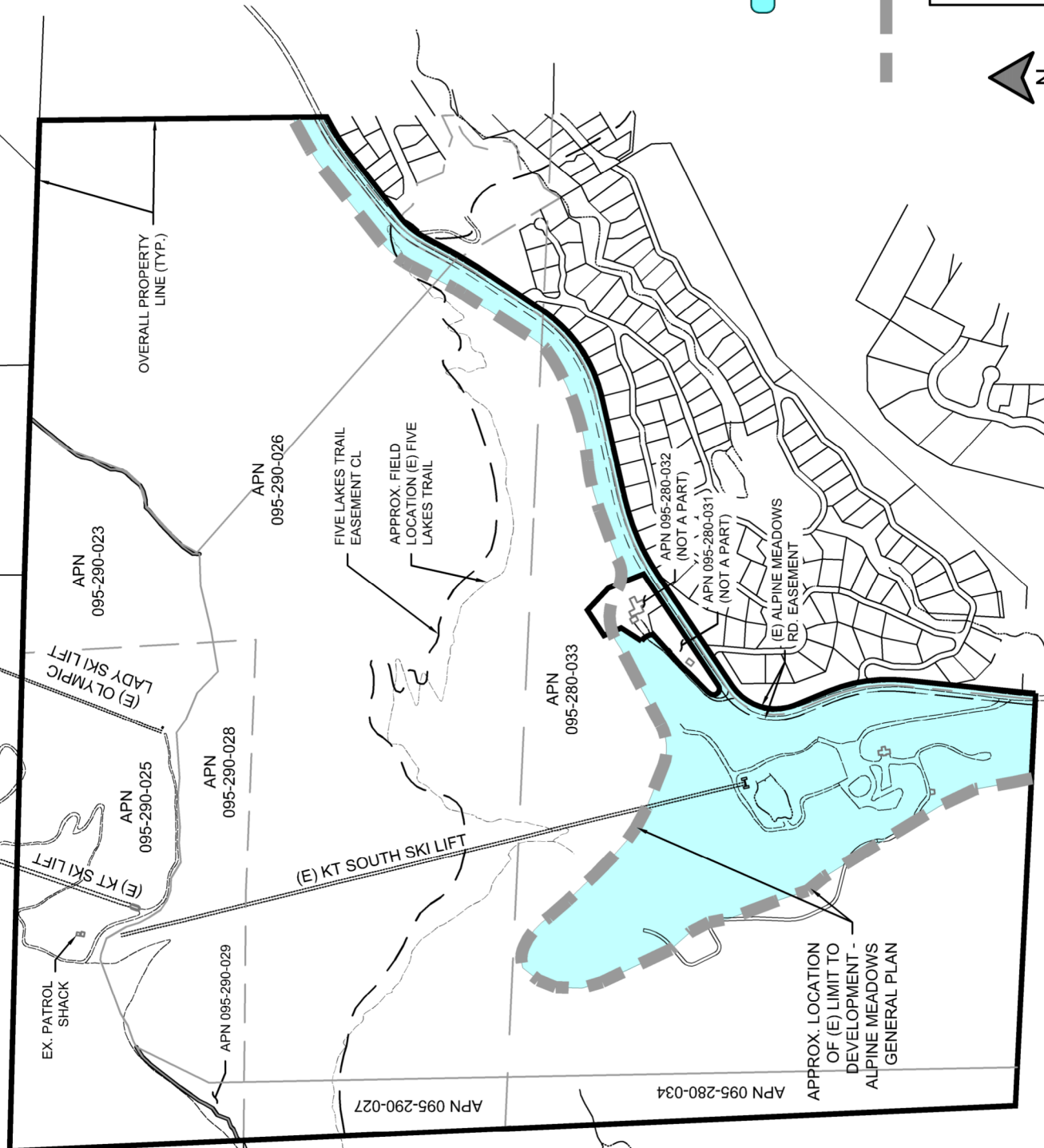
11661 Blocker Drive
Suite 220
Auburn, CA 95603
530.886.0998
www.jkaedesign.com



SCALE: 1"=800'
0 800

WHITE WOLF SUBDIVISION
ALPINE MEADOWS GENERAL PLAN
EXISTING LIMIT TO DEVELOPMENT(*)
EXHIBIT B

(*) ALPINE MEADOWS GENERAL PLAN
"LIMITS TO DEVELOPMENT" SHOWN
WITHIN PROJECT SITE AREA ONLY



- LEGEND:
- ALPINE MEADOWS GENERAL PLAN - LIMIT TO DEVELOPMENT INCLUDING ALPINE MEADOWS ROAD EASEMENT (±63 ACRES)
 - APPROX. LIMIT TO DEVELOPMENT (PER ALPINE MEADOWS GENERAL PLAN)

JK ARCHITECTURE
ENGINEERING

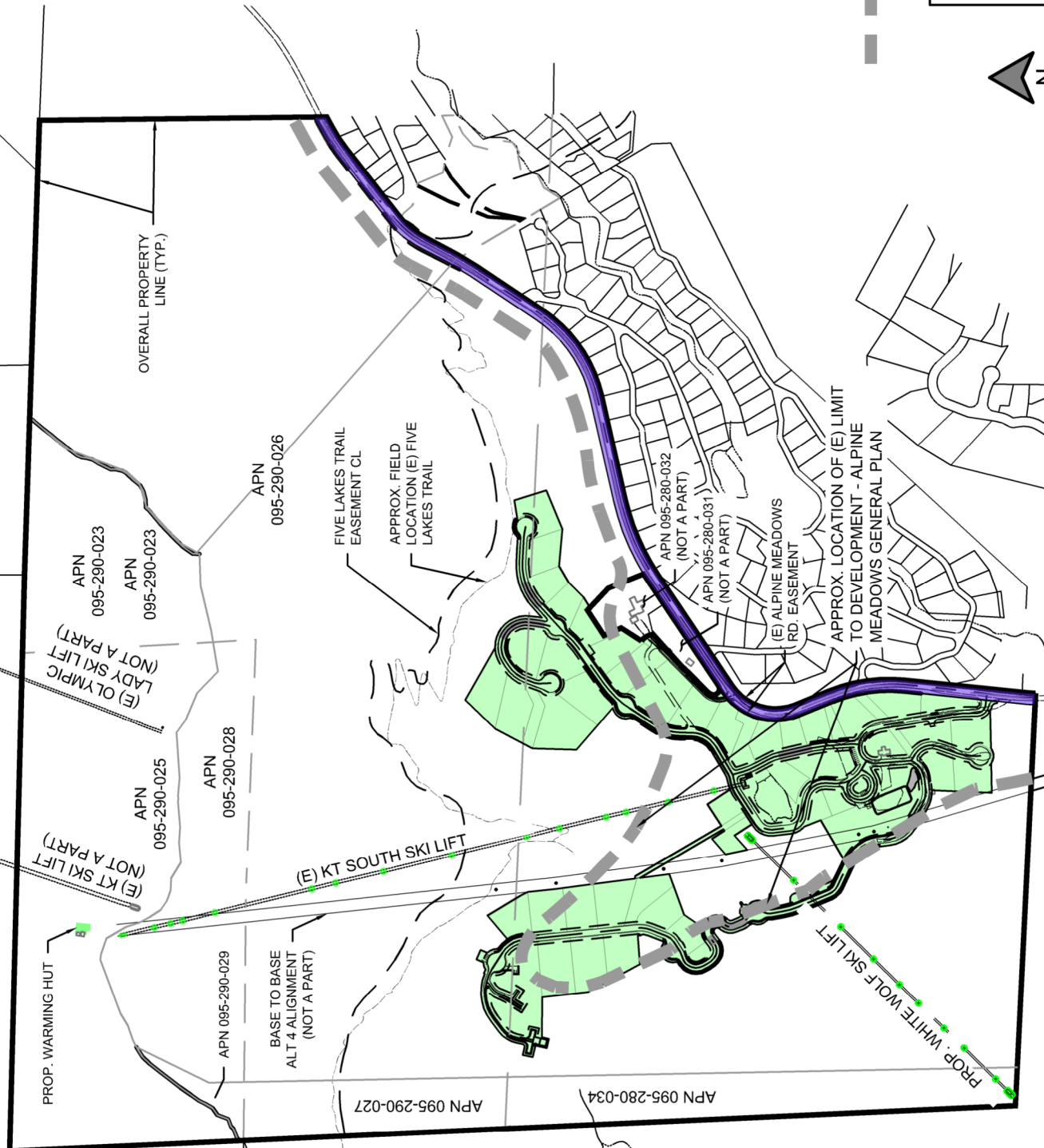
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Suite 220
Auburn, CA 95603
530.886.0998
www.jkaedesign.com



SCALE: 1"=800'
0 800'

DATE: OCTOBER 2019

WHITE WOLF SUBDIVISION
ALPINE MEADOWS GENERAL PLAN
PROPOSED LIMIT TO DEVELOPMENT
EXHIBIT C



LEGEND:

- PROP. ONSITE LIMIT TO DEVELOPMENT (±56 ACRES)
- PROP. ALPINE MEADOWS ROAD LIMIT TO DEVELOPMENT (±8 ACRES)
- APPROX. LIMIT TO DEVELOPMENT (PER ALPINE MEADOWS GENERAL PLAN)



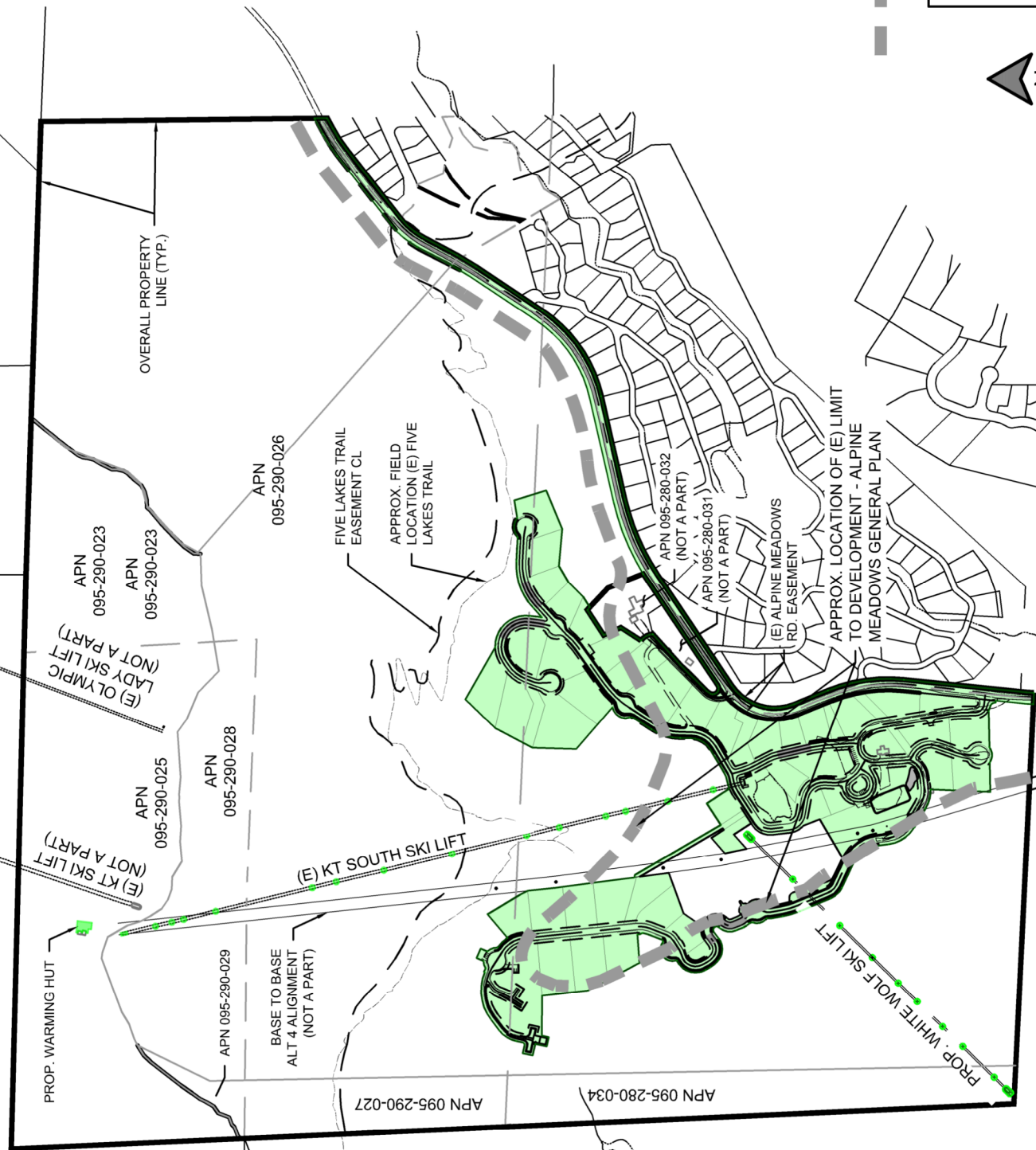
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JK

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Auburn, CA 95603
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WHITE WOLF SUBDIVISION
ALPINE MEADOWS GENERAL PLAN
PROPOSED LIMIT TO DEVELOPMENT
EXHIBIT D



LEGEND:

— PROP. OVERALL LIMIT TO DEVELOPMENT - INCLUDING REQUIRED IMPROVEMENTS TO ALPINE MEADOWS ROAD TO ALPINE MEADOWS ROAD (#64 ACRES)

--- APPROX. LIMIT TO DEVELOPMENT (PER ALPINE MEADOWS GENERAL PLAN)



SCALE: 1"=800'
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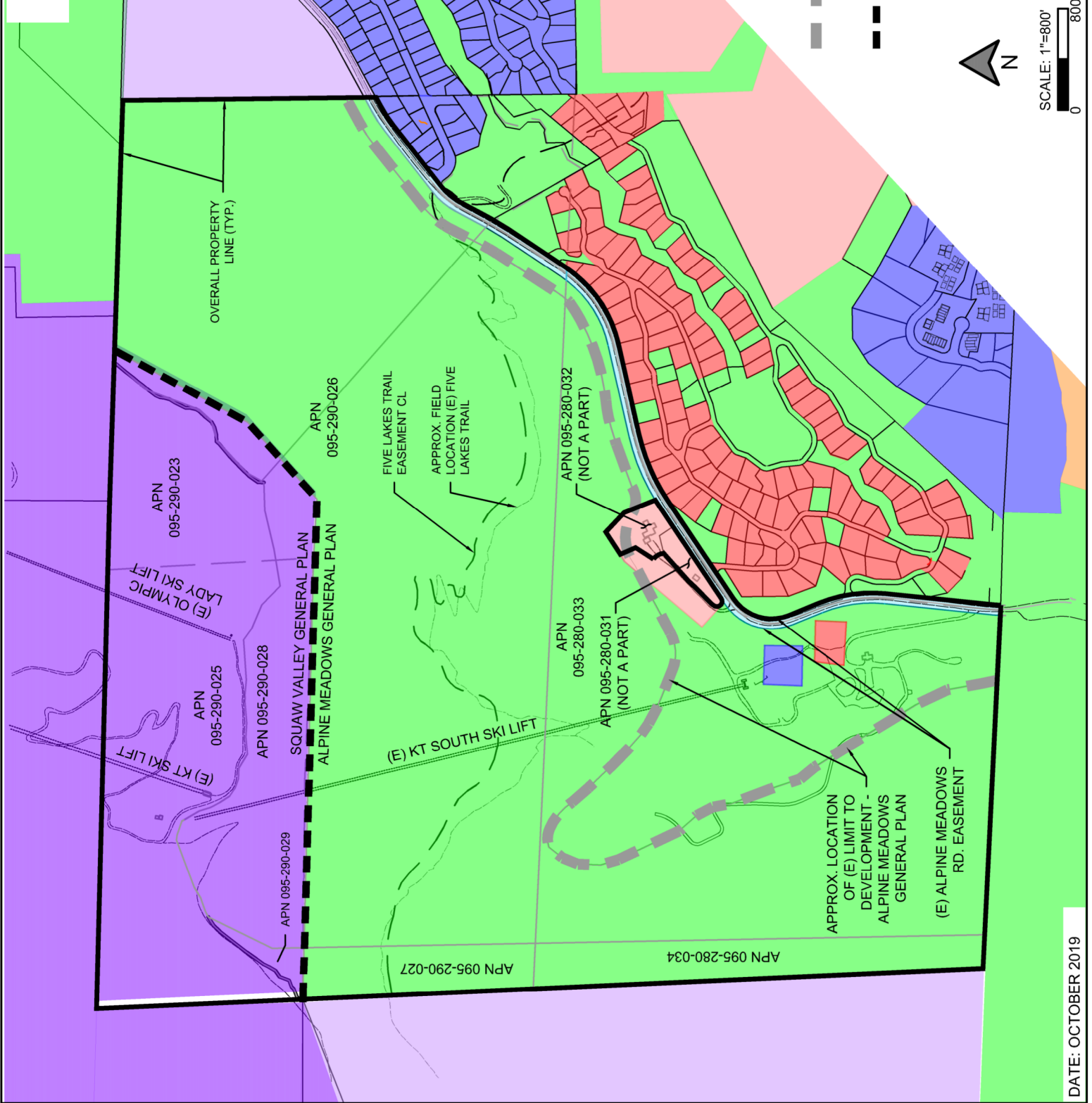
JK ARCHITECTURE
ENGINEERING

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Suite 220
Auburn, CA 95603
530.886.0998

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DATE: OCTOBER 2019

WHITE WOLF SUBDIVISION
EXISTING ZONING
EXHIBIT E



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ENGINEERING

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Suite 220
Auburn, CA 95603
530.886.0998

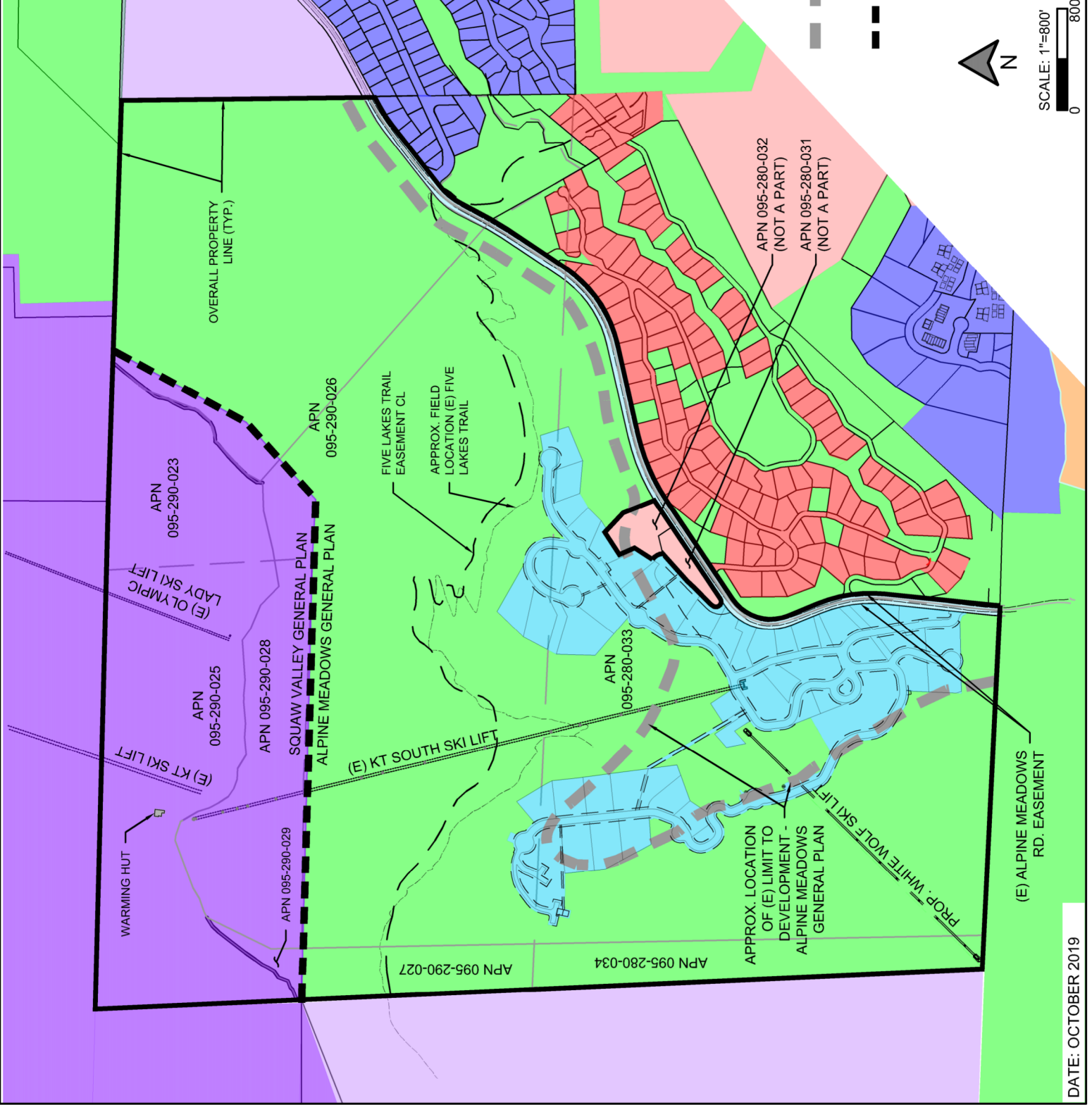
www.jkaedesign.com



SCALE: 1"=800'
0 800

DATE: OCTOBER 2019

**WHITE WOLF SUBDIVISION
PROPOSED ZONING
EXHIBIT F**



LEGEND:

- RS-B-20 PD=2.0
- FOREST RECREATION (FR)
- FORESTRY (FOR)
- OPEN SPACE (O)
- RESID. SINGLE FAMILY (RS)
- RESID. MULTI FAMILY
- DESIGN SIERRA (RM-DS PD=20)
- RESID. SINGLE FAMILY COMBINING PLANNED RESIDENTIAL DEVELOPMENT (RS PD=1)
- RESID. SINGLE FAMILY COMBINED BLDG SITE SIZE & PLANNED RESIDENTIAL DEVELOPMENT (RS-B-20 PD=2)
- APPROX. LIMIT TO DEVELOPMENT (PER ALPINE MEADOWS GENERAL PLAN)
- APPROX. SQUAW & ALPINE GENERAL PLAN BOUNDARY

**JK ARCHITECTURE
ENGINEERING**

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Auburn, CA 95603
530.886.0998
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DATE: OCTOBER 2019

WARMING HUT
(SQUAW VALLEY GP FOREST
RECREATION - NO CHANGE)

APPROX. LIMITS OF SQUAW
VALLEY AND ALPINE
MEADOWS GENERAL PLANS

WHITE WOLF SUBDIVISION
ALPINE MEADOWS GENERAL PLAN AMENDMENT
EXHIBIT G

EX. KT SOUTH SKI LIFT

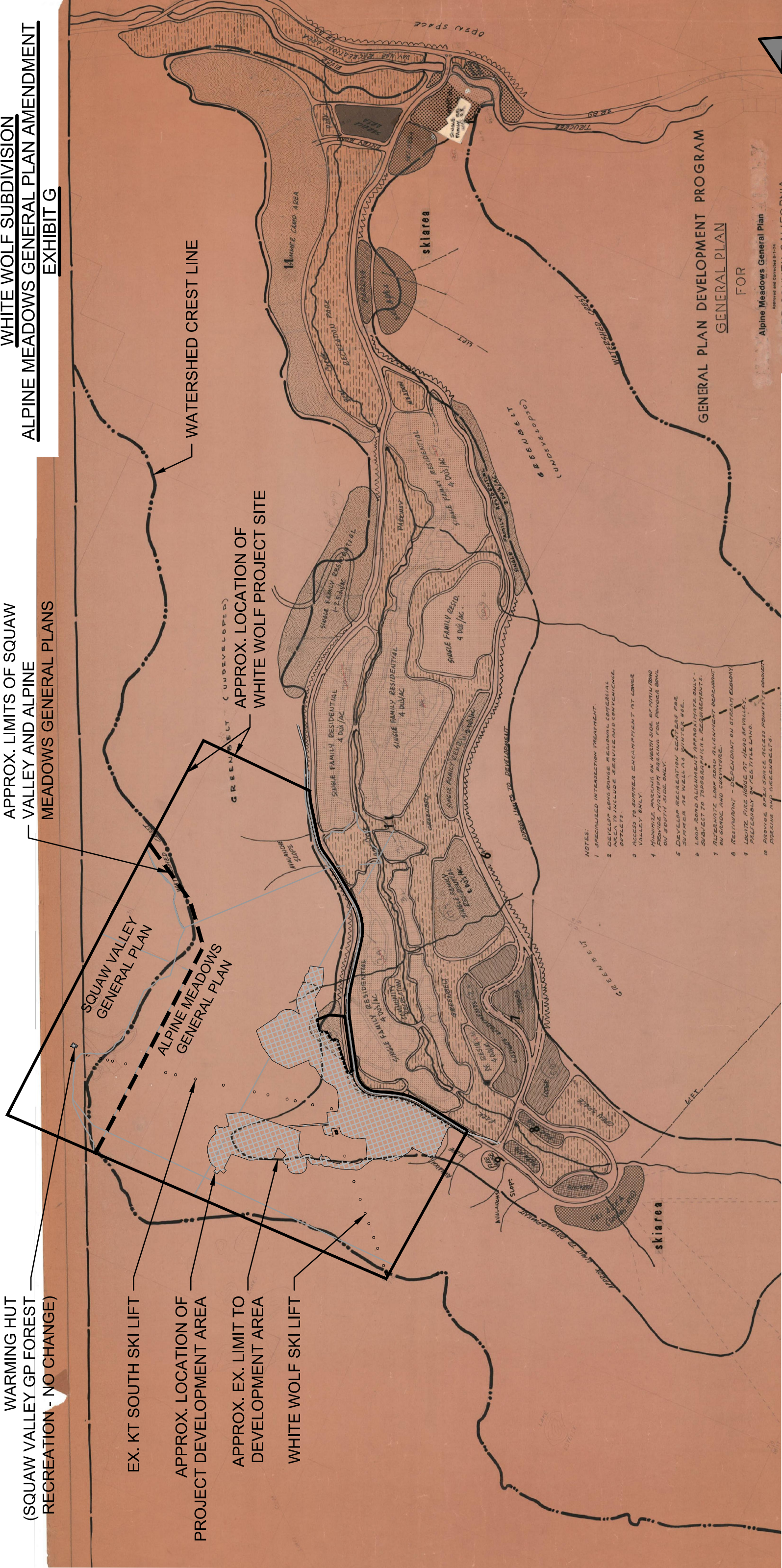
APPROX. LOCATION OF
PROJECT DEVELOPMENT AREA

APPROX. EX. LIMIT TO
DEVELOPMENT AREA

WHITE WOLF SKI LIFT

WATERSHED CREST LINE

APPROX. LOCATION OF
WHITE WOLF PROJECT SITE



DEVELOPMENT SUMMARY

	EXISTING			PROPOSED		
	OPEN/ GREENBELT (+/- acres)	RES/ DEVELOPABLE* (+/- acres)	FOREST RECREATION (+/- acres)	TOTAL PROJECT SITE*** (+/- acres)	OPEN/ GREENBELT (+/- acres)	RES/ DEVELOPABLE** (+/- acres)
ALPINE MEADOWS GENERAL PLAN	302	55	-		301	56
SQUAW VALLEY GENERAL PLAN	-	-	98		-	-
TOTAL	302	55	98	455	301	56
						98
						98
						455

- * ACREAGE SHOWN IS WITHIN PROJECT SITE ONLY
- ** ACREAGE SHOWN IS WITHIN PROJECT SITE ONLY AND IT INCLUDES THE WHITE WOLF AND KT SOUTH SKI LIFTS
- *** ALPINE MEADOWS ROAD EASEMENT AREA IS NOT INCLUDED (+/- 8 ACRES)

NOT TO SCALE

JK

ARCHITECTURE
ENGINEERING

11661 Blocker Drive
Suite 220
Auburn, CA 95603
530.888.0998

www.jkaedesign.com

ATTACHMENT C
INITIAL STUDY

**Initial Study
for the
White Wolf Subdivision**

Prepared for:

Caldwell, LLC
P.O. Box 1784
Tahoe City, CA 96145
Phone: 530-583-5761

Prepared by:

DUDEK
853 Lincoln Way, Suite #208
Auburn, CA 95603
Contact: Markus Lang

NOVEMBER 2019

Initial Study for the White Wolf Subdivision

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Initial Study for the White Wolf Subdivision

INTENTIONALLY LEFT BLANK

1. Project title:

White Wolf Subdivision

2. Lead agency name and address:

Placer County
3091 County Center Drive, Suite 190
Auburn, California 95603

3. Contact person and phone number:

Attn: Shirlee Herrington, Environmental Coordination Services
Phone: 530-745-3132
Email: sherring@placer.ca.gov

4. Project location:

Alpine Meadows Road approximately 2.5 miles southwest of State Route 89 and approximately 0.5 mile north of the base of Alpine Meadows Resort.

5. Project sponsor's name and address:

Caldwell, LLC
P.O. Box 1784
Tahoe City, CA 96145
Phone: 530-583-5761

6. General plan designation:

Alpine Meadows General Plan: Greenbelt/Open Space, unspecified development

Squaw Valley General Plan: Forest Recreation

7. Zoning:

As shown in Figure 5 - Zoning of the NOP, the Placer County Zoning Ordinance applies Greenbelt/Open Space zoning to most of the White Wolf property. Lands in the northwest portion of the White Wolf property are zoned Forest Recreation under the Squaw Valley General Plan and Zoning Ordinance. Portions of the White Wolf property within APN 095-280-030 carry residential zone designations including Residential Single-Family (RS), Residential Single-Family combining Planned Residential Development (RS PD=1), and

Residential Single-Family, combining Building Site Size and Planned Residential Development (RS-B-20 PD=2).

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

Please refer to the project description provided in the Notice of Preparation (NOP) for a detailed description of the proposed project and existing conditions in the project area.

The proposed White Wolf Subdivision project (project) would create a resort subdivision consisting of 38 single-family custom home lots, fourteen (14) guest units and six (6) employee lodging units; roads and onsite parking areas, common areas and amenities for residents and guests, and a ski lift. Proposed custom home lots range from 0.36 acre to 1.58 acres. Amenities would include a clubhouse/lodge, ski resort facilities, and seasonal recreational amenities including equestrian facilities, pool, ice skating rink, and tennis courts. The White Wolf ski lift, proposed as part of the project, would provide access from the subdivision to ski terrain within the White Wolf Project and adjacent Alpine Meadows ski area within the Squaw Valley / Alpine Meadows ski resort¹. The proposed project includes a warming hut that would be located within the Squaw Valley ski area, on land owned by White Wolf but leased to Squaw Valley, for the exclusive use of homeowners and guests of the subdivision. The warming hut would be located near the top terminal of the KT-22 and KT South ski lifts, and would be operated under a lease by the White Wolf homeowner association. The KT South ski lift was previously approved by the County in 1999 and was approved for the construction of either a double or triple chair, maximum twenty-five (25) persons at one time and is to be operated for the personal use of the applicant, his family, and guests, without financial compensation for that use. The KT South ski lift has not been operated to date and the proposed project would expand the use of the KT South ski lift to owners and guests of the subdivision. Therefore, the proposed expanded use of the KT South ski lift is being incorporated into the review of the White Wolf Subdivision. When completed, the lift would provide members of the

¹ The resort is formally known as Squaw Valley / Alpine Meadows ski resort. For clarity of location each resort area will be referred to as either Squaw Valley ski area or Alpine Meadows ski area.

proposed subdivision with access to skiing terrain within the common lots of the subdivision and the Squaw Valley ski area.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Alpine Meadows Ski Resort to the South; Squaw Valley Ski Resort to the North; single Family residential to the East; undeveloped land to the west.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

**Table 1
Approvals/Permits Potentially Required**

Approval / Permit	Authority
General Plan Amendment	Placer County
Rezone	
Conditional Use Permit	
Vesting Tentative Subdivision Map	
Final Subdivision Map	
Improvement Plans	
Encroachment Permit	
Building Permit	
Tree Permit	
Lake and Streambed Alteration Agreement	California Department of Fish and Wildlife
Section 404 Clean Water Act – Nationwide Permit Compliance	U.S. Army Corps of Engineers
Section 401 Clean Water Act – Water Quality Certification	Lahontan Regional Water Quality Control Board
Section 402, National Pollutant Discharge Elimination System (NPDES) General Permit Compliance	Lahontan Regional Water Quality Control Board
Construction Documents and Will Serve Letters	Alpine Springs County Water District Tahoe Truckee Sanitation Agency Liberty Energy Utility North Tahoe Fire Department

1 INTRODUCTION

1.1 Project Overview

Please refer to the project description provided in the Notice of Preparation (NOP) for a detailed description of the proposed project and existing conditions in the project area.

1.2 California Environmental Quality Act Compliance

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the proposed White Wolf Subdivision project. The document may rely on previous environmental documents and site-specific studies as identified in this document 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.

1.3 Project Planning Setting

Please refer to the project description provided in the NOP for a description of the proposed project, relevant zoning and land use designations, and planning documentation applicable to the project site.

2 EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the CEQA Guidelines is used to determine potential impacts of the proposed project on the physical environment and to determine which topics require further analysis in an EIR due to potential for significant impacts to occur as a result of implementing the proposed project. 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.

2.1 Previous Environmental Document

Relevant analysis from the Countywide General Plan Certified EIR and other project-specific studies and reports were used to provide background information for this Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan Certified EIR, 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 program-level EIR is hereby incorporated by reference in this Initial Study. Where applicable throughout this Initial Study analysis, the relevant information from the EIR is summarized:

- Placer County General Plan EIR

The Placer County General Plan EIR is available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603 and in the Tahoe Division Office, 775 West Lake Blvd., Tahoe City, CA 96145.

3 INITIAL STUDY CHECKLIST

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista? (PLN)	X			
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (PLN)				X
c) 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			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (PLN)	X			

Discussion Item I.a, c:

The project site is located in northeastern Placer County, within the community of Alpine Meadows and set against the backdrop of the northeastern Sierra Nevada Mountains. The surrounding mountainous terrain and landscape include open fir and pine forests, rock outcroppings, perennial streams, seasonal streams and ephemeral drainages, which provide substantial scenic resources. Scenic vistas are generally available from the mountains surrounding the valley as well as from various locations within the valley, such as at rock outcroppings and meadows where openings in the trees allow for broad and expansive views.

The proposed development site is visible from surrounding slopes and ridgelines, nearby land uses and local roadways, and public trails. For example, expansive views of the Bear Creek drainage, including the proposed development site and surrounding residential development, are available from the mountains surrounding the area to the north, west, and south. More specifically, the site may be visible from locations along the Five Lakes Trail (which passes through the White Wolf property); from residences in the Alpine Meadows

neighborhood to the east; from locations within the Squaw Valley / Alpine Meadows Ski Resort; and from Alpine Meadows Road and other roads in the project vicinity.

The EIR will evaluate the degree to which the project would affect scenic vistas and degrade the existing aesthetic quality of the project site and its surroundings. Photographs of the proposed development area from critical viewpoints surrounding the project site will be used in the analysis to characterize the effect the proposed project could have on the existing visual character or quality of the site and surrounding area.

Discussion Item I.b:

Although not an Officially Designated State Scenic Highway, State Route (SR) 89 is identified by the California Department of Transportation (Caltrans) as an Eligible State Scenic Highway (Caltrans 2017). SR 89 is located approximately 2.5 miles east of the project site and due to tall, intervening vegetation and topography, the project site is not visible from SR 89 and therefore, no impacts to scenic resources within a formally-designated state scenic highway are anticipated to result from the proposed project.

Discussion Item I.d:

Project development, including new residential structures, have the potential to increase daytime glare and to introduce substantial amounts of new lighting that would impact nighttime views in the area. Various exterior building materials such as windows, siding, and coatings, could create new sources of glare that could be visible to viewers in the immediate area and result in daytime glare. Outdoor lighting could adversely affect nighttime views from adjacent residential neighborhoods, community roadways, and public trails. If not properly shielded and directed downward, outdoor residential lighting has the potential to adversely affect nighttime views by introducing a substantial amount of new lighting to the project area that could be visible from adjacent residential neighborhoods, community roadways, and public trails. The EIR will evaluate the degree to which the project would increase light or glare on the project site and its surroundings and will propose mitigation measures to address any significant impacts identified.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES –Would the project:				
a) 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
b) Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
c) 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	
d) Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)			X	
e) 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	
f) Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II.a:

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland). The project would result in no impact to these farmland resources.

Discussion Item II.b, c, d, e, f:

The project site is not adjacent to any agricultural land and does not conflict with the General Plan or other policies regarding land use buffers for agricultural operations. The site does not conflict with any existing agricultural zoning, Williamson Act contract, or Right-to-Farm Policy. It would not result in the loss or conversion of Farmland for other purposes. While the site supports forest, the General Plan allows for planned development

in the area and the site is not designated solely for forestry uses, does not presently support forestry uses, site topography is steep and generally precludes commercial forestry operations, and tree coverage within proposed development areas is sparse. Further, the project would retain the forest habitat on large portions of the site and would be required to comply with conversion requirements for areas proposed for development that meet the definition of forest land. Therefore, impacts associated with conversion of Farmland and conflicts with zoning for agricultural uses or forestry and forestry uses would be less than significant.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (AQ)	X			
b) 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			
c) Expose sensitive receptors to substantial pollutant concentrations? (AQ)	X			
d) Result in other emissions such as those leading to objectionable odors affecting a substantial number of people? (AQ)			X	

Discussion Item III.a-c:

The project site is located in the Mountain Counties Air Basin. The area of Placer County in the vicinity of the project site is designated non-attainment for the following air quality standards:

- State and federal standards for Ozone
- State standards for coarse particulate matter (PM10)

The area is unclassified or in attainment for State and Federal standards for all other criteria pollutants.

Construction and operation of the proposed project could generate air pollutant emissions associated with the use of motor vehicles, diesel generators, heating and cooling

equipment, dust emissions during grading activities, particulate matter emissions from use of wood-burning stoves and fireplaces, new/increased use of utilities and use of consumer products (cleaning supplies and personal care products) and landscaping equipment. New emissions associated with the project could impact regional air quality.

The EIR will utilize the most recent version of the California Emissions Estimator Model (CalEEMod) program to estimate air pollutant emissions associated with construction and operation. The significance of air quality impacts will be determined in comparison to PCAPCD- recommended significance thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Discussion Item III.d:

The proposed project would construct a new residential resort subdivision. Proposed land uses would generate typical odors from residential and small resort uses, which typically do not generate substantial objectionable odors that could affect other land uses nearby.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) 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 and Wildlife or U.S. Fish and Wildlife Service? (PLN)	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)	X			
c) 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			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	X			
g) Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

Discussion Item IV.a, b:

Evaluations of biological resources on the project site are currently under preparation. Completed reports include a wetland delineation (2016), rare plant survey report (2016), and habitat assessment for Sierra Nevada yellow-legged frog (2018). Onsite habitat consists of Sierran mixed conifer forest, red fir forest, huckleberry oak chaparral, Sierran willow thickets, montane riparian, American dogwood thickets, granite outcrops and talus fields, ruderal roadways and trails, and developed areas. Montane Riparian habitat is generally associated with onsite drainages.

Hydrologic features identified by the wetland delineation within the project site includes 0.43 acre of perennial streams, 0.66 acre of pond, 0.18 acre of intermittent streams, 0.08 acre of ephemeral streams, 2.27 acres of wet meadows, 0.07 acre of seasonal wetlands, 0.07 acre of seeps, and 0.1 acre of road drainages. Of these, the wetland delineation concluded that 3.35 acres are potentially jurisdiction waters of the U.S. and are under the regulatory authority of the U.S. Army Corps of Engineers in accordance with the Clean Water Act. The wetland delineation has not been verified by the U.S. Army Corps of Engineers.

The project area was found to provide suitable habitat for seven special-status plant species including scalloped moonwort, mingan moonwort, Davy's sedge, northern meadow sedge, starved daisy, alder buckthorn, and marsh skullcap. It was determined that the project site provides suitable habitat for eight special-status wildlife species including Cooper's hawk,

yellow warbler, olive-sided flycatcher, willow flycatcher, golden eagle, peregrine falcon, black swift and California spotted owl.

A tree assessment conducted in 2013 identified 803 trees within the project site, including red fir (58%), lodgepole pine (16.5%), Jeffrey pine (16%), white pine (5%), and white fir (4%). The arborist report identified four trees (3 white fir and 1 red fir) as trees of distinction, meaning trees in good or excellent condition with diameters equal to or greater than 48 inches. The project would require tree removal for grading and construction of various project components. The EIR will quantify the extent of tree removal and mitigation measures will be provided to ensure compliance with applicable Placer County policies. The EIR will evaluate existing data and information from the updated biological resource survey prepared for the proposed project.

All potentially significant direct and indirect impacts to special-status plant and wildlife species and habitat will be identified and discussed in the EIR. Mitigation measures for all identified significant impacts will be developed in consultation with Placer County and representatives of applicable regulatory agencies, as appropriate.

Discussion Item IV.b, c:

Montane riparian habitat and riverine areas occur on the proposed development site. Construction of roadways, installation of utility infrastructure, development of building pads and construction of residential structures could result in the direct removal of riparian habitat. In addition, road development could require crossing riparian habitat and jurisdictional waters of the U.S. Depending on engineering of project infrastructure, direct impacts (e.g., fill) within federally jurisdictional or non-jurisdictional wetlands or other waters may occur and may be considered significant. Even if fills are avoided, project construction or operation (e.g., stormwater management and/or discharge) could result in the discharge of sediment or in modification of surface runoff amounts or concentration resulting in erosion and contributing sediment to the Truckee River watershed. Since sediment impairment is already recognized within the watershed, this could be identified as a significant impact.

The EIR will evaluate existing data and information from the updated biological resource survey prepared for the proposed project as well as drainage reports and compliance with applicable water quality standards and guidelines. Potentially significant direct and indirect impacts to riparian habitat, other sensitive natural communities and federal and state waters and wetlands will be identified and discussed in the EIR. Mitigation measures for impacts

will be developed in consultation with Placer County and representatives of applicable regulatory agencies.

Discussion Item IV.d:

While the proposed development site supports various upland habitat types, there are no known native resident or migratory wildlife corridors within the project area. However, the site is located between existing development to the north, south, and east and while narrow in width in some areas, wildlife may use the site to access undeveloped lands to the west. Within the site boundaries montane riparian habitat occurs along drainage ravines and may offer movement corridors for various wildlife species.

The proposed development site is primarily populated with red fir, with lesser occurrences of Jeffrey pine. Raptors and smaller migratory birds could use onsite habitat for nesting and breeding sites, and vegetation removal or ground disturbance may result in direct and indirect impacts to species subject to the Migratory Bird Treaty Act or protected under the California Fish and Game Code.

The EIR will evaluate existing data and information from the updated biological resource survey pertaining to wildlife corridors and use of onsite habitat as potential breeding and nesting sites. All potentially significant direct and indirect impacts will be identified and discussed in the EIR and mitigation measures will be developed in consultation with Placer County and representatives of applicable regulatory agencies.

Discussion Item IV.e, g:

The proposed development site does not contain oak woodlands, and therefore will not have an adverse effect on any oak woodlands environment. However, the proposed development site supports other tree species and development would require tree removal. The extent of impacts associated with tree removal will be evaluated in the EIR.

Discussion Item IV.f:

Due to the presence of perennial streams, seasonal streams, ephemeral drainages, wetlands and montane riparian habitat, development of the site would be subject to policies established in the Placer County General Plan Natural Resources Element for the protection of the County's rivers, streams, creeks and wetland and riparian areas. Applicable policies include the establishment of sensitive habitat buffers around perennial and intermittent streams and sensitive habitats to be protected. Additional policies regarding stream encroachment, "no net loss" for wetland areas, suitable habitat for indigenous wildlife species, and the use of native and compatible non-native drought-resistant species in

landscape plans may also be applicable to the proposed project.

The EIR will evaluate the potential for the proposed project to conflict with local policies established for the preservation of biological resources. All potential inconsistencies with applicable policies and ordinances will be identified and discussed in the EIR and mitigation measures will be developed in consultation with Placer County.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)	X			
d) Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	X			
e) Restrict existing religious or sacred uses within the potential impact area? (PLN)	X			

Discussion Item V.a, b:

Some of the oldest archaeological resources in the Tahoe Region have been found in the Truckee River Canyon near the proposed project site, suggesting occupation as long as 9,000 years ago. The project site falls within historic Native American Washoe territory, a tribe that is still active and present in the Lake Tahoe area today. In addition, the greater region of the project area played a historical role in the transportation, logging and herding industries throughout the 19th and 20th centuries. Seven cultural resource sites have been recorded within a half mile of the project site.

Surveys of the project site were conducted in 2009, 2013 and 2018, and no evidence of archeological or historical resources was observed onsite. However, there is a possibility that archeological and/or historical resources could be present below the ground surface. A Cultural Resources Inventory report is being prepared that will provide the results of

an updated analysis and will consolidate the findings of previous surveys and reports conducted for the project area and will be used as a basis for the analysis in the EIR. The cultural resources inventory will include the results of a reconnaissance-level pedestrian survey, archival research, Native American Heritage Commission (NAHC) Sacred Lands File search and outreach with NAHC-listed Native American representatives (as approved by the County). The EIR will evaluate the proposed project impact on cultural resources on the project site.

The following standard measure will apply to this project, which will ensure that any buried or concealed resources unearthed during construction would be appropriately handled to avoid significant impacts:

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts and tribal representatives, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

The findings of the cultural resources inventory currently being prepared for the project will be disclosed and an analysis of potential impacts will be provided in the EIR.

Discussion Item V.c:

Human remains are not anticipated to be impacted during construction activities. However, similar to the buried or concealed historical and archaeological resources, grading and other ground disturbing activities may encounter buried, previously unknown remains on the site. The following standard measure would be implemented during construction disturbance within the project site:

In the event that human remains are encountered during construction of the proposed project, all construction activities shall be stopped immediately and the County

Coroner's Office would be contacted pursuant to Public Resources Code (PRC) Section 7050.5. Further, as required by PRC Section 5097.94, 5097.98 and 5097.99, if the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of determination and the NAHC shall notify the designated Most Likely Descendants (in this case likely the Washoe Tribe), who will be requested to provide recommendations for the treatment of the remains within 24 hours.

Therefore, while human remains are not anticipated to occur onsite, compliance with existing regulations would ensure that impacts associated with inadvertent discovery of human remains during construction would be less than significant. The EIR will provide further analysis of the findings of the cultural resources inventory and any findings associated with potential for human remains to occur onsite and any mitigation measures to avoid impacts to such remains.

Discussion Item V.d, e:

Please refer to Section 3.18 of this Initial Study for a discussion of potential impacts to Tribal Cultural Resources and consultation conducted under AB 52. No Tribal Cultural Resources have been identified to date. Additional analysis of potential impact to Tribal Cultural Resources, which may include physical changes that could affect unique ethnic cultural values or access for religious or sacred uses, will be further evaluated in the EIR.

3.6 Energy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Discussion Item VI.a, b:

The proposed project would develop the project site by constructing 38 single-family residential units, 14 guest units, and six employee lodging units, as well as private recreational facilities. The EIR will include an analysis of the use of energy resources and

evaluate potential impacts that could occur as a result of energy use associated with the proposed project, including environmental effects associated with any offsite improvements required to provide adequate capacity to serve the project. The EIR will also evaluate the proposed project's consistency with applicable state and local plans for renewable energy or energy efficiency. All significant impacts will be identified and mitigation measures will be developed in consultation with Placer County and applicable service providers and identified in the EIR.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Result in substantial soil erosion or the loss of topsoil? (ESD)	X			
b) 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			
c) Be located on expansive soil, 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
d) 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
e) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
f) Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	X			
g) Result in substantial change in topography or ground surface relief features? (ESD)	X			
h) 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.a, b, f, g, h:

The proposed project would result in approximately 56 acres of land disturbance of the project site to construct roads, utility infrastructure, 38 single family residential units, and subdivision amenities. Potential environmental effects associated with development of the project may occur as a result of disruption and compaction of soils during grading, excavating and building pad preparation. In addition, if not properly protected, site grading has potential to result in increased erosion and sediment delivery to local waterways.

Depth to rock is anticipated to be variable across the site. According to the Geotechnical Study prepared by Holdrege and Kull in September 2013 (Holdrege & Kull 2013),

“In general, the site consists of near-surface rock with a thin soil cover. The steep slopes of the parcel are generally underlain by volcanic rock and granitic rock. The southwestern portion contains an area of very large granodiorite Talus below the steep boulder slopes. The volcanic rock in the project area appears to have a thin silty sand soil cover. On the lower slopes, the volcanic rock supports a moderately dense conifer forest. There is an alluvial basin known as Catch Valley in the central west portion of the site. This area has a relatively deep gravelly sand soil. The southern portion of the site that is covered with glacial till has a silty sand soil with numerous cobbles and boulders. Finally, the eastern portion of the site has a thin granitic sand overlying near-surface rock.”

The project site and the surrounding Bear Creek Valley are located in a potentially active seismic area. The referenced fault and geologic maps show several active and potentially active faults located near the project site, including the Dog Valley Fault (active, approximately 12.8 miles north), a group of unnamed faults southeast of Truckee (active to potentially active, approximately 8 miles northeast), the Polaris Fault (active, approximately 10.3 miles northeast), the West Tahoe Fault (active, approximately 9 miles southeast), and the North Tahoe Fault (active, approximately 10.7 miles east). The West Tahoe Fault trends in a north-south direction and is capable of large earthquakes.

The EIR will include an analysis of the potential effects of the proposed project associated with geology and soil, including effects associated with seismic activity and potential landslide or other result of geologic instability, and will identify mitigation measures, as necessary, to address any impacts disclosed by the analysis. Potential for avalanche risk is discussed in Section 3.9 of this Initial Study.

Discussion Item VII.c:

According to the Geotechnical Report prepared for the proposed project, expansive soils do not occur on the proposed development site (Holdrege & Kull 2013). Therefore,

development of the site under the proposed project would not create substantial risks to life or property and as such, no impacts are anticipated to occur.

Discussion Item VII.d:

The project includes no onsite wastewater disposal and would be connected to the local sewer system. No impact.

Discussion Item VII.e:

The project site is not located in an area of high sensitivity for paleontological resources and therefore, impacts are not anticipated. The following standard construction condition will apply to this project, which will ensure that any paleontological resources unearthed during construction would be appropriately handled to avoid significant impacts:

A note shall be placed on the Improvement Plans that if paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.

Implementation of this measure would ensure that impacts to any unknown paleontological resource would be less than significant.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, AQ)	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, AQ)	X			

Discussion Item VIII.a & b:

Climate change, which involves significant changes in global climate patterns, has been associated with an increase in the average temperature of the atmosphere near the Earth's surface. This warming has been attributed to an accumulation of greenhouse gases (GHGs) in the atmosphere. GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. Although GHGs have historically been generated by natural factors, increasingly, human activity is contributing to a measurable change in the temperature of the earth's surface and the resultant changes in global climate patterns.

In 2006, the State of California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act. AB 32 requires a reduction in human-generated statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. In 2016, Senate Bill (SB) 32 was enacted which serves to extend California's GHG reduction programs beyond 2020. SB 32 codified the targets established by Executive Order B-30-15 to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by 2030. The state's plan for meeting these reduction targets is outlined in the California Air Resource Board's (CARB) Climate Change Scoping Plan (CARB 2017).

The CARB-approved CalEEMod program will be used to estimate GHG emissions associated with project construction and operation. The operational analysis will include consideration of GHG emissions generated onsite, from vehicle use associated with the project, and generated offsite as related to energy consumption, solid waste disposal, water usage, and wastewater treatment. The thresholds for the GHG analysis will be consistent with PCAPCD's adopted thresholds.

Mitigation measures will be developed in consultation with the Planning Services Division and the Placer County Air Pollution Control District.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
b) 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	
c) 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
d) Be located on a site that 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
e) 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
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)	X			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)	X			
h) Expose people or structures to a significant risk of loss, injury or death involving snow avalanche? (PLN, ESD)	X			

Discussion Item IX.a, b:

Construction activities associated with the project would result in the use, storage, and transportation of small quantities of common hazardous substances used in construction. These materials may include fuels and lubricants for machinery and vehicles, solvents, paints and other coatings, storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated and if materials are not handled and used in accordance with labeling. Accident

prevention and containment are the responsibility of the construction contractors and user of such materials, and provisions to properly manage hazardous substances and wastes are typically included in construction specifications. All contractors are required to comply with applicable laws and regulations regarding hazardous materials and hazardous waste management and disposal. In addition, the project would be required to comply with the statewide Construction General Permit (part of the National Pollutant Discharge Elimination System). This requires preparation and implementation of a stormwater pollution prevention plan (SWPPP) and development of best management practices (BMPs) for all phases of construction to control potential pollutants generated by the construction activities. Similarly, project operations would include the use of common hazardous materials in small quantities for similar applications for uses in residential household and onsite amenities.

Compliance with existing regulations and implementation of required plans and BMPs will minimize the potential for impacts associated with the use, transport and handling of typical small-quantities of hazardous materials associated with standard construction and residential activities. Impacts associated with hazardous materials used during construction or operation of the project are anticipated to be less than significant.

Discussion Item IX.c:

The project site is not located within one-quarter mile of an existing or proposed school. The nearest existing schools are, Squaw Valley Academy and Creekside Charter School, located several miles north of the site in Olympic Valley. The closest schools in the Tahoe-Truckee Unified School District, Tahoe Lake Elementary and North Tahoe High School, which each are located more than 5 miles from the site. Therefore, no impacts to schools with one-quarter mile of the project site would occur under the proposed project.

Discussion Item IX.d:

Because the project site was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, development would not create a significant hazard to the public or the environment resulting from siting on a listed hazardous materials site. As such, no impacts associated with a hazard resulting from locating the project on a hazardous materials site would occur.

Discussion Item IX.e:

The project site is not located within the boundaries of an airport land use plan and is not located within two miles of a public/public use airport. The nearest airport to the project site, the Truckee Tahoe Airport, is located approximately 10 miles northeast of the site in

the Town of Truckee. In addition, there are no private airstrips in the Alpine Meadows Valley/Bear Creek Valley or Squaw Valley. Therefore, development of the project site with residential structures would not create a safety hazard for people residing in the area. No impacts to public or private airports or airstrips are anticipated to occur with the project.

Discussion Item IX.f, g:

Existing residential development interspersed with fir and pine forests are located east of the proposed development site. While the proposed development would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, the proposed project would be subject to potential risks and require evacuation of residents as a result of wildland fire, snow avalanche, earthquake, or other emergency situation. The EIR will evaluate wildfire hazard and potential impacts associated with hazards resulting from inadequate access for firefighting or emergency evacuation and adequacy of the water supply for fire suppression. Emergency service providers will be consulted in regards to adequacy of emergency plans proposed for the project and the EIR will identify mitigation measures as necessary to avoid or minimize any impacts. The EIR will include an analysis of consistency with the requirements of SB 1241 pertaining to requirements for fire hazard mitigation, emergency response and evacuation in very high fire hazard severity zones. All potential significant impacts will be identified and discussed in the EIR and mitigation measures will be developed in consultation with Placer County and the serving fire agency.

Discussion Item IX.h:

Snow avalanches historically occur within the project area and preliminary evaluations of the site indicate that portions of the site are within moderate and high hazard avalanche zones. Lands subject to avalanches are mapped by the County as Potential Avalanche Hazard Areas (PAHAs). The Placer County Code establishes construction requirements including certification from California licensed architect or engineer experienced in snow design (in conjunction with a recognized avalanche expert or team of experts) that the structure will be safe under the anticipated loads and conditions of an avalanche for projects within any designated PAHAs.

An avalanche risk evaluation will be prepared for the proposed project as a basis for the evaluation of avalanche hazard provided in the EIR. The EIR will evaluate the extent to which the project and project alternatives could increase avalanche risk for off-site areas and the extent to which project residents would be exposed to potential avalanche risks, as

well as potential constraints on emergency access or evacuation posed by snow and avalanche. The EIR will also analyze project compliance with the applicable sections of the County Code pertaining to avalanche hazards. If warranted, the EIR will provide mitigation measures to address impacts associated with construction and/or operation of the proposed project and exposure of existing or future residents to risks associated with avalanches.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (EH)	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)	X			
c) 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: (ESD)	X			
i) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
ii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? or provide substantial additional sources of polluted runoff?	X			
d) 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			
e) 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: (ESD)	X			
i) impede or redirect flood flows; or expose people or structures to risk of loss, injury, or death involving flooding;	X			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) risk release of pollutants due to project inundation?	X			
f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)	X			

Discussion Item X.a, c, d, f:

The Bear Creek Valley (in which the project site is situated) and associated watershed is west of the Truckee River. According to the Alpine Meadows General Plan, the Bear Creek Valley consists of a 3,600-acre watershed that drains to Bear Creek and ultimately feeds into the Truckee River (Placer County 1968). The general topography of the valley is steep with large granite outcrops interspersed with montane coniferous forests and chaparral. The project site is generally situated on slopes facing south and east and elevations range from approximately 6,750 feet along Alpine Meadows Road to approximately 8,000 feet near the top of the KT-22 lift. Runoff from the site generally flows to the south and east to Bear Creek which is tributary to the Truckee River.

During construction of the proposed project, vegetation removal, grading and other ground disturbing activities, material stockpiling and the presence of construction vehicles and materials on the proposed development site could introduce pollutants or result in erosion that could affect local water quality. Vegetation removal, grading operations, and site development would result in some changes to the existing onsite drainage patterns and flow velocities and, if not properly managed in compliance with applicable standards, erosion and sedimentation could occur and could impact downstream water quality. Sedimentation could also result from poor stockpile management or poor containment measures/barriers on the construction site. Other potential impacts to water quality during construction could result from the improper handling and disposal of construction waste materials and from petroleum products leaking from vehicles and equipment. In the operational phase of the project, impacts could result from pollutants including sediment from areas not adequately stabilized after construction, pollutants from drainage off of project roadways, and from fertilizer-derived nutrients from landscaped areas. Proposed structures, roads, and other paved areas would increase the amount of impervious area on the proposed development site and thereby increase the rate and/or amount of surface runoff and increase potential for erosion and sedimentation in local waters if adequate stormwater drainage and treatment facilities are not provided. Depending on the severity of these effects, impacts to water resources could occur.

A Draft Preliminary Drainage Report was completed for the project in March 2018. The EIR will evaluate the drainage report, which identifies local and regional water resources, characterize existing drainage patterns and improvements, quantify changes to storm water runoff rates attributed to project development and recommend appropriate BMPs, as necessary, to address potential impacts to water resources that could occur as a result of project construction and operation. The EIR will evaluate the potential for construction and operational impacts to hydrology and water quality, including potential impacts to surface and groundwater quality and compliance with potable water standards, contribution and compliance with the Total Maximum Daily Load (TMDL) standards for the Truckee River, compliance with applicable regulatory standards, water quality and groundwater management plans, County stormwater programs, alteration of drainage patterns, and increased rate and amount of surface runoff resulting from surface disturbance and development. Potential impacts under the proposed project will be identified and discussed in the EIR, and mitigation measures will be identified to address impacts as necessary. All mitigation measures will be developed in consultation with Placer County and appropriate regulatory agencies.

Discussion Item X.b:

The proposed project includes a new onsite well to provide water to two onsite 100,000-gallon water tanks that would be constructed underground at the northern terminus of the proposed Catch Valley Road. The tanks would provide surplus water for potable uses and fire protection. The new well would draw water from an existing upper aquifer located on the floor of Catch Valley, and could be used to supply water to the White Wolf project and/or for fire protection purposes. The new well has potential to affect groundwater and surface water supplies in the vicinity of the project and could result in a significant impact. The EIR will disclose the results of analyses conducted to determine potential impacts to groundwater supplies and flows, existing wells in the area, and surface / groundwater interactions, including any potential effect on groundwater quality, that would result from the proposed well and onsite uses of groundwater. Mitigation measures, as necessary, will be identified in the EIR to avoid or minimize any impacts identified.

The development would result in additional pervious areas but would result in no change in existing minor drainages onsite and would not be expected to result in a substantial change in groundwater recharge within the project site.

Discussion Item X.e:

The project site is not located within the boundary of a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or Placer County. In

addition, the project site is not located within the boundaries of a FEMA floodplain as displayed in the Placer County Multi-Hazard Mitigation Plan (Placer County 2005). Local 100-year floodplains associated with each drainage will be mapped and the EIR will evaluate the potential for flood hazards associated with development of the project site.

The project site is not subject to risks associated with tsunami or seiche. The project site and the surrounding Alpine Meadows area are not located within the boundaries of a County delineated levee or dam inundation zone. Three small impoundments occur south of the project site, within the Alpine Meadows Ski Resort. These impoundments are adjacent to Bear Creek, but due to their small size are not mapped in the County inundation zone. They are lower in elevation than the project site and any water release would not result in any impacts within the project site. The nearest dam in the project vicinity, the Lake Tahoe Dam, is maintained by the Bureau of Reclamation and is located approximately 5 miles southeast of the project site at the confluence of the Truckee River and Lake Tahoe in Tahoe City (Bureau of Reclamation 2013). Due to distance and because the project site is situated approximately 675 feet higher in elevation than the Truckee River at SR-89, failure of the Lake Tahoe Dam would pose no inundation risk to the project site. An existing onsite pond and dam would be incorporated into the proposed project. An inspection of the facility completed in 2018 indicates that the dam and outlet works are in good condition. The project would result in no change to the existing onsite pond or dam and therefore would result in no change in any risk of flooding associated with the existing impoundment onsite. The 100-year floodplain mapped for onsite drainages would include mapping the drainage at the outlet to the existing pond to determine any potential flood hazard to lots proposed adjacent to the outlet drainage. The EIR will include an analysis of potential flooding impacts that could result from the proposed project and mitigation measures developed in consultation with Placer County and appropriate regulatory agencies will be identified as appropriate.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community? (PLN)				X
b) 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			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)	X			
d) 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.a:

The project site is currently developed with the applicant's existing single-family residence, residential accessory uses and structures and the KT South ski lift. The project would be a part of the greater Alpine Meadows community that consists of various residential, commercial and public services uses in Bear Creek Valley. The project would not act to divide an established community but would expand the existing community. No impacts would result from dividing a community.

Discussion Item XI.b, c:

Existing development in the Alpine Meadows General Plan area generally consists of single family and some multi-family residences along Alpine Meadows Road, limited commercial development near SR 89, ski resort development around the Alpine Meadows Base Lodge, and public service facilities including the North Tahoe Fire Protection District's fire station and Alpine Springs County Water District facilities. Existing development on the project site consists of a single family residence and accessory structures. As shown in Figure 3 – General Plan Land Use Designations of the NOP, the Squaw Valley General Plan assigns a Forest Recreation designation to the small portion of the site within the plan area. The Alpine Meadows General Plan identifies an approximate development boundary line, as well as areas designated for Greenbelt and potential areas for planned development within the project site (Figure 4 – Alpine Meadows General Plan Map and Attachment B of the NOP). As shown in Figure 5 of the NOP, most of the project is zoned open space with smaller portions of the site zoned for residential development. The site is mostly undeveloped and is located between the single-family residential neighborhood to the east, ski resorts to the north and south, and undeveloped land to the west. The proposed project would rezone the project site to RS-B-20 PD=2.0 (Residential Single Family, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 2 units per acre) and would require a general plan amendment to allow for development outside of the line denoting approximate limits of development in the valley

and in areas identified as Greenbelt by the Alpine Meadows General Plan. Please refer to Exhibit G in Attachment B of the NOP.

The EIR will evaluate the project for consistency with existing County policies and ordinances adopted for the purpose of avoiding or mitigating environmental effects as well as land use and development standards of the General Plan and Zoning Ordinance. Existing County policies and ordinances that will be analyzed for the project include, but are not necessarily limited to, policies pertaining to establishment of buffers for protection of perennial and seasonal streams or other sensitive biological resources, restrictions on development on slopes in excess of 30 percent, consistency with allowances and limitations to develop new land uses in Potential Avalanche Hazard Areas, and policies regarding the protection of scenic resources and limitations on the effects of nighttime lighting associated with new development. The project site is not subject to any adopted habitat conservation plan or natural community conservation plan.

The EIR will analyze compatibility of the proposed project with existing resort and residential uses in the surrounding community and identify impacts and mitigation measures if the analysis determines that there would be incompatible land uses. All potentially significant impacts will be disclosed in the EIR and mitigation measures will be identified in consultation with Placer County for any impacts that could result.

Discussion Item XI.d:

The proposed project would provide for construction of single-family residences, resort facilities and subdivision amenities, and associated infrastructure. Existing resort facilities associated with the Squaw Valley / Alpine Meadows Resort and residential neighborhoods exist south and east of the project site and represent uses similar to uses proposed by the White Wolf Subdivision project. Development of the site for residential and resort uses is not anticipated to have any effect that would displace existing and similar uses elsewhere or result in substantial economic or social change that would result in economic hardship or loss of investment in other areas that would result in urban decay or deterioration. No impact.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) 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
b) 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.a, b:

There are no known mineral resources within the project site, and no active mineral resources recovery operations occur or have historically occurred on the site. The project would not adversely affect the availability of any mineral resources of value to the state or region. No impact.

3.13 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of 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			
b) Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	X			
c) 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.a, b:

Primary sources of noise in the project area includes traffic on Alpine Meadows Road and other roads in the area. Intermittent noise from ski resort operations, including avalanche control detonations, also contributes to periodic and infrequent elevated noise levels. The Squaw Valley / Alpine Meadows Resort is south and north of the project site, single-family residential neighborhoods are to the east, and undeveloped terrain is west of the project site. Existing land uses in the project area generally generate low existing ambient noise levels consistent with that of a residential neighborhood. Elevated noise levels in the project area are generated by traffic on Alpine Meadows Road, particularly during peak travel hours during the ski season, and by snow removal equipment that intermittently produces elevated noise levels throughout the snow season. Sound level limits for sensitive receptors are established in the Placer County General Plan and Chapter 9 of the Placer County Code (Public Peace, Safety and Welfare). An Environmental Noise Assessment was prepared for the project by Bollard Noise Consultants in 2013 (Bollard 2013). This study will be updated to reflect current conditions and project plans and will serve as the basis for the analysis of noise impacts in the EIR.

Construction activities, including equipment and vehicle use onsite and transport of construction equipment and materials to the site, and potential blasting, would generate noise throughout construction of the proposed project. In addition, operation of the residential development and resort components of the proposed project would generally result in an increase in the existing ambient noise levels generated by activities associated with the addition of 38 single-family residences and resort operations, primarily as a result of increased vehicle trips. The EIR will include an analysis of potential noise impacts, including groundborne noise and vibration, associated with construction and operation of the proposed project. If noise generated by the proposed project exceeds standards established in the Placer County Code for sensitive receptors or represents a substantial permanent or temporary increase above existing ambient noise levels, the EIR will provide mitigation measures to address the identified impact(s).

Discussion Item XIII.c:

The project site is not located within the boundaries of an airport land use plan and is not located within two miles of a public/public use airport. In addition, the project site is not located in the vicinity of a private airstrip. See response to Hazards and Hazardous Materials, Discussion – Item IX.e. The project site is not affected by noise from aircraft overflights.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)	X			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV.a:

The proposed project would result in the development of 38 single family residences. With an average per household population of 2.56 people, the project could result in an estimated 98 additional residents in the project area. This would not be considered a substantial increase in population in the project area if it exceeds development densities identified by the County's General Plan or zoning code. The project would not extend infrastructure or roads or otherwise promote population growth other than that directly resulting from the proposed project. Impacts associated with unplanned population growth will be evaluated further in the EIR.

Discussion Item XIV.b:

The project would not displace existing housing or residents as the existing single-family residence would remain and be incorporated into the proposed project. No impact.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) 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:				
Fire protection? (ESD, PLN)	X			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection? (ESD, PLN)	X			
Schools? (ESD, PLN)	X			
Parks? (PLN)	X			
Other public facilities? (ESD, PLN)	X			
Maintenance of public facilities, including roads? (ESD, PLN)	X			

Discussion Item XV.a:

With the proposed project, development of the 38 proposed single family residences would create additional demand for public services in the Alpine Meadows area. Services in the area include the following:

- The North Tahoe Fire Protection District provides fire protection and emergency services to the project area. The nearest station to the project site (Alpine Meadows Fire Station 56) is located approximately 2.5 miles from the project site at 270 Alpine Meadows Road.
- Placer County Sheriff's Department provides police protection services in the project area. The nearest Sheriff's facility (the Tahoe Substation) is located approximately 9 miles, to the southeast, of the project site at 2501 North Lake Boulevard, Tahoe City.
- Placer County Public Works Department maintains public facilities, including roads and provides snow removal services.
- The Tahoe-Truckee Unified School District (TTUSD) is the designated school district for the Alpine Meadows area. The district school located closest to the Alpine Meadows area, Tahoe Lake Elementary and North Tahoe High School, are located approximately 5 miles southeast and 6 miles east of the project site in Tahoe City. Squaw Valley Academy, an international college-prep boarding school, is located approximately 2.25 miles northeast of the project site in Squaw Valley.

Fire Protection:

The project proposes 38 new single-family residences and resort development, which would increase the demand for fire protection and emergency services. The project

applicant may be required to contribute to the acquisition or construction of capital facilities as a condition of the serving fire agency's agreement to serve the project. Should the serving fire agency notify the County that new facilities or alterations to existing facilities are required to serve the proposed project, those requirements will be disclosed and potential impacts of meeting those requirements will be evaluated in the EIR.

Law Enforcement:

The Placer County General Plan (Policy 4.H.1) requires that, within the County's overall budgetary constraints, the Placer County Sheriff's Department shall strive to maintain a staffing ratio of one officer per 1,000 residents in unincorporated Placer County. The proposed project could increase the demand for additional law enforcement officers or equipment. If it is determined that additional officers or equipment are required to serve the proposed project, those requirements will be disclosed and potential impacts of meeting those requirements will be evaluated in the EIR.

Schools:

The project would generate new students that would attend TTUSD schools. If the TTUSD notifies the County that the addition of new students generated by the project would result in shortages to staffing or impacts to existing facilities, those shortages and associated impacts will be evaluated in the EIR. If TTUSD identifies a need for increased staffing or expanded facilities, those requirements will be disclosed and potential impacts of meeting those requirements will be evaluated in the EIR. However, under the provisions of Senate Bill 50 school districts negotiate directly with developers of residential projects to establish terms and conditions of service to new projects, including payment of capital facilities fees for new or altered school district facilities.

County Facilities and Roads:

New or altered County government facilities, including significant expansion of existing public roads, are not anticipated to be required as a result of the proposed project, although the project or the alternative would result in an incremental increase in demand for county facilities. Development of new County facilities and incremental improvement to existing County facilities are primarily funded by payment of one-time capital improvement fees, such as Traffic Impact Fees, which are collected at the time of Building Permit approval. Other County government facilities and services, such as library services, assessor services and the courts are funded by payment of property taxes, user fees, and collection of fines. The incremental expansion and funding of these types of County facilities and services as needed to support the proposed project will be addressed in the EIR.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) 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			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)	X			

Discussion Item XVI.a & b:

Development of the proposed project would increase the residential population of the project area which would increase the demand for and use of recreational facilities in the area. The proposed project includes a single ski lift as well as horse stables. The well-used Five Lakes Trail crosses through the project site and is a public trail located within and outside of an existing easement through the White Wolf property. The EIR will evaluate the demand for use of existing recreational facilities associated with the project as well as the environmental effects associated with any change in use of the Five Lakes Trail as a result of the project and identify mitigation measures as necessary.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle and pedestrian facilities, etc.)? (ESD)	X			
b) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in inadequate emergency access or access to nearby uses? (ESD)	X			
d) Result in insufficient parking capacity on-site or off-site? (ESD, PLN)	X			
e) An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)	X			
f) Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)	X			

Discussion Item XVII.a, b, c, d, e, f:

A Traffic Impact Analysis was prepared by LSC Transportation Consultants in July 2013 and will be updated in 2019 to reflect current traffic conditions and the current project design. Regional access to the project site and Alpine Meadows area is provided by State Route (SR) 89, a two-lane undivided state route with shoulders and a posted speed limit of 45 miles per hour at its intersection with Alpine Meadows Road. SR 89 connects Truckee and the Interstate 80 corridor to the north with Squaw Valley, Alpine Meadows, and Tahoe City to the south. Traffic on SR 89 varies by season, with congestion occurring during winter peak demand periods due to adverse weather and ski area activity. Alpine Meadows Road, a small, two-lane undivided roadway with a posted speed limit of 35 miles per hour, provides local access from SR 89 to the Alpine Meadows residential and recreational areas, as well as the project site. Near the project site and throughout the Alpine Meadows area, narrow roadways off of Alpine Meadows Road provide access to residential areas. Buses run on SR 89 and a seasonal shuttle service runs on Alpine Meadows Road providing service to Alpine Meadows Base Lodge and Squaw Valley. Additional traffic would be generated in the project area during construction and as a result of trips generated by residential and resort uses once the project is operational.

Separate bicycle and pedestrian facilities are limited along roadways in the Alpine Meadows area and bicyclists and pedestrians generally share the right of way with vehicles.

The increase in local traffic associated with the project could increase hazards for bicyclists and pedestrians.

Emergency access to the project site would be provided via Alpine Meadows Road through the main project access at the proposed White Wolf Road. Secondary emergency access to the site would be from Alpine Meadows Road via the existing Alpine Vista Road and a proposed emergency vehicle access.

The updated Traffic Impact Analysis will provide the basis for the evaluation in the EIR of potential traffic and transportation impacts that could result from the proposed project, including impacts to area roadway and intersection capacity and functioning. The EIR will include an evaluation of the provision of emergency access to the project site, particularly to lots within the subdivision that would be accessed by over snow vehicles when there is substantial snow cover and any design elements that could impede emergency access and response. Onsite parking is anticipated to meet County requirements and will be evaluated in the EIR for the uses proposed as part of the project and to determine if any environmental impacts could result from insufficient parking. Significant impacts will be identified and mitigation measures will be developed in consultation with Placer County and identified in the EIR.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
a) 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			
b) 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.a, b:

Passed in 2014, AB 52 requires consultation with Native American Tribes that may have cultural affiliations with the area of a proposed project regarding potential effects on tribal cultural resources. The law provides for the inclusion of California tribes' expertise regarding cultural resources and formalizes a process for governing bodies to incorporate tribal knowledge and concerns into the evaluation of potential impacts under CEQA. An appropriate approach to potential impacts to tribal cultural resources (TCRs) is developed in response to the identified presence of a TCR by California Native American Tribes. A project with an effect that may cause a substantial adverse change in the significance of a TCR may have a significant effect on the environment (Pub. Resources Code, Section 21084.2.).

On April 14, 2017, the County provided notification to six Native American tribes that are understood to be traditionally and culturally affiliated with the project area pursuant to the statutory requirements of Senate Bill 28 (Chapter 905, Statutes of 2004) and Assembly Bill 52 (Chapter 532, Statutes of 2014). Two tribes responded by requesting that the County provide them with copies of environmental documents as they are prepared for the project to allow an opportunity for the tribes to review and comment on potential impacts and proposed mitigation measures related to cultural resources. As of the time of the release of this Initial Study, no responses were received from other tribes notified about the project. Any further responses and results of any consultation that may be conducted at the request of any of the tribes will be discussed in the EIR and environmental documentation and studies pertaining to cultural resources will be provided to tribes that have requested copies. Any impacts to TCRs will be disclosed in the EIR along with mitigation measures to avoid or minimize those impacts. The Cultural Resources Inventory will provide the basis for evaluating impacts to resources listed or eligible for listing in the California Register of Historical Resources or local register of historical resources. Cultural resources studies conducted to date for the project site have identified no listed cultural resources or cultural resources that may be eligible for listing within the project site and no TCRs have been identified through consultations conducted to date.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment, or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (EHS, ESD)	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EHS)	X			
c) 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			
d) 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? (EHS)	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

Discussion Item XIX.a, b, c, d, e:

The proposed project would require extension and modification of the existing infrastructure to the single-family residence to provide water, wastewater, electricity, and communications utilities to the proposed project. Underground utilities would run in easements along roadways within the development. Domestic water would be supplied from Alpine Springs County Water District (ASCWD). Wastewater disposal services would be provided by ASCWD and the Tahoe Truckee Sanitation Agency. Solid waste would be collected by the Tahoe Truckee Sierra Disposal and processed at the Eastern Regional Materials Recovery Facility. Electric utilities would be supplied by Liberty Energy; propane would be provided by local service providers. Telephone services could be provided by AT&T and Comcast, Charter, and Suddenlink would provide cable services.

The EIR will evaluate potential impacts to utilities and services systems associated with the proposed project, including environmental effects associated with any offsite improvements required to provide adequate capacity to serve the project. All significant impacts will be identified and mitigation measures will be developed in consultation with Placer County and applicable service providers and identified in the EIR.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	X			
b) 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			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)	X			
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)	X			

Discussion Item XIX.a, b, c, d:

The proposed project would be located within a forested landscape subject to wildfire and would require measures for fuels modification and emergency evacuation procedures or other protective measures to reduce the risk of wildfire impact to project infrastructure, structures, and people. The EIR will evaluate potential impacts associated with wildfire, including environmental effects associated with any onsite or offsite improvements or management measures required to provide sufficient emergency services to serve the project. All significant impacts will be identified and mitigation measures will be developed in consultation with Placer County and applicable service providers and will be identified in the EIR.

3.21 Mandatory Findings of Significance

Environmental Issue	Yes	No
a) 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?	X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X	

Discussion Item XXI.a, b, c:

The proposed project has the potential to result in significant impacts to the physical environment at the project site and in the vicinity. The EIR will provide a detailed analysis of the potentially significant impacts identified in this Initial Study, including consideration of the project's contribution to cumulative impacts in the project region.

4 REFERENCES AND PREPARERS

4.1 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

Bollard, 2013. Environmental Noise Assessment White Wolf Residential Development. Bollard Acoustical Consultants. December 9, 2013.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

Holdrege & Kull, 2013. Preliminary Geotechnical Engineering Report for the Proposed White Wolf Subdivision. September 12, 2013.

Placer County 1968. Alpine Meadows General Plan. May 1968.

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4.2 List of Preparers

Stacy Wydra, Senior Planner, Placer County Community Development and Resources Agency

Markus Lang, Dudek (consultant)

Kimberly Asbury, Dudek (consultant)