
21.0 MITIGATION AND MONITORING PROGRAM

21.1 MITIGATION PROGRAM APPROACH

This chapter presents the Mitigation and Monitoring Program (MMP) for the Homewood Mountain Resort (HMR) Ski Area Master Plan Project (Proposed Project). The purpose of this detailed MMP is to make clear to the reader the responsibilities of the Agencies and Project Applicant in implementing the Proposed Project or Alternatives.

Included in the MMP are measures and actions required by law or regulation, standard engineering and design practices to be adopted and implemented by the Project Applicant as part of planning, construction, operation and maintenance of the Proposed Project or Alternatives, and mitigation measures recommended by the agencies and environmental consultant team to mitigate specific impacts identified during analysis for this Environmental Impact Report (EIR) and Environmental Impact Statement (EIS). The recommended mitigation measures are identified in Chapters 6 through 19, under the subheading Environmental Impacts and Recommended Mitigation, as feasible and effective in avoiding, reducing and mitigating project-related environmental impacts to a level of less than significant.

Mitigation measures must be designed to minimize significant environmental impacts, not necessarily to eliminate them. A mitigation measure is any action that is designed to minimize, reduce, or avoid an environmental impact.

For TRPA, the legal basis for the development and implementation of a MMP lies within Chapter 5 of the TRPA Code of Ordinances. Code section 5.8.B.5 states that an EIS shall include “mitigation measures which must be implemented to assure meeting standards of the Region”. Section 5.8.D states that TRPA must make:

“Required Findings: Prior to approving the project for which an EIS was prepared, TRPA shall make either of the following findings for each significant adverse effect identified in the EIS:

1. Changes or alterations have been required in or incorporated into such project which avoid or reduce the significant adverse environmental effects to a less than significant level; or
2. Specific considerations such as economic, social or technical make infeasible the mitigation or project alternatives discussed in the environmental impact statement on the project.”

Under CEQA, mitigation measures must be designed to minimize significant environmental impacts, not necessarily to eliminate them (Pub Res C§21100(b)(3); 14 Cal Code Regs §15126.4(a)(1)). Any action that is designed to minimize, reduce, or avoid an environmental impact or to rectify or compensate for the impact qualifies as a mitigation measure under 14 Cal Code Regs §15370. The following specific requirements for mitigation measures are set forth in 14 Cal Code Regs §15126.4:

- Mitigation measures should be identified for each significant effect described in the EIR;
- Mitigation measures are not required for impacts that are less than significant;

- If several measures are available to mitigate a significant adverse impact, the EIR should discuss each measure and identify the reason for selecting a particular measure;
- If a mitigation measure would itself create significant environmental impacts, those effects must be discussed in the EIR but in less detail than the significant effects of the proposed project;
- Although formulation of mitigation measures ordinarily should not be deferred, measures may identify performance standards for mitigation that can be accomplished in more than one way;
- When relevant, an EIR must discuss measures that could minimize inefficient and unnecessary consumption of energy;
- The description must distinguish between mitigation measures that are included in the Project as proposed and other measures that the lead agency determines could reasonably be expected to reduce significant impacts as conditions of the project approval;
- Mitigation measures must either be incorporated into the design of the project (Standard Practices) or be fully enforceable through conditions, agreements, or other means; and
- Mitigation measures imposed by the lead agency must be consistent with applicable constitutional standards limiting actions by public agencies, including “nexus” and “rough proportionality.”

The legal basis for the development and implementation of a MMP lies within CEQA. CEQA Sections 21002 and 21002.1 state that:

- Public agencies are not to approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects;
- Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so;
- CEQA Section 21081.6 further requires that: the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation; and
- The monitoring program must be adopted when a public agency makes its findings under CEQA so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The program must be designed to ensure compliance with mitigation measures during project implementation to mitigate or avoid significant environmental effects.

21.2 MITIGATION PROGRAM ORGANIZATION

21.2.1 Compliance with Existing Laws, Policies and Regulations/Compliance Measures

Section 21.4 presents the applicable federal, State, regional, and county laws, policies and regulations with which the Proposed Project or Alternatives must comply and as a result are incorporated as part of the project description. Permitting of the Proposed Project or Alternatives cannot occur without compliance and thus these measures are incorporated into the project design, construction and operations. Because these measures are required, they are not considered mitigation. Compliance with these policies

and regulations will result in avoidance and/or minimization of adverse environmental impacts. Compliance measures as required by the applicable law, policy or regulation are referenced to the documents provided in the list below in Section 21.4. The resource sections in Chapters 6 through 19 describe the application of these laws, policies and regulations as they pertain to the Proposed Project or Alternatives. The mechanism in which compliance measures avoid, reduce and minimize potential impacts is explained in the appropriate impact analysis for the specific resource. When compliance measures are determined to be inadequate in reducing potential impacts to a level of less than significant, then project-level mitigation measures are recommended for adoption by the lead agencies. These standard compliance measures are included in this chapter to provide a mechanism to ensure that they are implemented and monitored, and to assist the reader in understanding the commitments required by the Proposed Project or Alternatives. The compliance measures can generally be grouped in to three categories: planning measures, construction measures and operations and maintenance measures as described below.

Planning measures must be implemented during the final planning and detailed design of components implemented under the Project. These measures require that a project be designed to accommodate particular environmental constraints. Compliance with these required practices during final planning and design of project facilities will result in avoidance, minimization or reduction of adverse environmental impacts.

Construction measures must be implemented prior to, during, and immediately following project construction. These measures generally require the Project Applicant to follow certain constraints during construction and to repair and rehabilitate impacts resulting from construction of the Project. Compliance with these standard practices during construction will result in avoiding, minimizing, or reducing adverse environmental impacts.

Operation and maintenance measures must be implemented during operation of the Project. These measures generally require monitoring of system operations over time and the modification of those operations to reduce adverse environmental impacts. Implementation of these standard practices will result in the avoidance, minimization, or reduction of adverse environmental impacts.

21.2.2 Recommended Mitigation Measures

Section 21.5 below presents the mitigation measures proposed to avoid, reduce and further mitigate significant environmental impacts identified during environmental impact analysis in the resource sections for land use, population employment and housing, biological resources, cultural resource, visual resources, transportation and circulation, air quality, noise, soils, geology and seismicity, hydrology, water rights, surface water quality and groundwater, public services and utilities, hazardous materials and public safety, recreation and climate change.

21.3 MITIGATION MEASURE FORMAT

Each mitigation measure is described in the following format:

Mitigation Number	Mitigation Measure Title
Description	The description of the mitigation measure.
Impact(s) Mitigated	The impact or impacts that will be mitigated by the measure.
Mitigation Level	The level to which the impact is anticipated to be mitigated.
Alternative	The project alternative(s) for which this measure is recommended.
Lead Agency	The public agency or individual which has the responsibility for insuring that the measure is carried out.
Implementing Entity	The entity or individual which has the responsibility for implementing or performing the measure.
Monitoring Agency	The public agency which has the responsibility for monitoring to insure that the mitigation measure is effective in mitigating the impact.
Timing	The appropriate point in time at which the mitigation measure is to be initiated and completed.

21.4 COMPLIANCE WITH EXISTING LAWS, POLICIES AND REGULATIONS/COMPLIANCE MEASURES

21.4.1 Required Permits and Approvals

This document must be certified by the lead agencies: Placer County (EIR) and TRPA (EIS). The Project must be consistent with the codes, regulations, policies and plans that include, but are not limited to the items in the following list:

Tahoe Regional Planning Agency

- TRPA Project Permit;
- Tahoe Regional Planning Compact (PL 96-551 94 Statute 3233);
- Regional Plan for the Lake Tahoe Basin;
 - Goals and Policies;
 - Code of Ordinances (Code);
 - Rules of Procedure;
 - Plan Area Statements;
 - Bi-State 208 Water Quality Plan; and
 - Handbook of Best Management Practices;
- Scenic Quality Improvement Program;
- Community Enhancement Program Governing Board Resolution; and
- Land Capability Verifications.

Federal

- Endangered Species Act- United States Fish and Wildlife Service;
- Clean Water Act- Environmental Protection Agency;
- Clean Air Act; and

- National Historic Preservation Act.

State of California

- Water Quality Control Plan for the Lahontan Region (Basin Plan);
- California Endangered Species Act (CESA);
- California Department of Forestry and Fire Protection;
- Caltrans Traffic Control Requirements;
- Worker Safety Rules and Standards;
- State Vehicle Emissions Controls; and
- State Historic Preservation Act.

Placer County

- Placer County General Plan;
- West Shore Area General Plan;
- Placer County Code;
- Placer County Air Pollution Control District (PCAPCD) Regulations;
- Standards and Guidelines for Signage, Parking and Design;
- Placer County Stormwater Management Manual;
- Placer County Flood Damage Prevention Ordinance;
- Health Department Regulations;
- California Building Codes (International Building Codes 2006, amended locally);
- Environmental Review Ordinance;
- Grading, Erosion, and Sediment Control Ordinance;
- Placer County Land Development Manual;
- Placer County Street Improvements Ordinance;
- Placer County Land Division Ordinance;
- Placer County Zoning Ordinance;
- Tree Ordinance;
- Placer County Site-Specific Studies;
- Acoustical analysis;
- Biological Study;
- Cultural Resources Pedestrian Survey;
- Cultural Resources Records Search;
- Visual Impact Analysis;
- Preliminary and Final Grading Plan;
- Preliminary and Final Geotechnical Reports;
- Preliminary and Final Drainage Report;
- Stormwater and Surface Water Quality BMP Plan; and
- Traffic Study.

Permits and Approvals

- California Regional Water Quality Control Board-Lahontan Region, NPDES permit;
- Occupational Safety and Health Administration (OSHA);
- California Occupational Safety and Health Administration (Cal-OSHA);
- Federal Emergency Management Agency;
- Clean Water Act §401 Certification;

- Clean Water Act §404 Nationwide or Individual Permit- United States Army Corps of Engineers (Corps);
- California Department of Fish and Game (CDFG) Lake or Stream Bed Alteration Agreement (LSAA);
- Placer County General Plan Amendment (e.g., add multi-family dwelling, increase residential density, expand Plan Area boundary);
- Placer County Encroachment Permit;
- Placer County Conditional Use Permit (e.g., alpine ski facility, employee/workforce housing, hotel, motel and other transient dwelling units, outdoor concert events, single-family dwelling/condo, timeshare development and Planned Residential Development);
- Placer County Master Plan Adoption (e.g., Development standards such as parking, setbacks, signage and Development Agreements between the County and applicant to identify requirements beyond those identified in the mitigation measures and Conditions of Approval);
- Placer County Improvement Plans for Each Project Phase and Approval;
- Placer County Facilities Services Encroachment Permit;
- Placer County Highway Easement Abandonment (Tahoe Ski Bowl Way at South Base area);
- Tentative Map Approval;
- Final Map Approval;
- Water Service District Annexation;
- California Department of Transportation Encroachment Permit;
- LAFCO Amendment to NTFPD Service Boundary;
- TRPA Regional Plan Amendment (Plan Areas, Code of Ordinances, and Goals and Policies);
- TRPA Ski Area Master Plan Adoption; and
- TRPA Construction Permit.

21.4.2 Regulatory Compliance Measures

The regulatory compliance measures are included in the description of the Proposed Project or Alternatives to minimize potentially significant environmental impacts. Regulatory compliance measures include measures such as installation of BMPs for Lahontan and the TRPA, agency permit requirements, and air quality protection measures and are considered part of the HMR Ski Area Master Plan under TRPA and CEQA processes because compliance is required to construct and operate the Proposed Project or Alternatives. The EIR/EIS identifies additional mitigation measures when compliance with codified regulation is determined to be inadequate to eliminate potential environmental impacts. Where necessary, resource impact analyses identify the required compliance measures as linked to a potential impact with a clear description of why and how the compliance measure will reduce the impact to a less than significant level. Regulatory compliance measures of the Project are discussed in the sub-sections below.

CM-1. Provide for Employee/Workforce Housing (Planning Measure)

The Project shall provide for employee/workforce housing in compliance with Placer County Housing Element Policies B-15, C-2, and other applicable policies in the Housing Element and 1998 West Shore Area General Plan, which requires the applicant to accommodate at least 50 percent of the housing demand generated by the Project. Employee housing shall be provided for in one of the following ways:

- Development of new on-site employee/workforce housing;

- Development/renovation of off-site employee/workforce housing;
- Dedication of sufficient land for needed units; and/or
- Payment of an in-lieu fee.

CM-2. Implement BMPs to Reduce Air Pollutant Emissions/Air Quality Plan (Construction Measure)

Construction is subject to Placer County Air Pollution Control District (PCAPCD) Rules, and the Project Applicant shall complete a Construction Emission/Dust Control Plan and other BMPs to comply with PCAPCD Rules. The Project Applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emission/Dust Control Plan. The Dust Control Plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The purpose of Rule 228 is to reduce the amount of particulate matter entrained and discharged into the air by requiring actions to prevent, reduce, or minimize fugitive dust emissions. The specifics of an approved Fugitive Dust Control Plan will be based on the final of the alternative selected. Such plans normally include use of on-site watering trucks for fugitive dust control and washing of truck wheels and undercarriages to reduce trackout onto area streets to avoid reentrainment of roadway dust. These measures typically reduce fugitive dust emissions by up to 50%. Upon approval by the Air Pollution Control Officer, the fugitive dust control actions specified in the plan will be implemented as specified. Other BMPs to be reviewed and approved by the PCAPCD include:

- Equipment Inventory - Provide a comprehensive inventory (i.e. make, model, year, emission rating) of heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project.
- Enforcement Plan - An Enforcement Plan shall be established to evaluate Project-related heavy-duty vehicle engine emission opacities, using standards as defined in 13 CCR §2180 - 2194.
- Compliance with Rule 202 - Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations.
- Compliance with Rule 228 - Grading operations will be suspended if fugitive dust exceeds PCAPCD Rule 228 (Fugitive Dust) limitations. Operational water truck(s) shall be onsite to control fugitive dust and prevent offsite impacts. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- Pre-Construction Meeting - If required by the Department of Engineering and Surveying and/or the Department of Public Works, the Project Applicant shall have a pre-construction meeting for grading activities. The Project Applicant shall invite the PCAPCD to the pre-construction meeting to discuss the Construction Emission/Dust Control Plan with employees and/or contractors.
- Maintenance of Public Thoroughfares - The Project Applicant shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.
- Traffic Limits - Traffic speeds on unpaved surfaces shall be limited to 15 miles per hour or less.
- Wind Restrictions - Grading operations shall be suspended when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
- Idling Restrictions - Limit idling time to a maximum of 5 minutes for diesel-powered equipment.

- Open Burning Restrictions - No open burning of removed vegetation shall be allowed during construction. Removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.
- Ultra-Low Sulfur Diesel Fuel - ARB ultra-low sulfur diesel fuel shall be used for diesel-powered equipment. Low sulfur fuel shall be utilized for stationary equipment.
- Clean Power Sources - Where available, existing power sources (e.g., power poles) or clean fuel generators shall be used rather than temporary diesel-powered generators.
- Compliance with PCAPCD Permit Regulations - On-site stationary equipment 50 hp or greater shall either obtain a State-issued portable equipment permit or a PCAPCD issued portable equipment permit. Pursuant to the PCAPCD Rule 501, General Permit Requirements, the Project Applicant may need a permit prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour requires a PCAPCD permit.
- Compliance with NESHAPs - The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPs) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that asbestos materials are removed prior to demolition.
- Traffic Plans - If a Traffic Plan is required elsewhere within these conditions of approval, the PCAPCD shall also receive a copy of the plan for review. PCAPCD recommendations within the plan may include, but not be limited to use of public transportation and satellite parking areas with a shuttle service.
- Landscaping Plan - The Project Applicant shall provide a landscaping plan for review and approval by the Design/Site Review Committee. Landscaping shall include native drought-resistant species (plants, trees and bushes) to reduce demand for irrigation and gas powered landscape maintenance equipment. A maximum of 25% lawn area is allowed on site. Irrigation systems must efficiently utilize water with soil moisture-based irrigation controls, rain “shut off” valves, or other devices as reviewed and approved by the Design Site Review Committee.

CM-3. TRPA Traffic and Air Quality Mitigation Program Fees (Operation and Maintenance Measure)

The Project Applicant shall pay the appropriate air quality mitigation fee in accordance with Chapter 93—Traffic and Air Quality Mitigation Program of the TRPA Code of Ordinances. The TRPA adopted this program as a means of generating the revenue necessary to address air quality impacts associated with Vehicle Miles Traveled (VMT). By contributing to the Mitigation Program, the Project reduces air quality emissions generated by increased traffic related to Project operation. Specific regional and local VMT reduction strategies covered by the fee include, but are not limited to:

- Expansion of existing transit facilities;
- Addition of bicycle lanes;
- Transportation Systems Management measures, including, but not limited to, bicycle facilities, pedestrian facilities, and use of alternative fuels in fleet vehicles; or
- Provision of connectivity between multiuse paths for bicycles and pedestrians.

A traffic control plan will be developed in coordination with TRPA and Placer County and implemented during construction to reduce construction-related effects on roadways and

circulation patterns within the construction corridor. The traffic control plan will include, but not be limited to, the following:

- Coordination with affected jurisdictions regarding construction hours and lane closures;
- Emergency service consultation and implementation of an emergency access plan;
- Implementation of TRPA guidelines for construction-related road closures;
- Lane closure and truck hauling limits during peak commute hours to the extent possible;
- Provision of alternate bicycle and pedestrian routes;
- Provision of alternate parking;
- Location of truck haul routes;
- Traffic control devices;
- Construction signage and road closure notification in the vicinity of the construction corridor;
- Monitoring of in-place traffic control methods and devices for revision implementation;
- Driveway access maintenance;
- Business notification and coordination; and,
- Onsite circulation and staging areas.

CM-4. Time of Day Construction Restrictions (Construction Measure)

This compliance measure restricts construction activities to between the hours of 8:00 AM and 6:30 PM to minimize noise impacts to sensitive receptors. Construction is exempt from TRPA's Code of Ordinances Noise Limitations (Chapter 23, §23.8) if the activities occur between the hours 8:00 AM and 6:30 PM. Placer County's Noise Ordinance §9.36.030 exempts construction noise 6:00 AM and 8:00 PM Monday through Friday, and 8:00 AM and 8:00 PM Saturdays and Sundays. Construction activities before or after the time restriction may occur, but must be consistent with CNEL limits imposed for the applicable TRPA Plan Area and Placer County's noise ordinance. The Project area is located in TRPA Plan Areas 157, 158, and 159. The noise thresholds for these Plan Areas are 55 dB CNEL, 55 dB CNEL and 60 dB CNEL, respectively.

CM-5. Construction Equipment Muffling (Construction Measure)

This compliance measure requires shrouding or shielding of impact tools and muffling or shielding intake and exhaust ports on construction equipment.

CM-6. Emergency Vehicle Access During Construction (Construction Measure)

The Project Applicant shall coordinate with the Placer County Sheriff's Department (PCSD), North Tahoe Fire Protection District (NTFPD), utility companies, businesses, and residents within the construction corridor prior to and during construction activities to ensure affected parties are informed of the construction schedule and to develop actions to maintain access and service in the Project area.

Law Enforcement and Fire Protection (Construction Measure)

An accurate schedule outlining the location of construction, types of activities, and the location of anticipated traffic delays or hazards will be provided to the PCSD and NTFPD on a weekly basis. A point of contact within the construction team will be established for emergency actions within or near construction. Traffic control measures to be used near construction will be reviewed and approved by the PCSD and NTFPD.

Residents (Construction Measure)

Neighborhood residents will be notified so that they can prepare for delays or plan routes to avoid heavy traffic. Construction signage will be placed along the roadways during each phase of construction notifying the public of potential delays and hazards.

Businesses (Construction Measure)

Coordination will occur prior to construction with roadside businesses to identify alternative parking areas and appropriate signage and notification for business patrons. There may be hours or days when construction is optimal for these businesses (when patronage is lowest). Construction will be coordinated with these times, as feasible, to result in the least impact. Outreach efforts will include meetings with affected businesses or facilities, mailed notifications, and a construction hotline number where a construction coordinator can be reached. Coordination will include signage and traffic control measures. Signage will alert patrons of detours, alternate parking areas, alternate entrances, and any other temporary access changes. The signage will indicate the expected duration of construction and contact information for Project or construction inquiries. Signage will be inspected daily to ensure proper location and information.

CM-7. Utility Relocation and Construction Avoidance (Construction Measure)

Coordination will occur with utility providers prior to construction regarding the exact location of each underground utility line known to occur on the site. Utility service providers include the Tahoe City Public Utilities District (TCPUD), Madden Creek Water Company (MCWC), NV Energy, Southwest Gas Corporation, and AT&T. Underground and overhead lines will be shown on project construction specifications within the civil engineering plans.

The Project Applicant shall coordinate with utilities to relocate overhead or underground lines prior to construction. The Project Applicant will coordinate with NV Energy and communications companies prior to final project design to determine if existing overhead lines can be relocated underground. Undergrounding will be funded through the Project.

Construction contractors will contact Underground Service Alert (USA 811/1-800-227-2600) to ensure buried lines are properly marked and located. Utility companies will be provided with an accurate schedule noting when construction occurs near their facilities. Utility facilities will be identified on construction specifications. If grading or excavation is needed in these areas, the Project engineer will work with the utility companies to identify depth to conduit, pipeline, or other facility.

The Project Applicant shall prepare an action plan should infrastructure be damaged during construction. The action plan will identify points of contact for the contractor and the utility companies and measures, specific to each utility, to be taken to rectify damage. If service is interrupted due to damage, construction will cease in the vicinity of the incident, and work will begin immediately to repair the damage at the contractor's expense. If damage occurs to infrastructure that does not affect service levels, the infrastructure will be repaired following construction.

CM-8. Final Water Supply Assessment and Infrastructure Fees (Planning Measure)

The Project Applicant shall prepare a final WSA as required under SB 610 to identify the quantity and source of domestic and raw water to serve the Project. The WSA shall demonstrate that Project infrastructure for water delivery volume, rate, pressure, and schedule meets the snowmaking demand of HMR. The Project may obtain water from a combination of TCPUD, MCWC, and on-site groundwater wells and surface water. HMR owns an existing right to divert 673 gallons per minute (1.5 cubic feet per second) from streams on-site. With each water supply source identified, the Project Applicant shall determine the location and designs of infrastructure necessary to meet peak demand and overall quantity in the Project area for domestic use and snowmaking.

The Project Applicant will be responsible for construction of infrastructure to connect to the established water system. TCPUD has established connection fees consisting of two components: 1) a Water and Sewer Connection Fee (Ordinance 259a), and 2) and User Fees and Service Fees (Ordinance 295b). These fees provide for the water system improvements necessary to accommodate additional development in the TCPUD service area. The Project will be required to pay both components of this new connection fee.

MCWC has similar requirements for connection and service fees, and the applicant will be required to construct the appropriate infrastructure to utilize MCWC water supply (Marr 2009).

During the design phase of new water supply infrastructure, the lead and responsible agencies will determine if additional environmental review will be required for the construction and operation of the new facilities.

CM-9. Fire Suppression and Management Plan/ Fuel Load Reduction Plan (Operations and Maintenance Measure)

A fire suppression and management plan will be developed and implemented in consultation with NTFPD in Local Responsibility Areas, Calfire in State Responsibility Areas, and the US LTBMU in Federal Responsibility Areas. The plan will include fire precaution, pre-suppression, and suppression measures. Construction sites and major equipment will be outfitted with fire protection devices and spark arrestors as appropriate. The plan will include a flow chart of actions during a fire event, with points of contact and responsible persons identified. A copy of the plan will be located at the construction site and copies will be submitted to the NTFPD, Calfire, and LTBMU.

CM-10. Impact Fees and Design Approval and Annexation (Operation and Maintenance Measure)

Prior to issuing Building Permits for the Project, Placer County shall require the Project Applicant to pay appropriate fair share development impact fees for Project review and to maintain existing levels of fire protection service in the NTFPD service area. The NTFPD shall review and approve, fire protection systems in buildings, fire flows to hydrants and the snowmaking system, and emergency vehicle access routes in the HMR Project area.

The TRPA, NTFPD, and Calfire shall review building designs, building materials, landscaping, and vegetation clearance for compliance with TRPA Code of Ordinances (2004), Section IX, Chapter 75, §75.3 PRC §4291 and CCR, Title 24, Part 2, known as the 2007 California Building Code (CBC), §701A.3.2 New Buildings Located in Any Fire Hazard Severity Zone.

Prior to occupancy, the NTFPD shall annex the Project area to provide for fire protection. The NTFPD shall enter into mutual aid agreements for wildfire suppression with the LTBMU and Calfire, and coordinate with these agencies on developing and implementing wildland fuel reduction measures as needed in the Project area and vicinity.

CM-11. Recreation Plans and Fees (Planning Measure)

The Project Applicant shall be required to pay applicable Quimby Act (California Government Code §66477 and Placer County Code §16.08.100) fees at the final map recording and an AB 1600 (Placer County Code §15.34.010) fee at the building permit stage. The Placer County Department of Facilities Services, Parks and Grounds Division shall review and approve additional facilities as required under Placer County Zoning Ordinance §17.54.100(D)(1). Residential planned development projects are required to provide in-tract neighborhood recreational facilities to residents of the Planned Development in excess of the 5 acres per 1,000 residents are required by County Code §16.08.100 and Recreational Facilities Fee Ordinance (Chapter 15, Placer County Code).

CM-12. TRPA Erosion Control and Sediment Control Plan (Planning Measure)

The Project Applicant will prepare a site-specific Erosion and Sediment Control Plan that will be based on the selected alternative to further define and map temporary BMPs for the control of erosion and runoff from ground disturbing activities. BMPs will be installed in accordance with Chapter 25 of the TRPA Code of Ordinances and are considered part of the Project. An Erosion and Sediment Control Plan is required by TRPA and Placer County for project permitting. TRPA's BMP requirements are outlined in the Handbook of Best Management Practices (TRPA 1988) and for Placer County, BMPs must be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, and/or other similar source.

CM-13. Stormwater Pollution Prevention Plan (Planning Measure)

Ground disturbance within the Project area will exceed one acre and is subject to the construction stormwater quality permit requirements of the NPDES program. The Project Applicant must obtain this permit from Lahontan and provide evidence of a state-issued WDID number or filing of a Notice of Intent (NOI) and fees prior to start of construction.

A SWPPP is required under Board Order No. R6T-2005-007 (General Permit No. CAG616002) for discharges of stormwater runoff associated with construction activity involving land disturbance in the Lake Tahoe hydrologic unit. The SWPPP will be designed to address the following objectives:

1. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled;
2. Where not otherwise required to be under a Lahontan permit, all non-storm water discharges are identified and either eliminated, controlled, or treated;
3. Site BMPs are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to

the Best Available Technology Economically Achievable (BAT)/Best Conventional Pollutant Control Technology (BCT) standard;

4. Calculations and design details as well as BMP controls for site run-on are complete and correct, and
5. Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed.
6. To demonstrate compliance with requirements of the NPDES permit, the Qualified SWPPP Developer will include information in the SWPPP that supports the conclusions, selections, use, and maintenance of BMPs.
7. The discharger will make the SWPPP available at the construction site during working hours while construction is occurring and shall be made available upon request by a State or Municipal inspector. When the original SWPPP is retained by a crewmember in a construction vehicle and is not currently at the construction site, current copies of the BMPs and map/drawing will be left with the field crew and the original SWPPP shall be made available via a request by radio/telephone

CM-14. Minimize Offsite Light and Glare (Planning Measure)

The Project Design plans shall comply with TRPA Design Guidelines (TRPA 1989b) and Code Chapter 30 and Placer County West Shore Area General Plan Standards (County of Placer 1998) to minimize night lighting and glare onto adjacent parcels. Specifically, final designs shall be consistent with TRPA Code Sections 30.6 (Building Design Standards) and 30.8 (Exterior Lighting Standards) and Chapter 4 (Lighting) of the Placer County Design Standards and Guidelines for West Shore General Plan of Placer County.

CM-15. Environmental Review and Approval

The HMR Ski Area Master Plan Project EIR/EIS is prepared for the environmental review process and will lead to rejection or approval of the Proposed Project or an Alternative. Conformance with TRPA Plan Area Statements, TRPA Design Standards, and Placer County Land Development Manual Standards and Stormwater Management Manual Standards will result. Public meetings and findings will occur under the environmental review process. For TRPA and Placer County, a public meeting will be held with conditions and findings prepared prior to project approval.

21.5 RECOMMENDED MITIGATION MEASURES

This section outlines the mitigation measures recommended in response to potential significant impacts identified in Chapters 6 through 19 impact analyses for environmental resources. Compliance with these mitigation measures will result in the avoidance and/or reduction of adverse environmental impacts.

LU-2a. Purchase and Transfer of Additional ERUs

Description	<p>Prior to permitting ERU development associated with the proposed Master Plan in excess of current entitlements, HMR shall obtain ERUs adequate for the proposed project application. At present, HMR is lacking ERUs for their proposed Phase 2 development at the South Base and the Townhouses at the North Base under Alternatives 1 and 3, and a portion of the proposed Phase 1 development under Alternative 6. These ERUs can be obtained by either converting excess TAUs that originated on low capability lands or by purchasing ERUs from other off-site locations. Prior to transfer, HMR shall demonstrate that the transfer of these additional units does not result in negative impacts to the Plan Area or Community Plan from which the purchased units came. Preferably, the units will be transferred from a nearby Plan Area or Community Plan area located in Placer County, and will be associated with the restoration of sensitive lands.</p> <p>If the TRPA Governing Board does not approve an increase in the number of MRBUs included in the TRPA February 2008 Governing Board resolution, then the proposed affordable housing units shall be reduced to 12 or an additional ERU may be transferred to the Project area (Alternatives 1 and 3) area to accommodate the proposed 13 affordable housing units.</p>
Impact(s) Mitigated	LU-2. Will the Project be consistent with adjacent land uses or expand/intensify existing non-conforming uses?
Mitigation Level	Comply with TRPA Codes
Alternative	Alternatives 1, 3 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

LU-2b. CFA Reduction or Additional CFA Reservation

Description	<p>To comply with the CFA allocation reserved by TRPA under the 2008 Resolution, the project must reduce total CFA by 1,763 square feet or obtain an additional 1,763 square feet of CFA pursuant to TRPA Code Section 33.3. If additional CFA is pursued, the additional CFA must be obtained prior to the permitting of the development phase for which it will be applied.</p>
Impact(s) Mitigated	LU-2. Will the Project be consistent with adjacent land uses or expand/intensify existing non-conforming uses?
Mitigation Level	Comply with TRPA Codes
Alternative	Alternatives 1, 3 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

LU-2c. Purchase and Transfer of Additional ERUs

Description	Prior to approval of Alternative 5, HMR shall obtain up to 165 additional ERUs. Prior to transfer, HMR shall demonstrate that the transfer of these units does not result in negative impacts to the Plan Area Statement (PAS) or Community Plan from which the purchased residential units originated. Preferably, the units will be transferred from a nearby PAS or Community Plan area or will be purchased as a result of restoration of sensitive lands.
Impact(s) Mitigated	LU-2. Will the Project be consistent with adjacent land uses or expand/intensify existing non-conforming uses?
Mitigation Level	Comply with TRPA Codes
Alternative	Alternative 5
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

PEH-1. Develop Homewood Employee/Workforce Housing Plan

Description	<p>The Project Applicant shall develop a detailed “Homewood Employee/Workforce Housing Plan” based on the alternative selected for Placer County review and approval. Provision of sufficient housing opportunities to accommodate a minimum of half of new FTEs generated by Project operation will be assured through a combination of one or more of the following:</p> <ul style="list-style-type: none"> • Development of new on-site employee/workforce housing; • Development/renovation of off-site employee/workforce housing; • Dedication of sufficient land for needed units, and/or; • Payment of an in-lieu fee. <p>The designs of applicant-provided on-site and off-site employee/workforce housing shall be reviewed and approved by the County. An approved Homewood Employee/Workforce Housing Plan shall be required prior to the issuance of building permits or recordation of final maps, whichever occurs first. The Homewood Employee/Workforce Housing Plan shall provide an accounting of the final number of net new FTEs expected to be created by the constructed alternative with identified phasing; the number, locations, and capacity of new employee/workforce housing units to be developed; location and capacity of dedicated land for new employee/workforce housing; in-lieu fees paid to the County, and implementation schedule to ensure that sufficient new housing is available for new employees as Project construction is completed and operations begin.</p>
Impact(s) Mitigated	PEH-1. Will the Project increase the demand for housing, thereby causing direct or indirect environmental consequences?
Mitigation Level	Comply with Placer County Policy
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR

Monitoring Agency	Placer County
Timing	Prior to project permitting

BIO-2. Active Raptor, Migratory Bird Nest Site, Wildlife Nursery/Den Site, and Bat Roost Protection Program

Description	Pre-construction surveys, conducted during the nesting/breeding season (spring) immediately prior to initial project construction (e.g., where excavation and tree removal is required), shall be conducted to identify any active raptor nest sites, migratory bird nests, mammal den sites, and bat roost sites in the proposed construction area. If no nests, den sites or roosts are found, then mitigation requirements are complete. If nests or roosts are located within the Project area during the pre-construction surveys, additional monitoring shall be required as follows. During initial construction activities (tree removal and excavation for the construction), a qualified biological monitor will be onsite to evaluate whether any raptors are occupying trees, sensitive den sites are within the Project area or bats are occupying identified roosts. The biological monitor will have the authority to stop construction near occupied trees/den sites if it appears to be having a negative impact on nesting raptors, migratory birds or their young, or bats observed in the construction zone. If construction must be stopped, the monitor must consult with TRPA and CDFG staff within 24 hours to determine appropriate actions (minimum setbacks and avoidance measures appropriate to specific species present and individual situations) to restart construction while reducing impacts to identified raptors, migratory bird nests, den sites or bats. If a potential American marten den is located, an appropriate method will be used to confirm whether American marten occupy the den. This may involve placing a tracking medium at the den entrance to determine use of the den or using motion sensing camera stations. Monitoring for den occupancy shall be conducted for a minimum of two consecutive nights. Other devices such as fiber optic scope may be utilized to determine occupancy. If no marten occupy the potential den, the entrance shall be blocked to ensure no marten occupy the area during the construction period. If the den is found to be occupied by American marten, the California Department of Fish and Game shall be notified of the observation and shall be consulted regarding approach to addressing the den site. A potential option includes providing a no-disturbance buffer around the den during the breeding season (May 1 through July 31).
Impact(s) Mitigated	BIO-2. Will the Project cause loss of raptor nests, migratory bird nests, or wildlife nursery sites? BIO-4. Will the Project cause a permanent loss of sensitive wildlife individuals or habitat, as defined by the Tahoe Regional Planning Agency, Placer County General Plan Section 6, or California Department of Fish and Game or cause a decline in population levels below a viable population level?
Mitigation Level	Protection of active bird nests, bat roost and denning sites
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, CDFG
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to construction

BIO-3. Fish Passage Protection and Enhancement

Description	Removal of the culvert within Homewood Creek located in the South Base area under Alternatives 1 and 3 shall be performed in such a manner to protect fish passage during and after construction. Protection measures include installation of creek flow bypass measures to maintain flows below the project area. The Stream Environment Zone restoration plan for Homewood Creek (Appendix C) shall be modified to include fish passage measures in the design so as to not inhibit movement upstream or downstream of fish and other aquatic species. The restoration plan shall include design elements that will enhance fish habitat. Prior to finalization of the restoration plans, TRPA and Placer County staff shall review and approve the design to ensure adequate habitat improvements are included and fish passage is provided.
Impact(s) Mitigated	BIO-3. Will the Project substantially block or disrupt major fish or wildlife migration or travel corridors?
Mitigation Level	Protection of fish migration corridors and habitat
Alternative	Alternatives 1, 3
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to and during construction activities.

BIO-4a. Bat Roost Relocation Program

Description	Prior to demolition of the Homewood Lodge located at the north base, the building shall be surveyed using acoustic survey methods as well as visual searches of the building to determine the presence or absence of bat species. The survey shall determine if the roost is a maternity roost (if survey is being performed in the spring), hibernacula or day roost. If a maternity roost is present, delay of the demolition may be necessary until after the roost is vacated. If bat species are detected/observed within the building, measures shall be taken to clear the bats prior to demolition activities. Measures to disturb resident bats within may include but are not limited to: disturbance to roosting individuals through introduction of light and/or noise to create an undesirable setting and to encourage the bats to vacate the roost. Upon removal of the bats, access points to the building shall be sealed to prevent reentry of bat species. Once it has been concluded that no bat species are present, demolition may commence upon final approval of TRPA. To offset the loss of the occupied bat roost, Homewood Mountain Resort shall install bat boxes in the vicinity of the North Base to provide roosting opportunities and locations for the displaced bats. Homewood Mountain Resort shall work together with Placer County and TRPA biologists to agree upon the number of bat boxes and their respective installation locations prior to removal of the bat roost/demolition activities.
Impact(s) Mitigated	BIO-4. Will the Project cause a permanent loss of sensitive wildlife individuals or habitat, as defined by the Tahoe Regional Planning Agency, Placer County General Plan Section 6, or California Department of Fish and Game or cause a decline in population levels below a viable population level?
Mitigation Level	Protection or relocation of existing bat roosts
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA

Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to demolition of structures

BIO-4b. Trash Management Program

Description	Prior to finalization of construction permits for the new mid-mountain lodge, HMR shall prepare a Trash Management Program for review and approval by the TRPA and Placer County. The Trash Management Program shall include measures to prevent wildlife access to trash and refuse generated by the new lodge and associated facilities. Measures to be included at a minimum are wildlife proof trash containers in all outside areas, scheduling for removal of refuse from the lodge area on a daily basis and educational signage outlining the dangers of feeding wildlife.
Impact(s) Mitigated	BIO-4. Will the Project cause a permanent loss of sensitive wildlife individuals or habitat, as defined by the Tahoe Regional Planning Agency, Placer County General Plan Section 6, or California Department of Fish and Game or cause a decline in population levels below a viable population level?
Mitigation Level	Protection of wildlife through avoidance of contact with human refuse
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Project permitting and throughout operations

BIO-5a. Final Homewood Creek SEZ Restoration Plan

Description	<p>The Project Applicant shall modify the Homewood Creek SEZ Restoration Plan - April 3, 2010 to include supplemental information necessary for TRPA project approval and permitting. The Revised Homewood Creek SEZ Restoration Plan shall add the following information:</p> <ul style="list-style-type: none"> • List of existing constraints of the Project area; • Channel location; • Channel substrate composition; • In-channel features such as logs or rocks to act as flow separators (if necessary) to encourage braiding of the channel and sediment deposition; • A profile of the restored stream channel in conjunction with existing cross sections; • A narrative of construction techniques that describe modifications to channel geometry; • A comprehensive planting plan identifying species and planting locations of riparian and wetland plants shall be incorporated into the restoration plan, including species that are known to occur in the existing undisturbed SEZ above the proposed restoration site; • Soil stabilization and erosion control measures and other permanent BMPs; and • A long-term maintenance and monitoring plan to measure establishment of plants and to monitor the progress of restoration activities. <p>The desired condition shall mirror historic site conditions, adjacent plant community</p>
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	composition, and habitat value. Goals shall be identified to ensure parameters such as plant density, percent plant cover, and stage of maturity of planted plant species are achieved. The revised restoration plan shall be review and approved by appropriate permitting agencies prior to implementation to ensure restoration goals and success criteria are acceptable, sufficient and attainable for the site-specific conditions.
Impact(s) Mitigated	BIO-5. Will the Project affect wetlands or waters of the U.S. and/or riparian and Stream Environment Zones (SEZ) through direct removal, filling, hydrologic interruption, encroachment, removal of streamside vegetation or other means? BIO-7. Will the Project have a substantial adverse effect on any sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the US Fish and Wildlife Service? HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?
Mitigation Level	Production of adequate restoration plan for Homewood Creek
Alternative	Alternatives 1 and 3
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to project permitting

BIO-5b. SEZ Restoration Plan for Gravel Parking Lot

Description	HMR shall develop a detailed SEZ restoration plan for the portion of the North Base area gravel parking lot that will be restored during development of the residential housing under Alternatives 5 and 6. This plan shall be in alignment with the overall adaptive management strategy for HMR. This SEZ plan shall also be consistent with TRPA guidelines, and include a monitoring plan. The monitoring program will include clear success criteria and management responses if criteria are not met thus insuring goal achievement. This plan must include site maintenance for a minimum of three years, and a geomorphic/stability, groundwater monitoring, and vegetation monitoring plan consisting of two site assessments per year for five years. The vegetation monitoring components shall include measurements of species type and density, percent survival, plant vigor/health, and survival rate. An annual report shall be prepared presenting the results of the monitoring for the previous year. The annual report shall be presented to TRPA and Lahontan.
Impact(s) Mitigated	BIO-5. Will the Project affect wetlands or waters of the U.S. and/or riparian and Stream Environment Zones (SEZ) through direct removal, filling, hydrologic interruption, encroachment, removal of streamside vegetation or other means? BIO-7. Will the Project have a substantial adverse effect on any sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the US Fish and Wildlife Service?
Mitigation Level	Production of adequate restoration plan for Homewood Creek
Alternative	Alternatives 5 and 6
Lead Agency	TRPA, Placer County

Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to project permitting

BIO-6a. Noxious Weed Risk Assessment and Eradication

Description	<p>HMR shall develop and implement a Noxious Weed Eradication and Control Program to protect suitable sensitive plant habitat and to protect future populations of sensitive plants from invasive terrestrial and aquatic noxious weeds. The plan shall identify a noxious weed coordinator for HMR and include abatement measures to decrease and eradicate known populations of noxious weeds and prevention measures as follows:</p> <ul style="list-style-type: none"> • Known populations of terrestrial and aquatic noxious weeds shall be identified and a plan shall be implemented to control and eradicate weed populations and restore native plant cover. • Equipment used in the Project must be sanitized and free of non-native invasive species before moving into the Project area to ensure that the equipment is free of soil, seeds, vegetative material, or other debris that could contain or hold seeds of non-native invasive species. Vehicles, especially large, off-road and/or earthmoving vehicles shall be cleaned when they come into the Lake Tahoe Basin or come from a Basin area known to contain non-native invasive species. Equipment will be considered clean when visual inspection finds no soil, seeds, plant material, or other such debris. • Gravel, fill, or other materials shall be “weed-free.” Use onsite sand, gravel, rock, or organic matter when possible. Otherwise, obtain “weed-free” materials from gravel pits and fill sources that have been surveyed and approved by the CDFA or Nevada Department of Agriculture or by the noxious weed coordinator. • Use “weed-free” mulches, and seed sources. Salvage topsoil from Project area for use in onsite revegetation, unless contaminated with non-native invasive species. Do not use soil or materials from areas contaminated by cheat grass. • After construction, the noxious weed coordinator shall be notified. The Project area shall be monitored for 3 years subsequent to Project implementation to ensure additional non-native invasive species do not become established in the areas affected by the Project, that native species are established on re-seeded or restored habitats, and that known non-native invasive species do not spread.
Impact(s) Mitigated	BIO-6. Will the Project, directly or indirectly (including through spread of noxious weeds), cause a loss of individuals or occupied habitat of endangered, threatened, or CNPS List 1b, 2, and 3, or TRPA listed plant species?
Mitigation Level	Approval of noxious weed eradication and control program
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Project permitting through operations

BIO-6b. Pre-Construction Rare Plant Surveys

Description	HMR shall hire an approved botanist/biologist to perform rare plant surveys in Project areas proposed for development prior to construction. The survey shall identify species observed and include locations of rare plant species identified. TRPA and Placer County staff shall be notified of the location of rare plant species present within the Project area. If rare plants are identified, measures shall be taken to avoid disturbance and impacts to the plants. Protection measures shall be developed in conjunction with TRPA, CDFG and Placer County staff as necessary and shall be specific to the species present and the potential disturbance that may result from construction activities (habitat modification, direct removal, blasting activities, noxious weed introduction, etc.). If avoidance of rare plant species is not possible, compensation measures shall be developed prior to disturbance/constructions activities. These compensation measures shall be tailored to the specific species to be disturbed and to the location in which the disturbance is to occur. If agency staff determines that compensation measures are not feasible, then the Project shall be modified to avoid the disturbance.
Impact(s) Mitigated	BIO-6. Will the Project, directly or indirectly (including through spread of noxious weeds) cause a loss of individuals or occupied habitat of endangered, threatened, or CNPS List 1b, 2, and 3, or TRPA listed plant species?
Mitigation Level	Completion of rare plant surveys
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to construction

BIO-9. Final Landscape/Revegetation Plan and Fertilizer Management Plan

Description	<p>HMR shall prepare and implement a final landscape/revegetation plan and fertilizer management plan for the Project area in accordance with Sections 3.5.19 and 3.5.20 of this document. This plan shall comply with TRPA Code of Ordinances Section 31.7 Landscaping Standards and Section 81.7 Fertilizer Management. The landscape plan shall include replacement of trees in accordance with Placer County regulations. The plan shall be reviewed and approved by TRPA and Placer County Planning Department prior to issuance of the final Project approval. Under Alternative 4, the landscape and fertilizer management would fall upon owners of the residential and commercial parcels sold by HMR.</p> <p>The revegetation/landscaping plan shall require the use of native or TRPA-approved nonnative shrubs and trees in the project area, as these plants are most adapted to the conditions of the Project area and require less irrigation for establishment and upkeep</p> <p>Bioretention areas for stormwater treatment are proposed for use throughout the project area in-line with stormwater conveyance and retention systems. Runoff shall be directed into bioretention areas, where it can pond and infiltrate into the soil. The engineered soil mix and vegetation in the bioretention areas shall provide water quality treatment and infiltration similar to undeveloped areas.</p> <p>High traffic groomed turf areas are designed and located to allow for controlled irrigation and fertilization throughout the Project area. Irrigation shall be installed and managed to minimize the potential for runoff to the stormwater treatment systems.</p>
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	<p>Fertilizer shall be managed carefully and used in dry, slow release form when applications are necessary. Special measures to avoid over spraying onto paved surfaces, which could result in wash off of nutrient rich water to the stormwater treatment systems, shall be taken. To ensure minimal escape of nutrients, fertilizer and irrigation shall be monitored closely. The Plan shall include, but shall not be limited to the following measures to minimize the potential for nutrients entering surface water or escaping the root zone and being delivered to groundwater:</p> <ul style="list-style-type: none"> • Use of non-mowed or slow-growing turf grass species, locally native or adapted species with annual fertilizer requirements that do not exceed 1.5 pounds per 1,000 square feet; • Implementation of a Fertilizer Management Plan that meets the requirements of Section 81.7 of TRPA Code or Ordinances; • Determination of appropriate fertilizer rates by a soil/revegetation specialist and based on the results of soil nutrient testing; • Incorporation of fertilizer into soils prior to seed application to prevent burning and low germination rates; • Use of Biosol or other organic, slow-release fertilizers that do not contain nitrate or ammonium with careful application to avoid application on hardscape; • Prohibit fertilizer use on bioretention areas for stormwater treatment after initial establishment; and • Installation of a highly controlled spray irrigation system to avoid over irrigation and overspray onto hardscape. <p>The Revegetation Plan shall apply to areas disturbed during construction activities, the steep slopes above the North and South Base areas and the bioretention areas for stormwater treatment. The objective of the soil and revegetation treatments is to control sediment at its source, to maximize hydrologic and biological function in the soil and to develop and support a robust vegetation community. Specific treatment outcomes shall include:</p> <ul style="list-style-type: none"> • Maximize soil infiltration rates and minimize runoff; • Protect the soil surface with functional mulch cover; • Reestablish soil nutrient cycling; and • Reestablish an appropriate, self-sustaining native plant community. <p>Bioretention areas shall receive similar treatments as disturbed areas. Bioretention areas are not expected to be wet during much of the growing season and are therefore not under the influence of a mesic or wet hydrologic regime. Soil treatments shall be the same as for the disturbed areas. Since runoff will be routed into bioretention areas for stormwater treatment, bioretention areas shall be designed such that concentrated flow will be routed through energy dissipaters using rocks or other landscape elements to eliminate scouring flows. More specific seeding and planting strategies in bioretention areas shall be developed in conjunction with the landscape architect developing the final landscaping plan, as discussed below.</p> <p>Slow-release, organic fertilizer shall be used and irrigation shall be applied so that water penetrates to at least eight inches below ground surface (bgs) within 24 hours of irrigation. The irrigation system shall be designed to meet this specification without displacing mulch or causing erosion. The final Plan shall include site-specific fertilizer and irrigation rates and a monitoring plan and shall be submitted to TRPA for project approval and permitting.</p>
<p>Impact(s) Mitigated</p>	<p>BIO-9. Will the Project introduce new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?</p> <p>HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters</p>

	(streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Approval of final revegetation/landscaping plan and fertilizer plan
Alternative	Alternative 1, 3, 4, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

BIO-10. Prepare Forest Plan and Tree Protection Plan For Homewood Mountain Resort

Description	<p>HMR shall prepare and implement a Forest Plan for the Project area that complies with TRPA Code of Ordinances Chapter 71 and incorporates the Fire Suppression and Management Plan compliance measure as described in Section 3.12.12 of this document. The Forest Plan shall be produced by a Registered Professional Forester and be submitted to TRPA for review and approval to confirm that the plan complies with Chapter 71. The forest plan shall identify and detail trees for removal and other forested areas which may require treatment (thinning) in order to increase the overall health of the forest.</p> <p>In addition, a Tree Protection Plan shall be prepared for the Project. Included in the Tree Protection Plan shall be tree protection measures to prevent damage to trees that are proposed to remain. The Project applicant shall hire a Certified Arborist to develop specific measures to ensure adequate protection to trees slated for retention in the vicinity of proposed development. The tree protection measures shall include the establishment of tree protection zones, and protection measures to prevent damage to the trees (bole, roots and branches). Additionally the Tree Protection Plan shall identify areas where tree roots are to be protected and proper methods for pruning, irrigation and limb removal during construction activities. The Tree Protection Plan shall include monitoring of the trees slated for retention for a period of three years. Mortality of any of the retained trees shall require the replacement of trees lost utilizing the same species and relative location.</p> <p>The Tree Protection Plan shall be submitted to Placer County and the TRPA for review and approval prior to removal of any trees associated with the Project.</p>
Impact(s) Mitigated	<p>BIO-10. Will the Project result in the removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) in TRPA’s Conservation or Recreational land use classifications, remove native vegetation in excess of the area utilized for the actual development permitted by the land capability, or cause a change in the natural functioning of an old growth ecosystem?</p> <p>SCENIC-1. Will the Project be inconsistent with a County General Plan or TRPA thresholds, regulations, standards, or guidelines applicable to the Project area?</p>
Mitigation Level	Approval of Forest Plan/Fuels Reduction Plan
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to project permitting

CUL-3. Identify and Protect Undiscovered Archaeological Resources.

Description	<p>To assure that potential undiscovered resources are identified during site grading, a qualified archaeologist shall be on-site during initial ground disturbing construction excavation and grading operations.</p> <p>If previously undiscovered human remains, archaeological resources, exotic rock (non-native) or unusual amounts of shell or bone are discovered during construction or any subsequent activity, ground disturbing activity will cease in the vicinity of the discovery until the TRPA and Placer County Cultural Resources or Planning staff (or their qualified SOPA-certified consultants) assesses it for eligibility to the NRHP, compliance with TRPA Code Section 29, and/or (in the event of a prehistoric or ethnographic find) for Native American Heritage Commission (e.g., Washoe) values. This assessment will occur in consultation with the California SHPO, TRPA, Placer County and the Washoe Tribe, as appropriate. Cessation of applicable construction activity will continue until proper treatment can be determined and implemented by the responsible agencies.</p> <p>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 Department. A note to this effect shall be provided on the Improvement Plans for the project.</p> <p>Following a review of a new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p>
Impact(s) Mitigated	<p>CUL-3: Will the Project disturb significant unknown archaeological resources? CUL-5: Will the Project disturb any human remains, including those interred outside formal cemeteries?</p>
Mitigation Level	<p>Protection of archaeological resources</p>
Alternative	<p>Alternatives 1, 2, 3, 4, 5 and 6</p>
Lead Agency	<p>TRPA, Washoe Tribe, California SHPO</p>
Implementing Entity	<p>HMR</p>
Monitoring Agency	<p>TRPA, Placer County</p>
Timing	<p>Prior to construction activities</p>

CUL-4. Identify and Protect Undiscovered Paleontological Resources.

Description	<p>Prior to submittal of Improvement Plans, the applicant shall provide written evidence to the Planning Department that a qualified paleontologist has been retained by the applicant 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 temporary 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 Department.</p> <p>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.</p>
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	<p>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.</p> <p>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 Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.</p>
Impact(s) Mitigated	CUL-4: Will the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
Mitigation Level	Protection of paleontological resources
Alternative	Alternatives 1, 2, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to construction activities

SCENIC-1a. Alternative 5 North Base Area Building Height Reductions

Description	<p>To comply with the proposed Chapter 22 Code amendment, Alternative 5 Buildings D and E shall be redesigned to be no more than 42 feet in height due to their setback distances of 40 feet from SR 89. In addition, the buildings shall be redesigned to include an additional view corridor through the project area from SR 89. There are several feasible approaches that may reduce the height and visibility of these buildings, including removing one or more floors, decreasing roof pitch, or greater excavation of the foundation. New designs shall be submitted to TRPA for review and approval prior to the issuance of building permits for Alternative 5.</p>
Impact(s) Mitigated	<p>SCENIC-1. Will the Project be inconsistent with a County General Plan or TRPA thresholds, regulations, standards, or guidelines applicable to the Project area?</p> <p>SCENIC-2. Will the Project be visible from or cause an adverse effect on foreground or middle ground views from a high volume travel way, recreation use area, or other public use area, including Lake Tahoe, TRPA designated bike trail, or State or federal highway?</p> <p>SCENIC-C1: Will the Project have significant cumulative impacts to scenic resources?</p>
Mitigation Level	Compliance with TRPA Code Chapter 22 (as amended)
Alternative	Alternative 5
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

SCENIC-1b. Alternative 6 North Base Area Building Redesign

Description	To comply with the proposed Chapter 22 Code amendment, Alternative 6 Building D shall be redesigned to include an additional view corridor through the project area from SR 89. New designs shall be submitted to TRPA for review and approval prior to the issuance of building permits for Alternative 6.
Impact(s) Mitigated	SCENIC-1. Will the Project be inconsistent with a County General Plan or TRPA thresholds, regulations, standards, or guidelines applicable to the Project area? SCENIC-C1: Will the Project have significant cumulative impacts to scenic resources?
Mitigation Level	Compliance with Chapter 22 Code amendment
Alternative	Alternative 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior project permitting

SCENIC-2a. Slope Vegetation Management

Description	To reduce the prominence of man-made features as viewed from Lake Tahoe viewpoints, HMR shall implement management actions to improve the visual quality of the existing Face ski run (located just above the North Base area) as viewed from Lake Tahoe. These measures shall include vegetation management with the goal of matching vegetation patterns of the northern (dark green) portion of the ski run (as seen in Figures 10-5 through 10-7). The Face ski run has well-established vegetation but is more visually prominent as viewed from Lake Tahoe when the vegetation is cut back on portions of the ski run and the vegetation color changes from dark green to light brown in color. During future permitting for vegetation management, HMR shall work with agency staff to develop procedures to ensure that the entirety of the Face ski run appears more uniform in color/texture when viewed from Lake Tahoe viewpoints.
Impact(s) Mitigated	SCENIC-2. Will the Project be visible from or cause an adverse effect on foreground or middle ground views from a high volume travel way, recreation use area, or other public use area, including Lake Tahoe, TRPA designated bike trail, or State or federal highway? SCENIC-C1: Will the Project have significant cumulative impacts to scenic resources?
Mitigation Level	Reduction in prominence of man-made features as viewed from Lake Tahoe viewpoints
Alternative	Alternatives 1,3 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Ongoing

SCENIC-2b. Mid-Mountain Lodge Redesign

Description	The Mid-Mountain Lodge design shall be finalized with a goal of reducing the reflectivity of glass panes and roofing materials, and placement of landscaping to reduce its visibility from Lake Tahoe. Building materials shall be pre-approved by TRPA and Placer County planning staff consistent with existing design review guidelines. Natural materials and dark colors that conform to Chapter 30 – Design Standards (TRPA 1987) will be used on resort structures. Placement of new trees directly downslope of the structure, as feasible among existing ski trails, will reduce its visual dominance from identified lake views.
Impact(s) Mitigated	SCENIC-2. Will the Project be visible from or cause an adverse effect on foreground or middle ground views from a high volume travel way, recreation use area, or other public use area, including Lake Tahoe, TRPA designated bike trail, or State or federal highway? SCENIC-C1: Will the Project have significant cumulative impacts to scenic resources?
Mitigation Level	Reduction in the reflectivity of glass panes and roofing materials, and placement of landscaping to reduce its visibility from Lake Tahoe
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to project permitting

TRANS-1. Traffic and Air Quality Mitigation Program

Description	HMR shall pay the appropriate air quality mitigation fee in accordance with Chapter 93 – Traffic and Air Quality Mitigation Program of the TRPA Code of Ordinances. Fees generated by the air quality mitigation fee are used to support programs/improvements that reduce VMT, improve air quality, and encourage alternative mode of transportation.
Impact(s) Mitigated	TRANS-1. Will the Project result in generation of 200 or more new Daily Vehicle Trip Ends?
Mitigation Level	Reduction of air quality effects from increased VMT
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	During project permitting

TRANS-2. Provide Adequate Parking to Meet Placer County Requirements

Description	The project applicant shall implement a winter and summer Parking Management Plan to be reviewed and approved by the Development Review Committee (DRC) prior to Improvement Plan approval for any project phase. The Parking Management Plan shall address the proposed off-site peak ski day employee parking and any on-site
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	<p>parking deficiencies. This plan shall be approved by the County and the TRPA and will ensure that adequate parking and shuttle service operations are maintained in order to accommodate the proposed off-site peak ski day employee parking. The applicant shall provide an employee shuttle service between the designated employee parking location(s) and Homewood Mountain Resort (HMR). If additional environmental impacts, other than those already identified, analyzed, and mitigated (if necessary) as part of this Draft EIR/EIS are created as a result of any of the proposed on-site or off-site parking areas or shuttle service operations, the Improvement Plans shall not be approved until subsequent environmental review has been completed.</p> <p>The project applicant has committed to eliminating the existing day skier parking along SR 89 and along County roadways. The Parking Management Plan, to be approved by the County and the TRPA, shall outline the measures proposed to fulfill this commitment, including signage, parking enforcement, surveys of on-street parking during peak ski days, and annual reporting to Placer County by May 1 of each year that surveys are required. Surveys shall be required until two years after completion of any new development phase of the project. All costs associated with the surveys and parking management report are the responsibility of Homewood Mountain Resort.</p> <p>Timing / Implementation: An agreement between the County, TRPA and the applicant to implement the Parking Management Program, along with the detailed plan, shall be signed before Improvement Plans for any project phase are approved.</p>
Impact(s) Mitigated	TRANS-2. Will the Project result in changes to existing parking facilities, or demand for new parking?
Mitigation Level	Provide a sufficient number of parking spaces at each portion of the Project area to meet the requirements of Placer County
Alternative	Alternatives 1, 3, 5, and 6
Lead Agency	Placer County, TRPA
Implementing Entity	HMR
Monitoring Agency	Placer County, TRPA
Timing	Prior to approval of improvement plans for any phase of the Project

TRANS-3. Implement Intersection Improvements

Description	<p><u>Alternatives 1, 3, 5, and 6 (Summer)</u></p> <p>The Project shall construct the following intersection improvement at the SR 89/Granlibakken Road intersection: Add an acceleration lane or two-way left-turn lane (consistent with the Placer 89 Environmental Improvement Project, 2006) to SR 89 at Granlibakken Road.</p> <ul style="list-style-type: none"> • <i>Delay after mitigation: 3.4 (44.2), LOS: A (E), Proposed Project and Alternative 3</i> • <i>Delay after mitigation: 3.3 (41.9), LOS: A (E), Alternative 5</i> • <i>Delay after mitigation: 3.2 (40.7), LOS: A (E), Alternative 6</i> <p><u>Alternatives 1, 3, 5 and 6 (Winter)</u></p> <p>The Project shall construct the following intersection improvement at the SR 89/Granlibakken Road intersection: Add an acceleration lane or two-way left-turn lane (consistent with the Placer 89 Environmental Improvement Project, 2006) to SR 89 at Granlibakken Road.</p> <ul style="list-style-type: none"> • <i>Delay after mitigation: 2.4 (19.3), LOS: A (C), Project and Alternative 3</i>
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	<ul style="list-style-type: none"> • <i>Delay after mitigation: 2.5 (19.0), LOS: A (C), Alternative 5</i> • <i>Delay after mitigation: 2.5 (18.9), LOS: A (C), Alternative 6</i> <p>Note: A two-way left-turn lane has been environmentally cleared through a CEQA Mitigated Negative Declaration, NEPA Finding of No Significant Impact, and TRPA Programmatic Environmental Assessment, and is scheduled for construction at this location as part of the Caltrans' <i>Placer 89 Environmental Improvement Project</i>. Figures ESL 42 and ESL 43 from the <i>Placer 89 Environmental Improvement Project</i> show the proposed roadway improvements, and are provided in Appendix L-2. If construction of the improvement is in place prior to being needed by HMR, HMR shall no longer be responsible for the improvement.</p> <p>The Project shall obtain an Encroachment Permit from Caltrans for any work within the State right-of-way. A copy of the permit shall be provided to the Placer County Engineering and Surveying department prior to the approval of Improvement Plans.</p>
Impact(s) Mitigated	TRANS-3. Will the Project result in a substantial impact upon existing transportation systems, including roadways and intersections?
Mitigation Level	Improve intersection operations
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	Placer County, Caltrans
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to operation

TRANS-C1. Implement Intersection Improvements (Cumulative)

Description	<p><u>Alternatives 1, 3, 5 and 6 (Summer)</u></p> <p>The Project shall construct the following intersection improvement at the SR 89/Granlibakken Road intersection: Add an acceleration lane or two-way left-turn lane (consistent with the <i>Placer 89 Environmental Improvement Project, 2006</i>) to SR 89 north of Granlibakken Road.</p> <ul style="list-style-type: none"> • <i>Delay after mitigation: 3.7 (58.9), LOS: A (F), Project and Alternative 3</i> • <i>Delay after mitigation: 3.6 (55.4), LOS: A (F), Alternative 5</i> • <i>Delay after mitigation: 3.6 (53.7), LOS: A (F), Alternative 6</i> <p><u>Alternatives 1, 3, 5 and 6 (Winter)</u></p> <p>The Project shall construct the following intersection improvement at SR 89/Granlibakken Road: Add an acceleration lane or two-way left-turn lane (consistent with the <i>Placer 89 Environmental Improvement Project, 2006</i>) to SR 89 at Granlibakken Road.</p> <ul style="list-style-type: none"> • <i>Delay after mitigation: 2.8 (26.2), LOS: A (D), Project and Alternative 3</i> • <i>Delay after mitigation: 2.8 (25.7), LOS: A (D), Alternative 5</i> • <i>Delay after mitigation: 2.9 (25.5), LOS: A (D), Alternative 6</i> <p>The Project shall construct the following intersection improvement at SR 89/Fawn Street: Add a left-turn pocket on Fawn Street. The pocket should have a minimum length of 100 feet.</p>
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	<ul style="list-style-type: none"> • <i>Delay after mitigation: 9.7 (41.6), LOS: A (E), Project and Alternative 3</i> • <i>Delay after mitigation: 8.2 (35.5), LOS: A (E), Alternative 5</i> • <i>Delay after mitigation: 8.6 (35.8), LOS: A (E), Alternative 6</i> <p>Fawn Street Note: The analysis period represents the absolute peak hour. The LOS E condition is not expected to exceed 4 hours of the day and therefore is not considered to be a significant impact after implementation of mitigation measures.</p> <p>Granlibakken Note: A two-way left-turn lane has been environmentally cleared through a CEQA Mitigated Negative Declaration, NEPA Finding of No Significant Impact, and TRPA Programmatic Environmental Assessment, and is scheduled for construction at this location as part of the Caltrans' Placer 89 Environmental Improvement Project (2006). Figures ESL 42 and ESL 43 from the Placer 89 Environmental Improvement Project show the proposed roadway improvements, and are provided in Appendix L-2. If construction of the improvement is in place prior to being needed by HMR, HMR shall no longer be responsible for the improvement.</p> <p>The Project shall obtain an Encroachment Permit from Caltrans for any work within the State right-of-way. A copy of the permit shall be provided to the Placer County Engineering and Surveying department prior to the approval of Improvement Plans.</p>
Impact(s) Mitigated	TRANS-C1: Will the project result in a substantial impact upon cumulative transportation systems, including roadways and intersections?
Mitigation Level	Improve intersection operations
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	Placer County, Caltrans
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	As warranted based on traffic monitoring

TRANS-C2. Payment of Countywide Traffic Impact Fees (Cumulative)

Description	Regarding the intersection improvement at SR 89 and Granlibakken Road. This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Resort District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project: A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code. The fees are calculated using the information supplied by the applicant. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.
Impact(s) Mitigated	TRANS-C1: Will the project result in a substantial impact upon cumulative transportation systems, including roadways and intersections?
Mitigation Level	Improve intersection operations
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	As warranted based on traffic monitoring

AQ-1. Implement PCAPCD Best Management Practices (BMPs) to reduce pollutant emissions during construction

<p>Description</p>	<p>The Project Applicant shall implement the following recommended mitigation measures, which were provided by the PCAPCD. These measures shall be implemented prior to and during the construction phase. In addition, construction of the Project is required to comply with PCAPCD rules and regulations (see section 12-2).</p> <ul style="list-style-type: none"> • Dust Control Plan: The applicant shall submit a Construction Emission/Dust Control Plan to the PCAPCD. This plan must address the minimum Administrative Requirements found in PCAPCD Rule 228, Fugitive Dust, Sections 300 and 400. The applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emission/Dust Control Plan. • Equipment Inventory: The Project Applicant shall submit a comprehensive inventory (i.e. make, model, year, emission rating) of heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for construction. • Enforcement Plan: An enforcement plan shall be established and submitted to the PCAPCD for review, to evaluate weekly project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. • Compliance with Rule 202: Construction equipment exhaust emissions shall not exceed District Rule 202, Visible Emission limitations. • Compliance with Rule 228: Grading operations shall be suspended if fugitive dust exceeds PCAPCD Rule 228 (Fugitive Dust) limitations. Water shall be applied to control dust, as required by the rule, to prevent dust impacts off-site. Operational water truck(s) shall be on-site, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. • Pre-Construction Meeting: If required by the Department of Engineering and Surveying and/or the Department of Public Works, the contractor shall have a pre-construction meeting for grading activities. The contractor shall invite the PCAPCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. • Maintenance of Public Thoroughfares: The Project Applicant shall keep adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. • Traffic Limits: Traffic speeds on unpaved surfaces shall be limited to 15 miles per hour or less. • Wind Restrictions: Grading operations shall be suspended when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. • Idling Restrictions: Idling time shall be limited to a maximum of five minutes for diesel-powered equipment. • Open Burning Restrictions: No open burning of removed vegetation shall be allowed during construction. Removed vegetative material shall be either chipped on-site or taken to an appropriate disposal site. • Ultra-Low Diesel Fuel: ARB ultra low diesel fuel shall be used for diesel-powered equipment and low sulfur fuel shall be utilized for stationary
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	<p>equipment.</p> <ul style="list-style-type: none"> • Clean Power Sources: Existing power sources (e.g., power poles) or clean fuel generators shall be used rather than temporary diesel power generators. • Compliance with PCAPCD Permit Regulations: On-site stationary equipment which is classified as 50 horsepower or greater shall either obtain a State issued portable equipment permit or a PCAPCD issued portable equipment permit. Pursuant to PCAPCD Rule 501, General Permit Requirements, the Project may need a permit from the PCAPCD prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour requires a PCAPCD permit. • Compliance with NESHAPs: The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPs) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that asbestos materials are removed prior to demolition. • Traffic Plans: If a Traffic Plan is required the PCAPCD shall be provided receive a copy for review. PCAPCD recommendations within the plan may include, but not be limited to: use of public transportation and satellite parking areas with a shuttle service. • Landscaping Plan: The applicant shall provide a landscaping plan for review and approval by the Design/Site Review Committee. As required by the PCAPCD, landscaping shall include native drought-resistant species (plants, trees and bushes) and no more than 25% lawn area to reduce the demand for irrigation and gas powered landscape maintenance equipment. The Project Applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non-vegetated surfaces and systems which create runoff), use applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain “shut off” valves, and other devices as reviewed and approved by the Design Site Review Committee. • Limit Daily Construction Activities: Daily soil disturbance activities shall be limited to 15 acres per day.
Impact(s) Mitigated	<p>AQ-1. Will the Project Generate Construction Emissions in Excess of Applicable Standards?</p> <p>AQ-4. Will the Project Conflict with or Obstruction of Implementation of the Applicable Air Quality Plan?</p> <p>AQ-C1. Would the Project Result in a Cumulative Short-Term Impact on Air Quality?</p>
Mitigation Level	Comply with PCAPCD rules and regulations
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	PCAPCD
Implementing Entity	HMR
Monitoring Agency	PCAPCD
Timing	Prior to and during construction

AQ-2a. Contribute to the TRPA Traffic and Air Quality Mitigation Program

Description	The Project Applicant shall pay the appropriate air quality mitigation fee in accordance with Chapter 93—Traffic and Air Quality Mitigation Program of the TRPA Code of Ordinances. The TRPA adopted this program as a means of generating the revenue
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	<p>necessary to address air quality impacts associated with VMT. By contributing to TRPA’s Mitigation Program, the Project effectively mitigates air quality emissions through VMT reductions achieved through Mitigation Program, as VMT reductions typically result in reductions of air pollutant emissions. Specific regional and local VMT reduction strategies that may benefit from the mitigation include, but are not limited to:</p> <ul style="list-style-type: none"> • Expansion of existing transit facilities; • Addition of bicycle lanes; • Transportation Systems Management measures such as bicycle facilities, pedestrian facilities, and use of alternative fuels in fleet vehicles; and • Provision of connectivity between multi-use paths for bicycles and pedestrians.
Impact(s) Mitigated	<p>AQ-2. Will the Project Generate Operational Emissions or Vehicle Miles Traveled in Excess of Applicable Standards? AQ-C2. Would the Project Result in a Cumulative Long-Term Regional Impact on Air Quality?</p>
Mitigation Level	Comply with TRPA Codes
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	During project permitting

AQ-2b. Prohibit Installation of Wood-Burning Appliances

Description	<p>There are no new wood-burning appliances included in the Proposed Project (Alternative 1) or Alternatives 3, 4, 5, or 6. There is potential, however, for future owners, operators, and residents to install wood-burning appliances. However, no new wood burning appliances defined in District Rule 225 <u>Wood-Burning Appliances</u> shall be allowed in any residential or non-residential structures within the boundaries of the project. A standard note indicating this restriction shall be included on all building plans approved in association with this project.</p>
Impact(s) Mitigated	<p>AQ-2. Will the Project Generate Operational Emissions or Vehicle Miles Traveled in Excess of Applicable Standards?</p>
Mitigation Level	Comply with TRPA Codes
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	During project permitting

NOI-1a. Employ Measures to Reduce Airblast and Vibration from Blasting

Description	<p>Contractors shall retain a qualified blasting specialist to develop a site-specific blasting program report to assess, control, and monitor airblast and ground vibration from blasting. The report shall be reviewed and approved by the County prior to issuance of</p>
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	<p>a blasting permit. The report shall include, at minimum, the following measures:</p> <ul style="list-style-type: none"> • The contractor shall use current state-of-the-art technology to keep blast-related vibration at offsite residential, other occupied structures and well sites as low as possible, consistent with blasting safety. In no instance shall blast vibration, measured on the ground adjacent to a residential, other occupied structure, or well site be allowed to exceed the frequency-dependent limits specified in the Alternative Blasting Level Criteria contained in USBM Report of Investigations 8507. • The project contractor shall use current state-of-the-art technology to keep airblast at offsite residential and other occupied structures as low as possible. In no instance shall airblast, measured at a residence or other occupied structure, be allowed to exceed the 0.013-psi (133-dB) limit recommended in USBM Report of Investigations 8485. • The project contractor shall monitor and record airblast and vibration for blasts within 1,000 feet of residences and other occupied structures to verify that measured levels are within the recommended limits at those locations. The contractor shall use blasting seismographs containing three channels that record in three mutually perpendicular axes and which have a fourth channel for recording airblast. The frequency response of the instrumentation shall be from 2 to 250 Hz, with a minimum sampling rate of 1,000 samples per second per channel. The recorded data must be such that the frequency of the vibrations can be determined readily. If blasting is found to exceed specified levels, blasting shall cease, and alternative blasting or excavation methods shall be employed that result in the specified levels not being exceeded. • Airblast and vibration monitoring shall take place at the nearest offsite residential or other occupied structure. If vibration levels are expected to be lower than those required to trigger the seismograph at that location, or if permission cannot be obtained to record at that location, recording shall be accomplished at some closer site in line with the structure. Specific locations and distances where airblast and vibration are measured shall be documented in detail along with measured airblast and vibration amplitudes.
Impact(s) Mitigated	NOI-1. Will construction (including blasting activities) of the Project expose the public to high noise levels or vibration?
Mitigation Level	Minimize noise and vibration from construction activities
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	During construction

NOI-1b. Conduct Building Inspection prior to Blasting

Description	HMR shall inspect any existing buildings located within a 500-foot radius of planned blasting activities. The inspection shall document preexisting conditions. The preinspection survey of the buildings shall be completed with the use of photographs, videotape, or visual inventory, and shall include inside and outside locations. All existing cracks in walls, floors, driveways, etc., shall be documented with sufficient detail for comparison during and upon completion of blasting activities to determine whether actual vibration damage has occurred. The results of both surveys shall be
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	provided to the County for review and acceptance of conclusions. Should damage occur, construction operations shall be halted until the problem activity can be identified. Once identified, the problem activity shall be modified to eliminate the problem and protect the adjacent buildings. Any damage to nearby buildings shall be repaired back to the pre-existing condition.
Impact(s) Mitigated	NOI-1. Will construction (including blasting activities) of the Project expose the public to high noise levels or vibration?
Mitigation Level	Minimize damage from blasting activities
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	During construction

NOI-1c. Employ noise-reducing construction practices

Description	<p>HMR shall design and implement measures to reduce noise from construction. HMR will prepare a noise control plan that will identify feasible measures that can be employed to reduce construction noise, including enclosing or shielding noise-generating equipment and locating equipment as far as practical from sensitive uses would also be effective. Implementation of such measures is anticipated to provide up to 10 dB of noise reduction. The noise control plan shall employ noise-reducing construction practices such that construction noise does not exceed: (1) 55 dBA Leq between the hours of 8:00 PM to 10:00 PM and 45 dBA between the hours of 10:00 PM to 6:00 AM on weekdays; or (2) 55 dBA between the hours of 8:00 PM and 10:00 PM and 45 dBA between the hours of 10:00 PM and 8:00 AM on weekends. The plan must be approved by the TRPA and Placer County prior to issuing a Grading Permit. The noise control plan may include, and is not limited to, the following measures:</p> <ul style="list-style-type: none"> • Gasoline or diesel engine construction equipment shall have sound-control devices that are at least as effective as those originally provided by the manufacturer and that equipment be operated and maintained to minimize noise generation. • Prohibit gasoline or diesel engines from having unmuffled exhaust. • Locate noise-generating equipment as far as practical from noise-sensitive uses. • Use noise-reducing enclosures around noise-generating equipment. • Schedule substantial noise-generating activity, and blasting in particular, during daytime or early evening hours. • Place temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures, edge of trench) to block sound transmission. • Cover trenches where blasting will occur. • Prohibit backup alarms and provide an alternate warning system, such as a flagman or radar-based alarm that is compliant with State regulations.
Impact(s) Mitigated	NOI-1. Will construction (including blasting activities) of the Project expose the public to high noise levels or vibration?
Mitigation Level	Minimize noise from construction activities

Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	During construction

NOI-2. Employ measures to ensure Project-related traffic noise does not increase relative to future no project conditions

Description	<p>The Project Applicant shall design and implement measures to reduce noise from traffic related to the Proposed Project (Alternative 1). HMR will prepare a noise control plan that will identify feasible measures that can be employed to reduce traffic noise by 1.2 dB. The noise control plan shall employ noise-reducing measures such that Project-related noise does not increase relative to future no project conditions. This is in addition to the ongoing reduction in traffic volumes observed on SR 89 (see Chapter 11 – Transportation, Parking, and Circulation). The plan must be approved by the TRPA and Placer County prior to issuing a Grading Permit. The noise control plan may include, and is not limited to, the following measures:</p> <ul style="list-style-type: none"> • Constructing/use of barriers, berms, and acoustical shielding (reductions of 3dB to 5dB). • Utilizing noise-reducing pavement (reductions of 2-5dB). • Lowering speed limits, if feasible and practical (reductions of 1-2dB). • Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees (no actual noise reduction from this, reduction depends on actual measure that is implemented.). • Acoustical treatment of buildings (reductions of 3-5dB).
Impact(s) Mitigated	<p>NOI-2. Will operation and maintenance of the Project expose the public to high noise levels (e.g., above CNEL permitted in the applicable Plan Area Statements, Community Plan or Master Plan) from transportation sources?</p> <p>NOI-C1: Will the Project result in a substantial impact upon the cumulative noise environment?</p>
Mitigation Level	Minimize noise from traffic related to Project
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Ongoing

NOI-3a. Design new residences to reduce interior noise below 45 dBA, Ldn

Description	<p>HMR shall design and construct new residences such that interior noise from snowmaking and other sources of noise (including concerts) in the area does not exceed 45 dBA, Ldn. HMR will retain a qualified acoustical consultant to design the necessary acoustical treatments. Measures that can be implemented include installing acoustically rated doors and windows, use of upgraded wall and roof materials to provide additional acoustical insulation, and sealing gaps in walls and ceilings with</p>
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	acoustical caulking. The acoustical consultant will prepare a report for the TRPA and Placer County demonstrating compliance with noise standards inside of residential units.
Impact(s) Mitigated	NOI-3. Will noise from Project concerts, snowmaking, or other resort operations effect existing or proposed noise-sensitive land uses? NOISE-C1: Will the Project result in a substantial impact upon the cumulative noise environment?
Mitigation Level	Interior noise from snowmaking and other sources of noise in the area does not exceed 45 dBA, Ldn. Exterior noise levels comply with adjacent PAS CNEL limits.
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to operation

NOI-3b. Implement design and operational measures at the amphitheater to ensure compliance with the adjacent Planning Area Statement (PAS) CNEL limit at existing residences

Description	HMR shall demonstrate that the amphitheater has been designed such that operational noise at existing residences will be in compliance with the adjacent Planning Area Statement (PAS) CNEL limit. An acoustical engineer with experience in the prediction and mitigation of outdoor theater sound levels shall be consulted prior to design and construction of the proposed amphitheater. The acoustical engineer shall identify feasible mitigation measures for reducing noise-related impacts to nearby residences. Mitigation measures may include, but are not limited to, orientation and location of the amphitheater, construction of noise barriers, limitations on speaker orientation, limitations on noise-generation levels, and hours of activity. The project applicant shall incorporate the mitigation measures into the design and operation of the amphitheater.
Impact(s) Mitigated	NOI-3. Will noise from Project concerts, snowmaking, or other resort operations effect existing or proposed noise-sensitive land uses? NOISE-C1: Will the Project result in a substantial impact upon the cumulative noise environment?
Mitigation Level	Interior noise from snowmaking and other sources of noise in the area does not exceed 45 dBA, Ldn. Exterior noise levels comply with adjacent PAS CNEL limits.
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to operation

NOI-3c. Implement measures to ensure noise levels at existing residences are reduced to meet the adjacent Plan Area Statement (PAS) CNEL limit

<p>Description</p>	<p>To reduce existing and proposed snowmaking noise levels to a less than significant level, HMR must reduce noise levels to meet adjacent PAS CNEL limits. The reduction of noise to PAS CNEL levels shall be reevaluated annually to ensure that HMR is implementing all possible snowmaking measures available to work towards the attainment of the PAS CNEL noise standards for Plan Areas 157, 158, and 159 (55dB, 55dB, and 60dB, CNEL, respectively). HMR will prepare a noise control plan to design, construct/install, and operate new snowmaking equipment so that the increase in noise associated with snowmaking conditions, (see Table 13-7) is reduced to meet the appropriate PAS limit. The plan must be approved by the TRPA and Placer County prior to HMR using any new snowmaking equipment. The noise control plan may include, and is not limited to, the following measures:</p> <ul style="list-style-type: none"> • Situate snowmaking equipment as far as practicable from existing noise sensitive land uses (reductions of 2-3dB). If setbacks are used to control snowmaking noise, snow could be moved from the location where it is made, and mechanically deposited in the desired location. This measure would involve the use of snow grooming equipment, which would also produce noise. In general, snow grooming equipment produces lower levels than snowmaking equipment, and the time required to move the snow would be less than the time required to make snow on a continuous basis. Thus the overall noise impacts of this alternative in a given area would be lower than for continuous snowmaking using snowmaking nozzles. • Place temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures, edge of trench) to block sound transmission. Barriers would be most effective where the nozzles are close to the noise sensitive land uses. The barriers should be solid and massive, and placed close to the nozzles to block line of sight to the receivers. Thick (1/2 inch) plywood or wood, and straw bales are examples of suitable materials for such an application. Where nozzles are placed in fixed, elevated positions, barriers could consist of tower structures with plywood sides blocking line of sight to the nozzles (reductions of 3-9dB). At the South and North Base areas, the construction of proposed HMR buildings may provide permanent barriers between snowmaking operations and adjacent land uses. • Select quieter snow making equipment (reductions of 2-3dB). HMR currently uses fan gun technology for its snowmaking system, which is quieter than compressed air/water nozzles used at other resorts. However, the latest snowmaking gun technology shall be consulted when purchasing new equipment. The new and quieter equipment shall be used in locations closest to noise sensitive land uses. • Prohibit/minimize the operation of snow making activities during nighttime hours (prohibition eliminates nighttime noise that is penalized in the calculation of CNEL averages). • Reduce the number of snow making equipment operating concurrently (reduction of 2-3 dB). • Reducing the number of nozzles close to noise sensitive land uses. (In general, a 50 percent reduction in the number of nozzles in a given area will result in a reduction of 3 dB, which is considered to be a perceptible reduction in noise levels).
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Impact(s) Mitigated	NOI-3. Will noise from Project concerts, snowmaking, or other resort operations effect existing or proposed noise-sensitive land uses? NOISE-C1: Will the Project result in a substantial impact upon the cumulative noise environment?
Mitigation Level	Exterior noise levels comply with adjacent PAS CNEL limits.
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Ongoing

GEO-1. Submit Final Geotechnical Report

Description	<p>The Project Applicant shall submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability G) Utility trench design <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted in the Covenants, Conditions and Restrictions (CC&Rs) and on the Informational Sheet filed with the Final Subdivision Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>
Impact(s) Mitigated	<p>GEO-1. Will the Project expose people or structures to adverse geological hazards, including risk of loss, injury, or death involving fault rupture, strong seismic ground shaking, seismic related ground failure (e.g., liquefaction), or landslides?</p> <p>GEO-2. Will Project facilities be located within an area of unstable soil conditions, including soils susceptible to collapse, subsidence, corrosion or expansion?</p>
Mitigation Level	Conformance with Placer County Grading and Erosion Prevention Ordinance (Section 15.48.360)
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR

Monitoring Agency	Placer County
Timing	Prior to construction of Phase 2

GEO-3. Comply with Excess Land Coverage Mitigation Program

Description	<p>Based on allowable base land coverage determinations in LCDs 1a and 2, the Proposed Project (Alternative 1) and Alternatives 3, 5 and 6 shall be subject to the excess coverage mitigation program described in Code Section 20.5. The excess land coverage within the Project area shall be reduced to comply with Code Section 20.5 through: 1) reduction of coverage onsite; 2) reduction of coverage offsite; 3) payment of excess coverage mitigation fee; 4) parcel consolidation or parcel line adjustment; or 5) combination of these options.</p> <p>Table 14-7 presents the excess land coverage mitigation fee and reductions in existing land coverage options for each of the alternatives, which are the mitigation options most applicable to the Project area. Land coverage must be permanently retired to supplement the payment of a mitigation fee.</p> <p>The impact from excess land coverage under the Proposed Project (Alternative 1) and Alternatives 3, 5 and 6 can be reduced to a less than significant level through completion of the excess land coverage mitigation program as outlined in TRPA Code section 20.5. The mitigation options are listed according to alternative.</p> <p>Proposed Project (Alternative 1):</p> <ol style="list-style-type: none"> 1) Payment of Excess Coverage Mitigation Fee = \$1,601,228; or 2) Permanent retirement of 188,380 square feet of onsite land coverage (offset of \$8.50/square foot assumed) in lieu of the Excess Coverage Mitigation Fee; or 3) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) as required for TRPA Code of Ordinances Chapter 22.4.G Amendment for additional building height findings and for CEP Governing Board Resolution requirements and payment of an adjusted Excess Coverage Mitigation Fee equal to \$104,091 (Note that the proposed Chapter 22.4.G height amendment requires a 10 percent reduction of total existing land coverage, while the TRPA CEP Resolution requires a “substantial” reduction in existing land coverage but does not quantify square footage of land coverage for permanent retirement - the 176,134 square feet identified above is equal to a 10 percent reduction in verified existing land coverage); or 4) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) as required for TRPA Code of Ordinances Chapter 22 for building height findings and for CEP Governing Board Resolution requirements and the permanent retirement of an additional 12,246 square feet (offset of \$8.50/square foot assumed) of offsite land coverage to be identified by the Project Applicant; or 5) Combination of Options 1 and 2 for permanent retirement of on or offsite land coverage (offset of \$8.50/square foot assumed) and payment of Excess Coverage Mitigation Fee that is appropriate for the amount of excess land coverage that remains (offset of \$8.50/square foot assumed). <p>According to TRPA Code Section 20.5.A, the payment of the Excess Coverage Mitigation Fee mitigates excess land coverage for the Project area to a less than significant level. Permanently retiring 188,380 square feet of onsite land coverage under the Proposed Project (Alternative 1) is considered a more beneficial option for reducing impacts from excess land coverage than only the payment of the mitigation fee. Permanent retirement of land coverage directly reduces impacts in the Project area</p>
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	<p>watersheds through the permanent removal of impervious surfaces and restoration of land capability.</p> <p>Notable benefits of the Proposed Project (Alternative 1) that are over and above standard TRPA mitigation requirements include: land coverage reductions in excess of the CEP goal for “substantial” reduction, permanent retirement of a portion of land coverage removed from LCDs 5, 3 and 1a, and the relocation of land coverage from LCD 1a and 1b lands to higher capability LCD lands. Additionally, effects from proposed land coverage will be reduced through application of LID measures such as bioretention areas for stormwater treatment, cisterns to capture roof runoff, heated walkways to control the timing of runoff from walkways and pervious pavement to reduce typical runoff volumes by around 40 percent. The LID measures more closely mimic natural hydrologic patterns and alleviate pressures placed on traditional stormwater treatment systems. The Proposed Project (Alternative 1) will utilize pervious pavers and pervious pavement on approximately 850 square feet of the Project area and will install bioretention areas for stormwater treatment (approximately 117,000 square feet) across the North Base, South Base and Mid-mountain areas. Cisterns will capture a portion of roof runoff from buildings, up to 7,800 cubic feet per runoff event. These LID measures are not considered in the TRPA calculations for land coverage reductions but will provide added benefits to the Project through reductions in runoff from impervious surfaces. Table 15-8 in Chapter 15, Hydrology, Water Rights, Surface Water Quality and Groundwater, details the impact reductions specified above.</p> <p>Alternative 3:</p> <ol style="list-style-type: none"> 1) Payment of Excess Coverage Mitigation Fee = \$1,794,027; 2) Permanent retirement of 211,062 square feet of onsite land coverage (offset of \$8.50/square foot assumed) in lieu of the Excess Coverage Mitigation Fee; 3) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) to comply with CEP Governing Board Resolution requirements and payment of an adjusted Excess Coverage Mitigation Fee = \$296,888 (Note that Alternative 3 does not require TRPA Chapter 22 findings for height. The TRPA CEP Resolution, however, requires a “substantial” reduction in existing land coverage but does not quantify square footage for permanent retirement. The 176,134 square feet stated above is based on 10 percent permanent retirement of verified existing land coverage.); or 4) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) as required for CEP Governing Board Resolution requirements and the permanent retirement of an additional 34,928 square feet (offset of \$8.50/square foot assumed) of offsite land coverage to be identified by the Project Applicant; or 5) Combination of Options 1 and 2 for permanent retirement of on or offsite land coverage (offset of \$8.50/square foot assumed) and payment of Excess Coverage Mitigation Fee that is appropriate for the amount of excess land coverage that remains (assuming an offset of \$8.50/square foot). <p>According to TRPA Code Section 20.5.A, the payment of the Excess Coverage Mitigation Fee mitigates excess land coverage for the Project area to a less than significant level. However, permanently retiring 211,062 square feet of land coverage under Alternative 3 is considered a more beneficial option for reducing impacts from excess land coverage than only the payment of the mitigation fee. Permanent retirement of land coverage directly reduces impacts in the Project area watersheds through the permanent removal of impervious surfaces and restoration of land capability.</p> <p>Notable benefits of Alternative 3 that are over and above standard TRPA mitigation</p>
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requirements include: land coverage reductions in excess of the CEP goal for “substantial” reduction, permanent retirement of a portion of the land coverage removed from LCDs 5, 3 and 1a, and the relocation of land coverage from LCD 1a and 1b lands to higher capability LCD lands. Additionally, impacts from proposed land coverage will be reduced through application of LID measures such as bioretention areas for stormwater treatment, cisterns to capture roof runoff, heated walkways to control the timing of runoff from walkways and pervious pavement to reduce typical runoff volumes by around 40 percent. The LID measures more closely mimic natural hydrologic patterns and alleviate pressures placed on traditional stormwater treatment systems. The effects of land coverage would be reduced through application of LID measures such as cisterns, pervious pavement and pavers and bioretention areas for stormwater treatment that are described above for the Proposed Project (Alternative 1). These LID measures are not considered in the TRPA calculations for land coverage reductions but will provide added benefits to the Project through reductions in runoff from impervious surfaces. Table 15-8 in Chapter 15, Hydrology, Water Rights, Surface Water Quality and Groundwater, details the impact reductions specified above.

Alternative 5:

- 1) Payment of Excess Coverage Mitigation Fee = \$1,005,366; or
- 2) Permanent retirement of 118,279 square feet of onsite land coverage (offset of \$8.50/square foot assumed) in lieu of the Excess Coverage Mitigation Fee; or
- 3) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) as required for TRPA Code of Ordinances Chapter 22 for building height findings and for CEP Governing Board Resolution requirements (Note that Chapter 22 requires a 10 percent reduction of verified existing land coverage, while the CEP Resolution requires a “substantial” reduction in existing land coverage but does not quantify square footage for permanent retirement. The 176,134 square feet stated above is based on 10 percent permanent retirement of verified existing land coverage.); or
- 4) Combination of Options 1 and 2 for permanent retirement of on or offsite land coverage (offset of \$8.50/square foot assumed) and payment of Excess Coverage Mitigation Fee that is appropriate for the amount of excess land coverage that remains (assuming an offset of \$8.50/square foot).

According to TRPA Code Section 20.5.A, the payment of the Excess Coverage Mitigation Fee mitigates excess land coverage for the Project area to a level of less than significant. Identification and permanent retirement of onsite land coverage (118,279 square feet) in lieu of payment of the remaining Excess Coverage Mitigation Fee (\$1,005,366) is considered more beneficial option for reducing impacts from excess land coverage in the Project area watersheds. A combination of the two mitigation options, described above under option four, is considered more beneficial than the payment of the excess coverage mitigation fee only. Option 3, however, would be required for Alternative 5 because although options one, two and four would legally mitigate excess land coverage on the project area to a level of less than significant, these mitigation options would not meet the proposed TRPA Chapter 22.4.G amendment requirements for additional height nor the CEP Governing Board Resolution for substantial land coverage reductions, assumed to be at least a 10 percent reduction in existing land coverage. Identification and permanent retirement of 176,134 square feet of onsite or offsite land coverage in lieu of payment of the remaining Excess Coverage Mitigation Fee (\$1,005,372) is considered the most beneficial option (Option number 3 above) for reducing impacts from excess land coverage.

Notable benefits of Alternative 5 that are over and above standard TRPA mitigation requirements would be the same as described for Alternative 3.

	<p>Alternative 6:</p> <ol style="list-style-type: none"> 1) Payment of Excess Coverage Mitigation Fee = \$1,293,198; or 2) Permanent retirement of 152,141 square feet of onsite land coverage (offset of \$8.50/square foot assumed) in lieu of the Excess Coverage Mitigation Fee; or 3) Permanent retirement of 176,134 square feet of onsite land coverage (offset of \$8.50/square foot assumed) as required for TRPA Code of Ordinances Chapter 22 for building height findings and for CEP Governing Board Resolution requirements (Note that Chapter 22 requires a 10 percent reduction of verified existing land coverage, while the CEP Resolution requires a “substantial” reduction in existing land coverage but does not quantify square footage for permanent retirement. The 176,134 square feet stated above is based on 10 percent permanent retirement of verified existing land coverage.); or 4) Combination of Options 1 and 2 for permanent retirement of on or offsite land coverage (offset of \$8.50/square foot assumed) and payment of Excess Coverage Mitigation Fee that is appropriate for the amount of excess land coverage that remains (assuming an offset of \$8.50/square foot). <p>According to TRPA Code Section 20.5.A, the payment of the Excess Coverage Mitigation Fee mitigates excess land coverage for the Project area to a level of less than significant. Identification and permanent retirement of onsite land coverage (118,279 square feet) in lieu of payment of the remaining Excess Coverage Mitigation Fee (\$1,293,198) is considered more beneficial option for reducing impacts from excess land coverage in the Project area watersheds. A combination of the two mitigation options, described above under option four, is considered more beneficial than the payment of the excess coverage mitigation fee only. Option 3, however, would be required for Alternative 6 because although options one, two and four would legally mitigate excess land coverage on the project area to a level of less than significant, these mitigation options would not meet the proposed TRPA Chapter 22.4.G amendment requirements for additional height nor the CEP Governing Board Resolution for substantial land coverage reductions, assumed to be at least a 10 percent reduction in existing land coverage. Identification and permanent retirement of 176,134 square feet of onsite or offsite land coverage in lieu of payment of the remaining Excess Coverage Mitigation Fee (\$1,293,198) is considered the most beneficial option (Option number 3 above) for reducing impacts from excess land coverage.</p> <p>Notable benefits of Alternative 6 that are over and above standard TRPA mitigation requirements would be the same as described for Alternative 3.</p>
Impact(s) Mitigated	GEO-3. Will the Project result in compaction or covering of the soil beyond the limits allowed in the land capability system, including coverage within sensitive Class 1a and 1b lands?
Mitigation Level	Compliance with TRPA Code of Ordinance Section 20.5
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Prior to approval of Improvement Plans for any project phase

GEO-4a. Design Construction-related BMPs According to the California Stormwater Quality Association Stormwater BMP Handbooks and TRPA’s Handbook of BMPs

<p>Description</p>	<p>Construction-related Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).</p> <p>Construction (temporary) BMPs for the Project could include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, dust control measures, and concrete washout areas.</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: above and below ground onsite infiltration basin(s), sand/oil interceptors.</p> <p>No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to insure effectiveness. The Project Applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>
<p>Impact(s) Mitigated</p>	<p>GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling?</p> <p>HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?</p>
<p>Mitigation Level</p>	<p>Conformance to California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD))</p>
<p>Alternative</p>	<p>Alternatives, 1, 3, 5 and 6</p>
<p>Lead Agency</p>	<p>Placer County</p>
<p>Implementing Entity</p>	<p>HMR, Placer County</p>
<p>Monitoring Agency</p>	<p>Placer County</p>

Timing	Prior to Improvement Plan or Final Map approval
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GEO-4b. Conform to Provisions of Placer County Grading, Erosion and Sediment Control Ordinance

Description	<p>All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at a minimum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope but fill slopes shall not exceed 1.5:1 (horizontal:vertical) and the Engineering and Surveying Department (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction activity as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>
Impact(s) Mitigated	<p>GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling?</p> <p>HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?</p>
Mitigation Level	Compliance with Placer County Grading and Erosion Control Ordinance
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County

Timing	Prior to Improvement Plan or Final Map approval
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GEO-4c. Identify Stockpiling and/or Vehicle Staging Areas on Improvement Plans

Description	Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.
Impact(s) Mitigated	GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling? HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Identification on Improvement Plans approved by Placer County
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to Improvement Plan or Final Map approval

GEO-4d. Comply with Placer County Blasting Requirements

Description	If blasting is required for the installation of site improvements, the Project Applicant shall comply with applicable County Ordinances related to blasting and use only State-licensed contractors to conduct these operations.
Impact(s) Mitigated	GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling? HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Conformance to Placer County requirements related to blasting
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	During Construction

GEO-4e. Obtain NPDES Permit

Description	The Project's ground disturbance exceeds one-acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The Project Applicant shall obtain such permit
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	from Lahontan and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a NOI and fees prior to start of construction.
Impact(s) Mitigated	GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling? HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Compliance with Lahontan Board Order R6T-2005-0007
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Lahontan, Placer County
Implementing Entity	HMR
Monitoring Agency	Lahontan, Placer County
Timing	Prior to Construction

GEO-4f. Satisfy the requirements of Section II of the Land Development Manual. (LDM)

Description	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the ESD for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. Any building permits associated with this phased project shall not be issued until the Improvement Plans for that project phase are approved by the ESD.</p>
Impact(s) Mitigated	GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling? HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?

Mitigation Level	Conformance with Section II of the Placer County LDM
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to Improvement Plan or Final Map approval

GEO-4g. Final Construction Dewatering Plan

Description	<p>The redevelopment in the Project area shall involve excavation in the North and South Base areas. The Revised Soils Hydrologic Scoping and Final Report (Kleinfelder 2010) suggests that groundwater will be intercepted during construction of underground parking facilities. Because groundwater will be intercepted, which is the process of diverting and/or capturing the groundwater flows, dewatering, which is the removal and disposition of the water itself, shall be implemented onsite.</p> <p>The final dewatering plan shall be further developed by the construction contractor based on the final site design of the selected alternative. The construction contractor shall demonstrate that they have a reliable plan for dewatering as well as contingency in case that plan does not function as expected. The contractor shall have demonstrable experience in dewatering operations and evidence of such experience shall be provided to TRPA and the County with the dewatering plan.</p> <ol style="list-style-type: none"> 1. Dewatering of groundwater shall not be discharged prior to notice to and approval from the TRPA. Once the discharge is permitted, appropriate BMPs shall be implemented to ensure the discharge complies with all permit requirements and regional and watershed specific requirements. 2. The contractor shall be responsible for the coordination of all monitoring and permit compliance for dewatering operations. 3. Interception of groundwater during excavation shall only take place under circumstances falling under TRPA’s Code of Ordinances Section 64.7.A.(2) and 64.7.B. 4. Dewatered groundwater discharges shall meet discharge limits set forth in the TRPA Code of Ordinances Section 81.2. Sediment traps consistent with the Handbook of Best Management Practices shall be used to protect infiltration devices from excessive levels of siltation. 5. The contractor shall be responsible for ensuring dewatered groundwater is treated with a dewatering bag or “dirt bag”, sediment basin, dewatering tank, or some other treatment method for the removal of sediments, oil and grease, and other constituents prior to discharge. 6. The contractor shall monitor, with grab samples, the dewatered groundwater and ensure that TRPA discharge limits are met prior to discharge to either surface or ground waters. Continuous monitoring shall take place throughout the dewatering process. 7. Dewatering discharges shall not create erosion at the discharge point. <p>There are a number of methods for dewatering intercepted groundwater, from drilling wells upslope to installing sheet piling to constructing temporary or permanent concrete walls with dewatering galleries installed. These decisions shall be made in collaboration with the earthwork contractor chosen to construct the Project and the earthwork contractor shall be responsible for addressing the issue effectively.</p>
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	<p>Interception methods are fairly well understood. Interception strategies shall be explored and implemented in parallel with the actual dewatering strategies. Typical approaches to dewatering intercepted groundwater flows during construction shall include, but shall not be limited to the following: irrigation systems, holding tanks, low mountain feed, snowmaking line feed, distribution (sprinkler system), ground infiltration system, full treatment and surface water discharge (this option would require a temporary discharge permit from Lahontan and may require treatments for the removal of sediment, such as settling or baker tanks), groundwater recharge wells, and/or sewer inflows (this option is not typically viable for ongoing dewatering because the Truckee Tahoe Sanitary District typically denies permits for dewatering inflow into their sewer system due to the stress additional inflow puts on their treatment facilities, but shall be considered for an emergency situation).</p> <p>A final plan shall also be submitted to Lahontan, approved and in place prior to excavation and once excavation is underway, the primary plan shall be implemented with alternative plans in queue and implementable within a short window if necessary.</p>
Impact(s) Mitigated	<p>GEO-4. Will construction of the Project result in changes to native geologic substructures or cause erosion, loss of topsoil, or changes in topography from excavation, grading or filling?</p> <p>HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?</p>
Mitigation Level	Comply with TRPA Code Chapter 64; Compliance with Lahontan Board Order R6T-2005-0007
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County, Lahontan
Timing	Prior to approval of Improvement Plans for any project phase

HYDRO-1a. Design Water Quality Protection BMPs According to the California Stormwater Quality Association Stormwater BMP Handbooks and TRPA's Handbook of BMPs

Description	<p>Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: underground water quality treatment vaults, infiltration galleries, sediment basins, bioretention areas and revegetation of disturbed areas. No water quality facility construction shall be permitted within any identified</p>
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	wetlands area, floodplain, or right-of-way, except as authorized by project approvals. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to insure effectiveness. The Project Applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with Handbook requirements
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-1b. Storm Drain Stenciling

Description	All storm drain inlets and catch basins within the Project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek” or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners’ association is responsible for maintaining the legibility of stamped messages and signs.
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with Placer County requirements
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-1c. Stormwater Routing for Refuse Management

Description	All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with County requirements
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-1d. Inspection, Operations, Maintenance and Monitoring Plan for Stormwater Treatment Systems and Permanent BMPs

Description	<p>The Project Applicant shall prepare and implement an Inspection, Operations, Maintenance and Monitoring Plan for Stormwater Treatment Systems and Permanent BMPs. This plan shall comply with TRPA Code of Ordinances Chapter 25 and Chapter 81 and Lahontan’s updated WDRs. TRPA, Lahontan, and Placer County shall review the plan prior to issuance of final Project approval. Post-project monitoring shall include post-project BMP effectiveness monitoring and stormwater monitoring as detailed below.</p> <p><u>Post-Project BMP Effectiveness Monitoring.</u></p> <p>Revegetation/Landscaping and slope stabilizing measures shall be visually monitored annually for the first five years following construction to assess adequacy and effectiveness of BMPs. Additional BMPs shall be prescribed by the TRPA if existing treatments fail to protect the site from accelerated erosion. A qualified consultant or trained HMR staff (Note: completion of the TRPA contractor certification training is recommended) shall monitor restoration progress.</p> <p>Visual monitoring of the condition and effectiveness of BMPs shall occur before and after storm events, and if necessary, corrective actions shall be taken. The contractor shall be required to maintain the effectiveness of the BMPs until the disturbed areas are stabilized and erosion is no longer a substantial threat. Restoration of disturbed areas shall be in accordance with the Restoration/Landscaping Plan.</p> <p><u>Post-Project Stormwater Monitoring.</u></p> <p>Post-project stormwater monitoring shall be performed for comparison with pre-project monitoring results and for determination of compliance with State and TRPA discharge standards. Fine sediment shall be monitored as specified by TRPA and future Lake Tahoe TMDL research directives.</p> <p>Monitoring results shall address the following components:</p> <ul style="list-style-type: none"> • Compliance of project area runoff with State and TRPA discharge standards; • Stormwater treatment system effectiveness;
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	<ul style="list-style-type: none"> • Permanent BMP effectiveness; • Revegetation/Landscaping effectiveness; • Assessment of performance of strategies outlined in the Stormwater treatment cacluations; and • BMP and Stormwater treatment system maintenance regimes. <p><u>Miscellaneous Monitoring.</u> Performance of Bio-retention Systems and LID strategies (pervious pavement and pavers, cisterns, heated walk ways) shall be monitored in accordance with requirements and conditions outlined in the TRPA Project Permit.</p> <p><u>Inspection and Maintenance Program.</u> All stormwater treatment systems and permanent BMPs shall be visually inspected monthly and maintained as necessary to assure optimal performance of systems. A long-term maintenance program shall be developed as based on monitoring results.</p> <p><u>Reporting.</u> Monitoring results shall be submitted to TRPA in the Post-Project Bi-Annual Monitoring Report. Recommended reporting dates are December 1st to accommodate for winterization of the project area and stormwater quality reporting according to water year (i.e., October 1, 2010 to September 30, 2011 is Water Year 2011) and June 1st during spring runoff. The report shall summarize site conditions, maintenance activities, physical observation on water quality and the degree of sedimentation, if apparent. The report will include 6 months worth of observations and corresponding field measurements and laboratory analytical results.</p> <p>Surface water that is infiltrated onto groundwater shall not exceed the TRPA and State discharge to land treatment limits:</p> <ul style="list-style-type: none"> • Total Nitrogen as N: 5 mg/L; • Total Phosphorus as P: 1mg/L; • Iron as Fe: 4 mg/L; • Turbidity: 200 NTU; and • Oil and Grease: 40 mg/L. <p>Surface water runoff discharged to Homewood Creek shall not exceed the TRPA surface runoff concentrations stated in Chapter 81 of the TRPA Code of Ordinances and the water quality objectives of the State for receiving waters outlined in the WDRs.</p>
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with TRPA Codes and meet discharge standards
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

HYDRO-1e. Apply Project Security Fee Towards BMP and Stormwater System Improvements and/or Restoration Projects if Discharge Limits are Not Met

Description	If post-project monitoring determines that TRPA or State discharge standards are exceeded, the TRPA Security Deposit shall be used to implement additional water quality treatment needs in Madden Creek, Quail Lake Creek and Homewood Creek watersheds and portions of Intervening Zone 7000. The Project Applicant and its contractors shall make repairs or improvements to the proposed permanent BMPs, LID areas for bioretention, and stormwater treatment systems to improve performance and effectiveness per TRPA and Lahontan requirements. If the repairs and/or improvements result in compliance with discharge standards, then no additional mitigation is required.
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with TRPA Codes and meet discharge standards
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Ongoing

HYDRO-1f. Restrict Development within Quail Lake Creek Watershed until Compliance with Project Area TOC

Description	The Project proposes no development or change in existing conditions within this watershed. Based on exceedance of the Quail Lake Creek Project Area TOC, no development within Project area portion of the Quail Lake Creek Watershed shall be permitted until annualized total sediment (T/yr) is reduced to below the Project Area TOC (147 T/yr). The Project Applicant shall identify sediment source control and land coverage removal projects within this watershed that will be completed prior to implementation of capital improvements or other actions that create soil disturbance. The Project Applicant shall monitor the effectiveness of these projects and update the HMR CWE analysis for the Quail Lake Creek watershed based on the results.
Impact(s) Mitigated	HYDRO-1: Will the construction or long-term operations of the Project violate existing waste discharge permit provisions or result in discharges into surface waters (streams, SEZs or Lake Tahoe) so that beneficial uses and water quality standards are not maintained?
Mitigation Level	Comply with CWE Thresholds of Concern
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA
Implementing Entity	HMR
Monitoring Agency	TRPA
Timing	Ongoing

HYDRO-2a. TRPA Soils Hydrological Approval Conditions

Description	<p>The TRPA soil hydrologic review does not give approval for the BMP design, but rather, evaluates the location and depths of BMPs as currently presented on the Civil Plans. As the Project is not at 100 percent design, it is understood that the design for BMPs may be modified and could potentially require an additional soil hydrologic review at the time of the project application. It is recognized that the project area has site-specific constraints related to the depth of excavations in relationship to groundwater, interception of groundwater by subterranean garages (i.e. underground parking structures) and significant amounts of stormwater and surface water that need to be treated and infiltrated as part of the proposed development. As such, the TRPA Stormwater Management Program staff has indicated that they require the bottom of all stormwater infiltrating features to be at least two (2) feet above the seasonal high water table, which will aid in achieving ‘above and beyond’ mitigation measures required for this Project as a participant in the CEP. These guidelines have been met under the current proposed design in all areas except “North-1”. For this area, or any stormwater infiltrating areas that may have less than two (2) feet of separation to the seasonal high water table, the stormwater being infiltrated must meet TRPA Code of Ordinances Chapter 81 in regard to surface water discharge standards and/or be redesigned to provide the required two (2) feet separation. The final BMP plan to be submitted as part of the project application will be reviewed, and approved, by TRPA Stormwater Management Program staff.</p> <p>The soil hydrologic review gives conceptual approval for the depth (18 inches) and location of bioretention areas as presented on the site plans. This approval is based on the concept that bioretention areas are located over open and infiltrating matrices, but does not apply to bioretention over closed impermeable pretreatment vaults.</p>
Impact(s) Mitigated	<p>HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?</p>
Mitigation Level	<p>Comply with TRPA Soils Hydrologic Approval Conditions</p>
Alternative	<p>Alternatives, 1, 3, 5 and 6</p>
Lead Agency	<p>TRPA</p>
Implementing Entity	<p>HMR</p>
Monitoring Agency	<p>TRPA</p>
Timing	<p>Prior to and during construction</p>

HYDRO-2b. Submit Final Drainage Report– Conformance with Section 5 of the Placer County Land Development Manual and Stormwater Management Manual

Description	<p>The Project Applicant shall prepare and submit with the project Improvement Plans, a Final drainage report for each project phase in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in</p>
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	downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.
Impact(s) Mitigated	HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?
Mitigation Level	Conformance with Section 5 of the Placer County Land Development Manual and Stormwater Management Manual
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to approval of Improvement Plans for any project phase

HYDRO-2c. Drainage Facilities to Conform to Placer County Stormwater Management Manual

Description	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the Homeowners' Association.
Impact(s) Mitigated	HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?
Mitigation Level	Conformance with Placer County Stormwater Management Manual
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-2d. Reduce Stormwater Runoff to Pre-Project Volumes

Description	The Improvement Plan submittal and Drainage Report shall provide details showing that storm water runoff shall be reduced to pre-project conditions through the
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	installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.
Impact(s) Mitigated	HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?
Mitigation Level	Conformance with Placer County Stormwater Management Manual
Alternative	Alternatives, 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-2e. Implement the Homewood Creek SEZ Restoration Plan

Description	Should Alternative 4, 5 or 6 be approved as the preferred project alternative, the Project Applicant shall design and submit an SEZ restoration plan to TRPA for review and approval. Because the culvert is associated with County ROW for Tahoe Ski Bowl Way, it is possible that Placer County would participate in a restoration plan. Alternative 4, 5 or 6 shall comply with TRPA (Code of Ordinance Chapter 37) and Placer County setback requirements (General Plan Section 6). The plan shall be based on the final configuration of the South Base area and provide for protection of Homewood Creek within and downstream of the Project area.
Impact(s) Mitigated	HYDRO-2: Will Project construction or operation alter the existing surface water drainage patterns or cause increased runoff resulting in flooding or stream bank erosion or contribute runoff in rates or volumes that will exceed the capacity of existing or planned storm water drainage systems so that a 20-year, 1-hour storm runoff (approximately one inch per hour) cannot be contained on the site?
Mitigation Level	Eliminate degradation of Creek channel from roadway culvert
Alternative	Alternatives 4, 5 and 6
Lead Agency	Placer County, TRPA
Implementing Entity	HMR
Monitoring Agency	Placer County, TRPA
Timing	Prior to acceptance of site improvements

HYDRO-3a. Implement Operation Dewatering Plan/ Implement Engineered Groundwater Mitigations

Description	The operational mitigation measures for groundwater interception for the underground
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	parking foundations shall include foundation drains conveying intercepted groundwater to underground galleries for reinjection back into groundwater flows towards Lake Tahoe. Each groundwater reinjection gallery shall be designed to serve a specific area of each underground parking structure that could intercept groundwater and shall be sized to adequately infiltrate no less than 208.5 cubic feet/hour (North-5 and North -6), 48.1 cubic feet/hour (South-3) and 14 cubic feet/hour (South-4). Intercepted groundwater shall be conveyed away from the foundation via stormdrain pipe to the corresponding underground reinjection gallery serving that area of the building. Figure 15-13 illustrates the mitigation approach. The reinjection galleries for intercepted groundwater shall be separate entities from the stormwater treatment infiltration galleries and the distance between the groundwater and stormwater infiltration galleries shall be maximized to minimize potential for mixing.
Impact(s) Mitigated	HYDRO-3. Will Project construction activities or long-term operations result in a substantial degradation of groundwater or result in a substantial change in the quality, quantity, elevation, infiltration, or movement of groundwater?
Mitigation Level	Comply with TRPA Code Chapter 64
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

HYDRO-3b. Inspection, Maintenance and Monitoring Plan Groundwater Infiltration Systems for Underground Parking Structures

Description	<p>The Project Applicant shall prepare an Inspection, Operation, Maintenance and Monitoring Plan for the groundwater infiltration systems for the underground parking structures. TRPA, Lahontan, and Placer County shall review the plan prior to issuance of final Project approval.</p> <p>The Plan shall include, but is not limited to the following components:</p> <ul style="list-style-type: none"> • Introduction; planning and design, sampling objectives and water quality objectives; • Well construction details and/or system sampling access points; • Water level data for existing and new wells; • Groundwater sampling and analysis, sample collection methods, decontamination, sampling frequency, sampling handling, field analysis, laboratory analysis; • Maintenance scheduling; and • Quarterly reporting. <p>Sample results shall be provided to the TRPA on a quarterly basis. The report shall present site conditions, physical observations of groundwater quality and the degrees of sedimentation observed within the underground groundwater infiltration galleries, and include three months worth of observations and corresponding field measurements and laboratory analytical results.</p> <p>Single samples of groundwater shall not exceed the discharge to land treatment water quality objectives at the following concentrations: Total Nitrogen as N of 5 mg/L; Total Phosphorus as P of 1 mg/L; Total Iron as Fe at 4 mg/L; Turbidity at 200 ntu; and Oil and Grease at 40 mg/L.</p>
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Impact(s) Mitigated	HYDRO-3. Will Project construction activities or long-term operations result in a substantial degradation of groundwater or result in a substantial change in the quality, quantity, elevation, infiltration, or movement of groundwater?
Mitigation Level	Comply with TRPA Code Chapter 64
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

HYDRO-3c. Complete a Water Balance Analysis for the HMR-Operated Well and the TCPUD McKinney Well

Description	<p>The Project Applicant shall prepare a hydrogeologic report for the HMR-operated wells and the TCPUD McKinney well to determine recharge, recovery and storage capacities of the aquifers. The report shall:</p> <ul style="list-style-type: none"> • Characterize the cone of depression that will result based on maximum proposed consumption, determine if this will result in a gross adjustment of the near static deep groundwater level for this aquifer, • Characterize the zone of influence and determine if the proposed extractions will negatively other source waters; • Identify or characterize the hydrogeologic conditions that impose constraints on Time and Drawdown; • Identify the well efficiency and the expected lifetime; • Determine and disclose what water rights could be potentially influenced; and • Determine the potential impacts towards the Truckee River Operating Agreement (TROA) allocations to the State of California. <p>Lahontan may require the characterization of the subsurface water chemistry to meet the general requirement for drinking water wells even though the water will be used for snowmaking. Should a decline in groundwater levels occur that exceeds seasonal fluctuations and that is attributable to the Project, pumping from the groundwater source shall cease and other supplies of water shall be utilized until groundwater levels return to historic levels.</p>
Impact(s) Mitigated	<p>HYDRO-3. Will Project construction activities or long-term operations result in a substantial degradation of groundwater or result in a substantial change in the quality, quantity, elevation, infiltration, or movement of groundwater?</p> <p>HYDRO-5. Will the Project change the amount of surface water in any water body, substantially reduce the amount of water otherwise available for public water supplies, or be located within 600 feet of a drinking water source?</p>
Mitigation Level	Protect groundwater resources
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County, Lahontan
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

HYDRO-4a. Emergency Response and Evacuation Plan

Description	The Project Applicant shall prepare and submit an emergency response and evacuation plan to TRPA, Placer County ESD and the North Tahoe Fire Protection District (NTFPD) for review and approval before construction permits are issued. The plan shall include detailed descriptions of how emergency response and evacuation will occur in the case of a large earthquake and potential seiche or the 100-yr event. Emergency response and evacuation measures shall address the requirement of Placer County Local Hazard Mitigation Plan and at a minimum identifies steps that help avoid, reduce, alleviate, and mitigate disaster damages and potential loss of life.
Impact(s) Mitigated	HYDRO-4. Will the Project alter the course or flow of the 100-year floodwaters or expose people or structures to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?
Mitigation Level	Comply with Placer County Local Hazard Plan requirements
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, NTFPD
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

HYDRO-4b. Comply with Placer County Stormwater Management Manual Section VI

Description	The Project Applicant shall show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Homewood (Ellis) Creek on the Improvement Plans and Informational Sheet(s) filed with the Final Map and designate same as a building setback line unless greater setbacks are required by other project conditions.
Impact(s) Mitigated	HYDRO-4. Will the Project alter the course or flow of the 100-year floodwaters or expose people or structures to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?
Mitigation Level	Compliance with Placer County Stormwater Management Manual Section VI
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-4c. Comply with Placer County Flood Damage Prevention Ordinance

Description	To comply with Placer County Flood Damage Prevention Ordinance, Article 15.52, specifically 15.52.170 C.1 Elevation and Floodproofing, the Project Applicant shall show finished structure pad elevations 2 feet above the 100-year flood plain line for South Base buildings A and B on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be completed prior to construction of the
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	foundation or at the completion of final grading, whichever comes first. No construction is allowed until this certification has been received by the ESD and approved by the Flood Plain Manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.
Impact(s) Mitigated	HYDRO-4. Will the Project alter the course or flow of the 100-year floodwaters or expose people or structures to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?
Mitigation Level	Compliance with Placer County Flood Damage Prevention Ordinance
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

HYDRO-5. Water Use/Water Rights Monitoring Program/Install meters at Points of Diversions and Application or Use

Description	<p>To ensure that water from HMR’s various supplies is used in appropriate quantities and locations, a Water Use/Water Rights monitoring program shall be implemented. The goal of the program shall be to measure or estimate the quantity of water supplied by each source and document the location at which the water is used or applied. Meters shall be installed to monitor the monthly pumpage from individual wells. Additionally, the monitoring shall include monthly measurements of groundwater levels in the existing and proposed wells.</p> <p>With the existing and proposed water supply monitoring facilities, determination of the quantity of water supplied to Homewood from each water supply source and the points of application or use of this water shall occur. By knowing the use restrictions on water from each source, the maximum water use permitted in any area shall be known, and thus water uses shall be limited to the maximum permitted.</p> <p>The Project Applicant shall prepare an annual report indicating the quantity of water used from each of its sources and the maximum entitlement from each of its sources. The report shall be provided to TRPA and Placer County for use in ensuring compliance with existing regulations.</p>
Impact(s) Mitigated	HYDRO-5. Will the Project change the amount of surface water in any water body, substantially reduce the amount of water otherwise available for public water supplies, or be located within 600 feet of a drinking water source?
Mitigation Level	Comply with Water Right allocations
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase and ongoing

PSU-1a. Final Water Supply Assessment and Infrastructure

Description	<p>The Project Applicant shall prepare a final WSA as required under SB 610 to identify the quantity and source of domestic and raw water to serve the Project. The WSA shall demonstrate that Project infrastructure for water delivery volume, rate, pressure, and schedule meets the snowmaking demand of HMR. The Project may obtain water from a combination of TCPUD, MCWC, and on-site groundwater wells and surface water. HMR owns an existing right to divert 673 gallons per minute (1.5 cubic feet per second) from streams on-site. With the water supply source identified, the Project Applicant shall determine the location and designs of infrastructure necessary to meet peak demand and overall quantity in the Project area for domestic use and snowmaking.</p> <p>The Project Applicant will be responsible for construction of infrastructure to connect to the established water system. TCPUD has established connection fees consisting of two components: 1) a Water and Sewer Connection Fee (Ordinance 259a), and 2) and User Fees and Service Fees (Ordinance 295b). These fees provide for the water system improvements necessary to accommodate additional development in the TCPUD service area. The Project will be required to pay both components of this new connection fee.</p> <p>MCWC has similar requirements for connection and service fees, and the applicant will be required to construct the appropriate infrastructure to utilize MCWC water supply (Marr 2009).</p> <p>During the design phase of new water supply infrastructure, the lead and responsible agencies will determine if additional environmental review will be required for the construction and operation of the new facilities.</p>
Impact(s) Mitigated	<p>HYDRO-5. Will the Project change the amount of surface water in any water body, substantially reduce the amount of water otherwise available for public water supplies, or be located within 600 feet of a drinking water source?</p> <p>PSU-1. Will the Project increase demand or exacerbate peak period service demand of fire, law enforcement, schools, government services, water, sewage treatment and disposal, communication systems, solid waste, gas, or electric to such a degree that service standards and objectives cannot be maintained or new facilities are needed that could cause significant environmental effects?</p>
Mitigation Level	Comply with SB 610
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, TCPUD, MCWC
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

PSU-1b. Coordination of Construction Waste Disposal with ERS�

Description	<p>To reduce impacts to the existing solid waste handling capacity, the Project Applicant shall coordinate with the Eastern Regional Sanitary Landfill, Inc. (ERSL) to ensure that sufficient capacity to handle demolition and construction waste is available. Coordinating waste volume with handling capacity during demolition and construction will reduce impacts to solid waste services to less than significant.</p>
Impact(s) Mitigated	PSU-1. Will the Project increase demand or exacerbate peak period service demand of

	fire, law enforcement, schools, government services, water, sewage treatment and disposal, communication systems, solid waste, gas, or electric to such a degree that service standards and objectives cannot be maintained or new facilities are needed that could cause significant environmental effects?
Mitigation Level	Ensure MRF capacity is not exceeded
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

PSU-1c. Payment of Development Impact Fee to Placer County Sheriff’s Department.

Description	Based on the Alternative selected, the Project Applicant shall consult with the PCSD to develop an appropriate fair share development impact fee to offset the cost of 1.0 FTE PCSD sheriff deputy per 1,000 new residents. Payment of the impact fee is expected to go towards upgrading equipment or facilities, increasing staff, or otherwise improving response times in the Project vicinity.
Impact(s) Mitigated	PSU-1. Will the Project increase demand or exacerbate peak period service demand of fire, law enforcement, schools, government services, water, sewage treatment and disposal, communication systems, solid waste, gas, or electric to such a degree that service standards and objectives cannot be maintained or new facilities are needed that could cause significant environmental effects?
Mitigation Level	Comply with Placer County Sheriff’s Department Impact Fees
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, PCSD
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

PS-1. NTFPD Design Approval and Annexation

Description	Prior to issuing Building Permits for the Project, Placer County shall require the Project Applicant to pay appropriate fair share development impact fees for Project review and to maintain existing levels of fire protection service in the NTFPD service area. The Project Applicant shall be required to post a bond to ensure that appropriate mitigation measures are completed and in place during construction and implemented for project operation. The NTFPD shall review and approve building materials and designs, fire protection systems in buildings, landscaping, fire flows to hydrants and the snowmaking system, emergency vehicle access routes, and vegetation treatments in the Project area. Prior to occupancy, the NTFPD shall annex the Project area (subject to a LAFCO process) to provide for an increased level of fire protection. The NTFPD shall enter into mutual aid agreements for wildfire suppression with the USFS LTBMU and Calfire, and coordinate with these agencies on developing and implementing wildland fuel reduction measures as needed in the Project area. NTFPD will have the responsibility and enhanced capability to control fire dangers and respond to emergencies over the entirety of the HMR Project area.
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Impact(s) Mitigated	PS-1. Will the Project expose people or structures to a significant risk or loss, injury or death involving fire hazards, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?
Mitigation Level	Comply with Placer County Development Impact Fees
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, NTFPD
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

PS-2. Ensure Emergency Access During Construction and Operation

Description	<p>The Project Applicant shall prepare and submit an emergency access plan to TRPA, Placer County Engineering and Surveying Department (ESD), PCSD, and the NTFPD for review and approval before construction permits are issued. The plan shall include detailed descriptions of how emergency access would be maintained during Project construction. Emergency access measures are expected to include the following:</p> <ul style="list-style-type: none"> • Phasing construction activities to provide continual access to emergency vehicles during construction; • Backfilling trenches and/or placing metal plates over the trenches at the end of each workday; • Scheduling deliveries and truck trips during off-peak hours; • Using or developing alternate access routes as needed; and • Notifying the PCSD and the NTFPD of construction activities and providing these agencies with a copy of the emergency access plan. <p>Prior to issuing Building Permits for the Project, Placer County shall require the Project Applicant to pay appropriate fair share development impact fees for NTFPD review and approval of emergency vehicle access, circulation patterns, and evacuation routes. The Project shall incorporate designs, maintenance measures, and alternative emergency access routes as determined necessary by the NTFPD. The Project Applicant shall be required to post a bond to ensure that appropriate mitigation measures are completed and in place during construction and implemented for project operation.</p>
Impact(s) Mitigated	PS-2. Will the Project result in an interference with emergency response plans or emergency evacuation plans?
Mitigation Level	Maintain emergency access during construction
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, NTFPD
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

PS-3. Implement Blast Management Techniques to Reduce Adverse Effects

Description	Prior to any construction blasting, the Project Applicant shall prepare and submit a
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	<p>blasting plan to the Placer County ESD and the NTFPD for review and approval. The Project shall incorporate blast management techniques to minimize risks to life and property in the Project area and vicinity. These measures may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Blasting shall be allowed only on weekdays from 10:00 AM to 4:00 PM. Exceptions are allowed if it can be shown that construction beyond these times is necessary to meet other regulatory deadlines or to alleviate safety hazards. 2. To the greatest extent feasible, blasting area shall occur prior to the occupancy of structures. 3. In areas of controlled blasting, the contractor shall: <ul style="list-style-type: none"> • Ensure that blasting of rock shall be conducted under the guidance of a qualified blasting consultant. • Give 30-day advance and 5-day advance written notices to residences, businesses and utility owners within 0.5 mile from the controlled blasting area; • Inspect structures within 300 feet of the blast site no more than two weeks prior to commencement of controlled blasting to document existing conditions of the structures; • Conduct post-blasting inspections of nearby structures and document any blasting-related impacts. If impacts occurred, develop remediation measures in consultation with ESD; • Use best available technology, such as blast mats, emplacing overburden, modifying shot timing, or other techniques to minimize noise generated by blasting; and, • Require personnel in the controlled blasting area to wear ear, eye, head, and other appropriate protection during blasting excavation activities.
Impact(s) Mitigated	PS-3. Will the Project involve the use of explosives for trenching?
Mitigation Level	Minimize risks to persons and property
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County, NTFPD
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

PS-5. Construction and Design Review by the Placer Mosquito and Vector Control District

Description	<p>Prior to approval of Improvement Plans for any phase of the Project, Placer County shall require the Project Applicant to consult with the Placer Mosquito and Vector Control District to review and approve construction plans. If the District determines that the Project would create new temporary or permanent mosquito breeding habitats during construction or operation, the District shall recommend design modifications and BMPs, if needed. In addition, the Project Applicant shall provide access to District technicians to the Project area to inspect and treat breeding habitats as necessary to reduce risks to public health.</p>
Impact(s) Mitigated	PS-5. Does the Project have the potential to encounter contaminated soils or expose workers or the public to health hazards, including those from a known hazardous waste

	site?
Mitigation Level	Maintain emergency access during construction
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	Placer County Mosquito and Vector Control District
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements

REC-1a. Beach Access Maintenance Funding

Description	The Project Applicant shall work with Placer County to develop a Zone of Benefit, which is a geographic area formed under Placer County Service Area law to provide extended services not already being provided, or a similar mechanism to fund maintenance as a result of the Project. Funding shall cover the cost of staff time maintaining the access points, maintenance materials, and, if a Zone of Benefit is established, administration fees. The fee shall be established through an engineer's report prepared by the applicant at the applicant's expense and approved by the County or as otherwise prescribed by law. The Zone of Benefit shall include cost of living adjustments.
Impact(s) Mitigated	REC-1. Will the Project result in a decrease or loss of public access to any lake, waterway, or public lands or decrease in the quality of a recreational experience?
Mitigation Level	Maintain quality of recreational resources
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

REC-1b. Maintain or Enhance Public Access to Public Lands

Description	<p>The Project Applicant shall consult with the TRPA and public land managers in the Project vicinity, including the LTBMU and TCPUD, to select one or more corridors for a public access easement and recreational trail (pedestrian and/or mountain bike accessible) through the HMR area to adjacent public lands. Such easements shall be permanent and recorded along with the subdivision map, and be located at appropriate site(s) to enable safe and efficient ingress and egress from the public lands while minimizing potential for conflict with private property owners.</p> <p>In lieu of an easement through HMR subdivision lands, the Project Applicant may consult with the TRPA, TCPUD, and LTBMU to identify an alternative site to enhance public access to recreation opportunities on public lands. The access point shall be in the vicinity of Homewood, and provide a similar or greater level of access to recreation opportunities on public lands as existing trails in the Project area. Access enhancements may include, but are not limited to, actions such as easement acquisition, trail development, road or trail improvements, and development of trailhead facilities (e.g., parking, drinking water, restrooms, signage).</p>
Impact(s) Mitigated	REC-1. Will the Project result in a decrease or loss of public access to any lake,

	waterway, or public lands or decrease in the quality of a recreational experience?
Mitigation Level	Maintain access to public lands
Alternative	Alternative 4
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

REC-3. Provide On-site Recreational Facilities and Park Fees to Placer County; Operate Shuttle Service to State Parks

Description	<p>To mitigate for the increased demand on recreation facilities, the Project shall develop and dedicate to the TCPUD a public park consistent with the park needs of the community (e.g., 5 acres of improved park and 5 acres of open space per 1,000 new residents). Details of recreation facilities and timing of delivery shall be established through a development agreement with Placer County. For any public recreation facilities provided in conjunction with this project, including parks and trails, maintenance funding shall be provided through the creation of a Zone of benefit (or similar mechanism). The fee shall be established through an engineer’s report prepared by the applicant at the applicant’s expense and approved by the County or as otherwise prescribed by law. The Zone of Benefit shall include cost of living adjustments.</p> <p>The Project may provide for new or enhanced recreation facilities with an alternative method as provided under Placer County Code. Recreational alternatives may include, but are not limited to the following as approved by the County:</p> <ul style="list-style-type: none"> • Create commonly owned, on-site park and recreational improvements and/or as a credit toward a portion of the recreation fees, as deemed appropriate by the Planning Commission; • Pay a fee equivalent to the value of the park and recreation improved land and park improvements to provide public parks and recreation facilities in the vicinity of the planned development. If the County wishes to collect such fees, the fee agreement shall be established through a development agreement between HMR and Placer County. • Provision of public beach front property, access rights, and/or developed public beach access facilities conveyed to an appropriate public entity. • The forgoing may be provided in whole or combination in order to fully mitigate recreational impacts in accordance with Placer County Code Sections 15.34.010, 16.08.100, and 17.54.100(D). <p>To reduce impacts on parking facilities at nearby State Parks while enhancing public access to the State Park system, the Proposed Project (Alternative 1) and Alternatives 3, 5, and 6 shall institute an on-call van service available to HMR residents, guests and the general public from Memorial Day Weekend through Labor Day to provide alternative transit service to Ed Z’berg Sugar Pine Point and D.L. Bliss/Emerald Bay State Parks. The HMR on-call van service will supplement existing public transit systems and reduce the reliance of private automobile usage for HMR residents, guests, and other nearby residents. HMR may charge a nominal fee to use the shuttle van service and may advertise the service to local residents and visitors of other developments. The use of the HMR on-call van service will reduce the number of private automobiles used to access the State Parks during peak summer months,</p>
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	thereby maintaining access to these parks for other visitors to the Lake Tahoe Basin.
Impact(s) Mitigated	REC-3. Will the Project result in the need to construct new recreational facilities or expansion of existing facilities?
Mitigation Level	Comply with Placer County Codes
Alternative	Alternatives 1, 3, 4, 5 and 6
Lead Agency	TRPA, Placer County
Implementing Entity	HMR
Monitoring Agency	TRPA, Placer County
Timing	Prior to approval of Improvement Plans for any project phase

CC-C1. Document and Verify Implementation of the Project GHG Reduction Commitments

Description	The project applicant shall document and verify the project commitments outlined in Table 19-25 have been incorporated into the final project design. Copies of the pre-certification plan (Stage 2 in the LEED-ND process) shall be provided to PCAPCD and TRPA. Once the project is complete, the final LEED-ND certification that verifies the north base has achieved all of the prerequisites and credits required for Gold certification shall be submitted to the air districts.
Impact(s) Mitigated	CC-C1. Will the Project Generate GHG Emissions, Either Directly or Indirectly, that may Have a Significant Impact on the Environment? CC-C2. Will the Project Conflict with any Applicable Plan, Policy or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of GHGs?
Mitigation Level	Reduce Contribution to Greenhouse Gas Emissions
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements and ongoing

CC-C2. Implement Project Design Features to Further Reduce Project Contribution to Climate Change

Description	A recent report by the California Attorney General’s (AG) office, <i>The California Environmental Quality Act: Addressing Global Warming at the Local Agency Level</i> , identifies various example measures to reduce GHG emissions at the project level (State of California Department of Justice 2008). The following Project design features were compiled from the California AG’s Office report and are intended to provide additional strategies that could be incorporated into HMR Master Plan, especially at the South Base, to further reduce GHG emissions. Note that majority of the AG’s strategies have been removed from the list below as they overlapped with actions already committed to by the Project Applicant (Table 19-25), or are inapplicable to the Project because they address emissions from different types of projects. The final project design shall incorporate the following applicable AG measures. A
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	<p>standard note indicating these requirements will be included on building plans approved in association with this project shall be included on building permits.</p> <p><u>Energy Efficiency</u></p> <ul style="list-style-type: none"> • Use solar heating, automatic covers, and efficient pumps and motors for pools and spas. <p><u>Renewable Energy</u></p> <ul style="list-style-type: none"> • Install solar or wind power systems and solar hot water heaters. Educate consumers about existing incentives. • Install solar panels on carports and over parking areas. <p><u>Water Conservation and Efficiency</u></p> <ul style="list-style-type: none"> • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Restrict the use of water for cleaning outdoor surfaces and vehicles. • Provide education about water conservation and available programs and incentives. <p><u>Solid Waste Measures</u></p> <ul style="list-style-type: none"> • Provide education and publicity about reducing waste and available recycling services. <p><u>Transportation and Motor Vehicles</u></p> <ul style="list-style-type: none"> • Limit idling time for commercial vehicles, including delivery and construction vehicles. • Use low or zero-emission vehicles, including construction vehicles. • Increase the cost of driving and parking private vehicles by, e.g., imposing tolls and parking fees. • Institute a low-carbon fuel vehicle incentive program. • Provide information on options for individuals and businesses to reduce transportation-related emissions. Provide education and information about public transportation.
Impact(s) Mitigated	<p>CC-C1. Will the Project Generate GHG Emissions, Either Directly or Indirectly, that may Have a Significant Impact on the Environment?</p> <p>CC-C2. Will the Project Conflict with any Applicable Plan, Policy or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of GHGs?</p>
Mitigation Level	Reduce Contribution to Greenhouse Gas Emissions
Alternative	Alternatives 1, 3, 5 and 6
Lead Agency	Placer County
Implementing Entity	HMR
Monitoring Agency	Placer County
Timing	Prior to acceptance of site improvements and ongoing