## 24.18 CHAPTER 18 - RECREATION

## Impact REC-3, DEIR/EIS page 18-16, FEIR/EIS page 18-16: Alternative 1A analysis added

Analysis: Significant Impact; Alternatives 1, 1A, 3, 4, 5, and 6

Development of the Proposed Project (Alternative 1/1A) and Alternatives 3, 4, 5, and 6 is expected to increase the population of the Project area and increase demand for recreation facilities. The Proposed Project (Alternative 1/1A) and Alternatives 3, 5, and 6 will include new recreational facilities for visitors to the lodge and the public, such as a swimming pool, miniature golf course, West Shore Bike Trail linkage, amphitheater, and 5 miles of hiking/mountain biking trails.

Under Placer County General Plan Policy 5.A.3 and Zoning Ordinance §17.54.100(D)(1), new residential developments are required to provide a minimum of 5 acres of improved parks and 5 acres of passive parklands or open space per 1,000 new residents to offset increased demand for recreation services and opportunities (Placer County 2008). Based on the number of whole or partial ownership residential units proposed by Alternative, the following are estimates of the number of new residents that may be generated at Project buildout, and the required amount of new park land under the General Plan. The calculations assume 1.85 persons per whole or partial-ownership multi-family residential unit and 2.54 persons per single-family residential unit based on the analysis included in the Placer County Park and Recreation Facilities Impact Fee Study, Hausrath Economics Group, September 2003 (page 12).

- Alternative 1: 254 multi-family residential units equals 470 new residents, and
  2.35 acres of improved parks and 2.35 acres of open space;
- Alternative 1A: 250 multi-family residential units equals 463 new residents, and 2.32 acres of improved parks and 2.32 acres of open space;