



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

PROJECT: Sierra Family Meadows (PLN22-00064)

PROJECT DESCRIPTION: The Sierra Family Meadows Planned Development, General Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit project proposes a tentative subdivision map to subdivide the existing 32.02 acre parcel into eight (8) single-family residential lots (including the existing residence).

PROJECT LOCATION: 325 Olympic Valley Road, Olympic Valley, Placer County

APPLICANT: Jackson Realo

The comment period for this document closes on May 7, 2026. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Board of Supervisors. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on April 7, 2026



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Sierra Family Meadows	Project # PLN22-00064
Description: Planned Development, General Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit project proposes a tentative subdivision map to subdivide the existing 32.02 acre parcel into eight (8) single-family residential lots (including the existing residence).	
Location: 325 Olympic Valley Road, Olympic Valley, Placer County	
Project Owner: Kimberly Branagh	
Project Applicant: Jackson Realo	
County Contact Person: Claudia Garcia	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2026**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (3715 Atherton Road, Rocklin, 95765). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Board of Supervisors**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

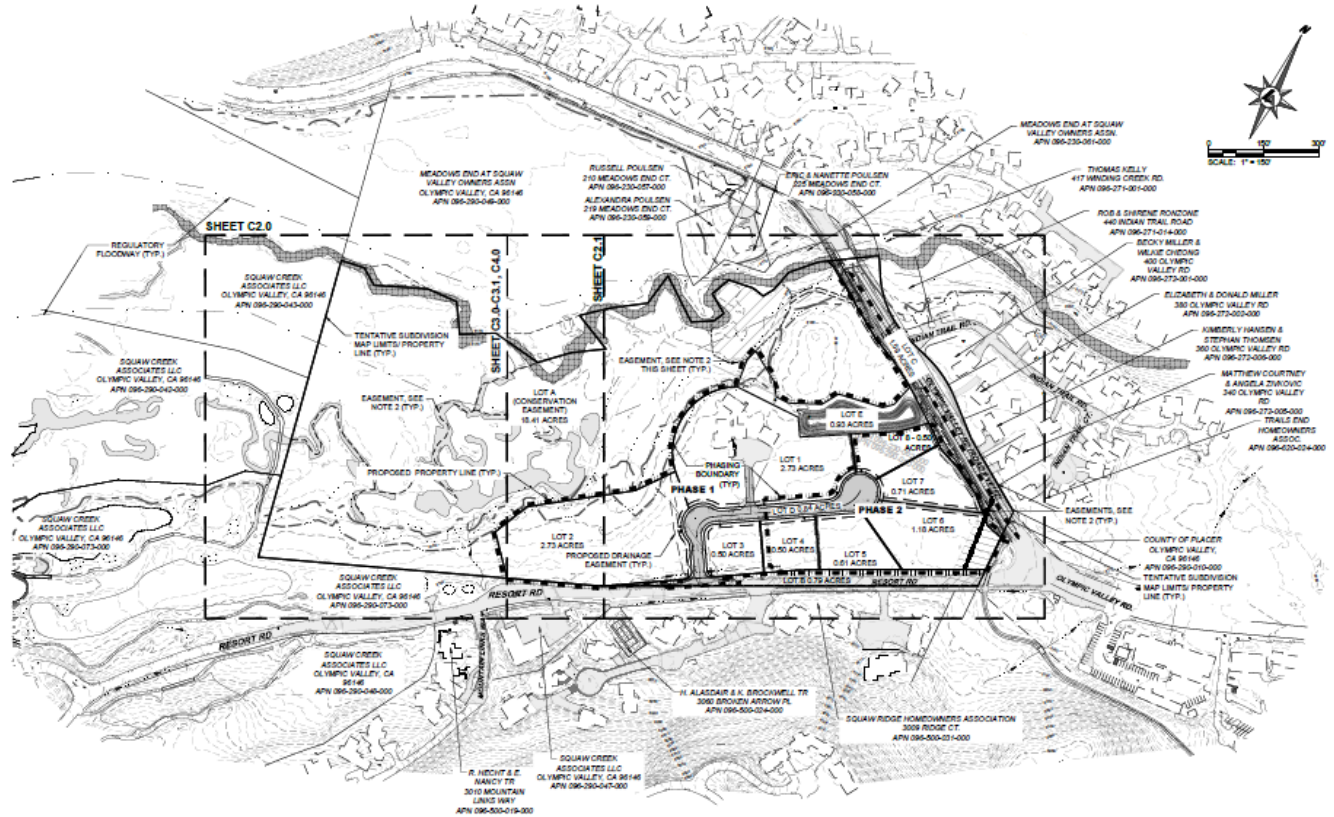
The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Sierra Family Meadows Subdivision	Project # PLN22-00064
Entitlement(s): Olympic Valley General Plan Amendment, Rezone, Major Subdivision – Tentative Subdivision Map, Conditional Use Permit – Planned Development	
Site Area: 32.02 acres	APN: 096-230-062-000, 096-290-050-000
Location: 325 Olympic Valley Road, Olympic Valley, Placer County	

A. BACKGROUND:

Project Description:

The Sierra Family Meadows Subdivision project, General Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit – Planned Development project proposes a tentative subdivision map to subdivide the existing 32.02 acre parcel into eight (8) single-family residential lots (including the existing residence) ranging in size from 0.50 to 2.73 acres, two (2) homeowners association (HOA) owned lots; one for private access road (Lot D) and one stormwater drainage infrastructure lot (Lot E) totaling 1.77 acres, one (1) 18.41-acre open space lot (Lot A) encompassing Washeshu Creek, wet meadow habitat, and sensitive cultural areas; to be permanently protected with a conservation easement, and two (2) HOA lettered lots for right-of-way easements (Lots B and C) encompassing 2.38 acres of existing right-of-way areas along Olympic Valley Road and Resort Road. The proposed project is being processed through the Planned Residential Development (PD) mechanism and requires a concurrent rezoning of the High Density Residential (HDR)-zoned portion of the site to HDR-DF 20 bedrooms / acre - PD. A PD is being sought to allow parcel sizes to be less than three (3) acres in size. The proposed project site is developed with an existing single-family residence and two access driveways serving the existing single-family residence from Olympic Valley Road and Resort Road. The access driveway off of Olympic Valley Road would be eliminated, and access to the proposed parcels would be from Resort Road. The new parcels would be served by Olympic Valley Public Service District.



Sierra Family Meadows Planned Development Proposed Lots

Residential	Acres
Lot 1	2.73
Lot 2	2.73
Lot 3	0.5
Lot 4	0.5
Lot 5	0.61
Lot 6	1.18
Lot 7	0.71
Lot 8	0.5
SubTotal:	9.46
Lot A Conservation	18.41
ROW Easements	
Lot B – Olympic Valley Road	0.79
Lot C – Resort Road	1.59
Total:	2.38
HOA Common Space	
Lot D – Paved Private Road	0.84
Lot E – Storm Drainage	0.93
Total:	1.77

The project proposes low-density development focused exclusively within the property's HDR (DF-20) zoning designation, totaling 9.46 acres of disturbance, entirely outside the mapped FEMA 100-year floodplain and adjacent wetland areas surrounding Washeshu Creek. The proposed project is intentionally designed to preserve environmentally and culturally sensitive areas, including the Washeshu Creek corridor and a known cultural site on

the property, and to establish permanent open space through dedication of the area in a conservation easement. The current condition of the plan area includes minimal project-generated stormwater runoff due to the limited extent of impervious surfaces on the parcel. However, inadequate treatment and drainage facilities from uphill neighboring properties has resulted in large quantities of untreated runoff spilling over Resort Road and onto the plan area. Over time, this has caused a worsening erosion problem on the parcel. The project proposes to capture and convey this non-project generated runoff to Washeshu Creek in a controlled manner through the use of conveyance and discharge infrastructure. No new outfalls to Washeshu Creek will be constructed. The project also proposes to capture, treat, and infiltrate all project-generated stormwater runoff. The project has been designed to ensure that none of the single-family residential lots will be located within the FEMA 100-year floodplain.

Phasing Overview

The proposed project would be constructed in two phases. Phase 1 would establish the proposed subdivision by creating Lots 1–3 and lettered Lots A–E, installing key infrastructure, and constructing a private access road for the PD from Resort Road. The existing dual ingress/egress access to Olympic Valley Road would be eliminated and restored. Phase 2 would subdivide the remainder of the site into Lots 4–8 and complete the access roadway and stormwater system to full build-out conditions. While this is a phased project, this Initial Study / Mitigated Negative Declaration reviewed and covers all phases of the proposed project and analyzes all impacts associated with the future development of the entire project as described in the project description.

Phase 1 would result in the creation of Lots 1-3 and A-E with the rest of the property included within a Remainder parcel. The Phase 1 improvements include the installation of necessary utilities to serve Lots 1-3 and the creation of a simplified stormwater drainage basin. The existing driveway with dual ingress/egress from Olympic Valley and Resort Roads would be abandoned and restored and a new paved roadway from Resort Road providing private HOA access to Lots 1, 2, and 3 would be developed. The proposed project permanently removes access from Olympic Valley Road. Onsite storm drainage and roadway improvement facilities would be owned and maintained by the HOA, including snow removal services.

Phase 1: Subdivide Residential Lots 1-3 with Proposed Developments

Project components include the following:

Water/Sewer

- Install new water/sewer force mains to the existing OVPSD system water/sewer mains on Resort Road and Olympic Valley Road.
- Install water/sewer service laterals to serve all 8 proposed lots.
- Construct private sewer lift station to serve the existing residence.
- Connect existing residence to the new sewer/water system. The existing water and sewer lateral connections would be abandoned.

Fire Protection

- Construct west fire hydrant, including the lateral and appurtenance, to serve Phase 1, to be connected to the Olympic Valley Public Service District (OVPSD) water mains.
- East fire hydrant service would be constructed and connected to the OVPSD water mains, but appurtenance installation would be delayed to Phase 2.
- The existing fire hydrant, currently tied into the existing on-site well, is to remain for purposes of added fire suppression capability only and not for purposes of serving the residences or on-site improvements with domestic water supply.

Road/Driveway

- From Resort Road, approximately 365 LF of new private road would be constructed to serve Lots 1-3. The road would include a 90-degree elbow and a hammer-head turnaround with a twenty-five-foot (25') turning radius to comply with California Fire Code specifications.
- The northern section of existing driveway for Lot 1 would be widened to 20 feet to accommodate the transition to the new road and the installation of new water and sewer services.
- The Resort Road section will be restored and revegetated. The southern portion of the existing driveway for Lot 1 would be demolished along with a portion of the thru-road that connects to Olympic Valley Road. The Olympic Valley Road driveway section will be restored and revegetated, avoiding a culturally sensitive resource area. The portions of the existing driveway located within the culturally

sensitive resource area will remain undisturbed by construction activities and vehicular access will be prohibited through the use of strategically placed boulders on both sides of the existing paved driveway.

- A 580 LF utility access road and easement extending from just north of the intersection of Olympic Valley and Resort Roads would also be constructed as part of Phase 1.
- The existing road and utility easements along Resort Road would be consolidated into Lot B.
- The existing easements for Olympic Valley Road and Class-1 pathway would be consolidated into Lot C and the south edge of Olympic Valley Road would be widened by 5-feet.

Stormwater Management

- The culvert under the existing driveway would be extended.
- All storm drains running under and adjacent to the main road, the swale at the north side of Lot 3 and proposed Lot 4, two permanent drop inlets, and 2 temporary drop inlets for the hammerhead turnaround would be constructed.
- The storm drain and junction box on and adjacent to Lot 2 and the velocity dissipation pan and LID feature on Lot 2 would be constructed.
- Property line swales would be established for Lots 1, 2 and 3.
- A detention basin would be constructed. This detention basin is in the same location as the Phase 2 basin but is smaller and would only treat Phase 1 drainage areas.

Phase 2: Subdivide Remainder into Residential Lots 4-8 with Proposed Developments

In Phase 2, the Remainder parcel would be subdivided into Lots 4-8 and the remainder of the improvements would be completed. Phase 2 improvements include the completion of the access road providing access to lots 4-8, the reconfiguration of the stormwater drainage basin, and the installation of additional stormwater management features.

Road/Driveway

- The remainder of the private subdivision road serving Lots 4-8, approximately 183 LF, would be constructed, including the cul-de-sac turnaround.
- The utility access road constructed in Phase 1 would be connected at the cul-de-sac.

Fire Protection

- The east fire hydrant appurtenance would be installed.

Stormwater Management

- Temporary drop inlets at the hammerhead turnaround would be removed and two new drop inlets and connections to the Phase 1 storm drain would be established.
- The full size detention basin along with the 15" storm drain outlet, velocity dissipation pan and outlet structure would be constructed.
- Storm drain running adjacent to Resort Road and between Lots 4 and 5 would be constructed with the associated drop inlets and connections to the Phase 1 storm drain.
- The swale at the Northeast side of Lots 7 and 8 would be constructed.
- All remaining property line swales would be established.

CC&Rs would be developed to ensure the continued maintenance of the common area road (including snow removal), drainage and water quality facilities, wildfire suppression tactics, sustainable building standards and any other items generally considered of common concern to future interests within the proposed PD.

Project Site (Background/Existing Setting):

The proposed project site is in Olympic Valley in Placer County, California and consists of two parcels (APN 096-230-062 and 096-290-050) totaling 32.02 acres. The property is located at the eastern end of the Olympic Meadow at the junction of Olympic Valley Road and Resort Road, 0.5 mile west of State Route 89 (in the USGS Tahoe City quadrangle NE1/4 of the SW1/4 of Section 28, Township 16N, Range 16E). The site abuts the intersection of Olympic Valley Road (formerly Squaw Valley Road) and Resort Road (formerly Squaw Creek Road) and extends along both frontages for approximately 0.4 mile. The property is bounded by Washeshu Creek on the north side and The Links at Everline Resort Golf Course on the west and is connected to both Olympic Valley Road and Resort Road with dual ingress/egress points via a private paved road. There are multiple existing easements for public right-of-way uses,

including along Olympic Valley Road for the Class 1 shared-use pathway and along the frontage of the property with Resort Road. There is residential development along both roads. The property, formerly known as the Poulsen Property, is currently developed with one single-family residence, including a detached garage and accessory dwelling unit (ADU).

The surrounding area includes primarily residential uses, along with resort facilities, public utility district buildings (including the local fire station), public lands, and the adjacent Everline Resort and golf course (formerly Resort at Squaw Creek). A Class 1 shared-use pathway within an existing easement along Olympic Valley Road provides bicycle and pedestrian connectivity throughout Olympic Valley and links to the Class 1 pathway along Highway 89, offering access to Tahoe City and surrounding North Lake Tahoe and West Shore communities.

The Subject Property includes three zoning districts: High Density Residential (HDR – Density Factor of 20 bedrooms per acre), Forest Recreation (FR), and Conservation Preserve (CP), and lies within the Olympic Valley General Plan and Land Use Ordinance (OVGPLUO), which regulates density by bedrooms per acre rather than units per acre. Although the HDR zoning permits up to 20 bedrooms per acre, the applicant proposes eight single-family homes at a maximum density of 10 bedrooms per acre.

Washesu Creek traverses an undeveloped portion of the site proposed for a conservation easement. This area includes wet meadow habitat and wetlands associated with the creek and is designated Flood Zone AE on FEMA Flood Insurance Rate Maps. The property contains substantial existing vegetation, including perimeter trees that provide visual screening from Olympic Valley Road, Resort Road, and the Palisades Tahoe ski area. The current condition of project area includes minimal project-generated stormwater runoff due to the limited extent of impervious surfaces within the project site. However, inadequate treatment and drainage facilities from uphill neighboring properties has resulted in a large volume of untreated runoff spilling over Resort Road and on to the project site. Over time, this has caused a worsening erosion problem experienced on the project site. As mentioned in the project description, the project proposes to capture and convey this non-project generated runoff to Washeshu Creek in a controlled manner through the use of conveyance and discharge Low Impact Development (LID) infrastructure.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	High-Density Residential – Density Factor - 20 bedrooms per acre (HDR – DF = 20); Forest Recreation (FR); Conservation Preserve (CP)	Olympic Valley	Single Family Dwelling, and associated on-site improvements.
North	Low-Density Residential – Density Factor - 10 bedrooms per acre (LDR – DF = 10)	Olympic Valley	Single Family Dwelling, Residential Accessory Structure(s)/development.
South	High-Density Residential – Density Factor - 20 bedrooms per acre (HDR – DF = 20)	Olympic Valley	Condominiums.
East	Entrance Commercial (EC); Forest Recreation (FR)	Olympic Valley	Resort Road, Bike path, Public Utility District
West	Conservation Preserve (CP)	Olympic Valley	Valley meadow and largely undisturbed land.

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

Pursuant to Assembly Bill 52, invitations to consult were sent, to tribes who requested notification of proposed projects within this geographic area, including Lone Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of Nevada and California and Colfax-Todds Valley Consolidated Tribe. The United Auburn Indian Community (UAIC) of the Auburn Rancheria deferred to Washoe Tribe of Nevada and California. Washoe Tribe of Nevada and California did not respond to the AB52 consultation

offer nor request a site visit. In addition, no other Tribes responded to the offer to consult under AB 52.

Additionally, pursuant to Senate Bill 18, invitations to consult regarding the General Plan Amendment were sent to Native American tribes that are understood to be traditionally and culturally affiliated with the project area pursuant to the statutory requirements of Senate Bill 18 (Chapter 905, Statutes of 2004). Multiple tribes were sent notification of the proposed General Plan Amendment, including Shingle Springs Band of Miwok Indians, T'Si-Akim Maidu, Wilton Rancheria of Wilton CA, Lone Band of Miwok Indians, United Auburn Indian Community (UAIC), Washoe Tribe of Nevada and California, and Colfax Todds Valley Tribe. The UAIC responded that the project area is sensitive and referred to the Washoe Tribe as the affiliated Tribe. No other responses had been received prior to the release of this Initial Study / Mitigated Negative Declaration.

NOTE: Conducting AB 52 consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- Placer County General Plan EIR
- Squaw Valley General Plan and Land Use Ordinance

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If

there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

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

Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The surrounding area is developed with large-lot residential uses, and the proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The proposed new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan and Olympic Valley General Plan and Land Use Ordinance (OVGPLUO) (1983). The base zoning district, High-Density Residential – DF-20, establishes a density factor (“DF”) of 20 bedrooms per acre. Using the net buildable area of 18.85 acres, the allowable density calculation results in a maximum of 377 bedrooms for the site. The proposed project includes up to 80 bedroom units, representing a significantly lower development intensity than what is permitted under the High-Density DF-20 zoning designation. One of the key concepts incorporated into the OVGPLUO is the development of a set of detailed design and performance standards to guide all future development in Olympic Valley. Performance or design review standards and guidelines have been established in the OVGPLUO as the “Olympic Valley Design Review Guidelines” to guide development constructed in Olympic Valley to complement the remarkable natural beauty of Olympic Valley. In accordance with the OVGPLUO, all structures that are constructed or modified in any multi-family residential district or single-family residential lots along Olympic Valley Road are required to undergo design review. The design review guidelines of the OVGPLUO and the required process of design review would ensure that the change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the OVGPLUO and Olympic Valley Design Review Guidelines.

Discussion Item I-1:

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Olympic Valley area that are protected.

Views from the proposed project site are from along Olympic Valley Road, Resort Road and limited to neighboring

residents. The passing public currently can view the trees along the edge of the road, the bike path, and the existing driveways leading to the existing single-family residence.

The subdivision and subsequent construction of new single family homes, ADUs, and accessory structures would be in line with the surrounding area and residential parcels within the OVGPLUO. While the subject site is not designated as a scenic resource, nor does it provide for a scenic vista, based on the requirements of the OVGPLUO and Design Review Guidelines, the residences constructed would be required to submit an application for design review consideration of the proposed construction consistent with the intent of the OVGPLUO. Subdivision and construction of the proposed development would not interfere with or degrade a scenic vista. The impact is less than significant and no mitigation measures are required.

Discussion Item I-2:

The proposed project site is not located near a state scenic highway, and although not a designated scenic highway, per Section 102.14 "Design Review" of the OVGPLUO and Section 3.0 of the Olympic Valley Design Review Guidelines (March 1985), requires design review by the Olympic Valley Design Review Committee for multi-family residential projects of four or more units. Design review will consider the future development of the residential and accessory structures for compliance with the OVGPLUO and the Olympic Valley Design Review Guidelines, including the consideration of existing natural features of a site to be incorporated into the design and development of the site, including but not limited to, building design and architecture, landscaping, lighting, design for snow. There are no scenic rock outcrops or tree removals proposed that would substantially damage scenic resources.

The proposed project site does not include any historic buildings as determined by the Historical Significance Assessment that was prepared for the evaluation of the existing residence location on the site by Summit EnviroSolutions, Inc. in October of 2024. The Assessment determined that the residence at 325 Olympic Valley Road does not appear to be a historically significant resource. Although associated with the Poulsens, who can be considered locally important individuals, the building is not directly associated with an important event or with important achievements in their lives and was determined ineligible under the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) Criteria of A/1 or B/2. The residence is less than 50 years old; it is not the work of a master and does not exhibit construction or design of high artistic value (not eligible under Criterion C/3). The residence does not possess any materials that could yield additional important information in history or prehistory (not eligible under Criterion D/4).

Therefore, the residence fails to meet all criteria to be considered significant and eligible for inclusion in the NRHP or the CRHR. Therefore, there is no impact.

Discussion Item I-3:

Private views (those available from vantage points on private property) are not protected under CEQA. Views to or from the proposed project site are short range and limited to neighboring residences and those travelling along Olympic Valley Road, Resort Road and along the bike path. These views are partially obstructed by trees and other natural vegetation. Views of single-family residences and accessory structures would not be out of context for the high-density residential zoned parcel in that there is an existing single-family residence located on the site. The project, as proposed, is consistent with the zoning of the parcel and is proposing a reduced density with less intense development than what the High-Density Residential zoning would otherwise allow.

The visual impact would be minimal. The project proposes to subdivide the approximately 32.02 acres of land into eight (8) parcels, ranging in size from 0.50 to 2.73 acres. Each parcel would be entitled to develop a single-family home, Accessory Dwelling Unit (ADU), Junior ADU (JADU), and up to 1,600 square feet of residential accessory structures. This development would be consistent with the anticipated development in the community plan and would not constitute a significant impact to travelers along Olympic Valley Road and Resort Road. The impact is less than significant and no mitigation measures are required.

Discussion Item I-4:

Following recordation of a final map, a residence and associated accessory structures could be constructed on each newly created parcel. Once a residence is built, it is anticipated that the structure would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be in the form of wall-mounted lighting, landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature, and with the requirements for lighting to be shielded and directed downward, structural setback requirements from all property lines, and the nearby residences across from Olympic Valley Road and Resort Road from the proposed project site, the lighting would not spill onto the roadway or adjacent

properties. Furthermore, prior to development of the parcels, residential development shall be considered by the Olympic Valley Design Review Committee for recommendation to the Planning Director for consistency with the required development standards and guidelines of the OVGPLUO and Design Guidelines. Specifically, all development on the proposed project site would be required to comply with Placer County General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky and Section 3.60 *Lighting* of the OVGPLUO Design Guidelines which requires that “in determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.” As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

The proposed project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The proposed project site is located adjacent to urban land uses, is not in agricultural use, and is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 5, 6:

The proposed project site is shown as ‘Other Land’ on the Placer County Important Farmland Map (CA Department of Conservation, 2020). ‘Other Land’ is not included in any other mapping category and can include low-density rural development, wetland, timber or riparian areas not suitable for livestock grazing, confined livestock, or poultry. Non-agricultural land surrounded on all sides of the project site is also mapped as ‘Other Land’.

The proposed project site is not currently used for agricultural production and is not under a Williamson Act contract. The parcel’s OVGPLUO land use and zoning designations include “High Density Residential”, “Conservation Preserve” and “Forest Recreation” of the OVGPLUO. In order to accomplish the goals of the OVGPLUO, the intent of the “Conservation Preserve” district is to maintain the land in as near its natural state as is reasonable and to carefully regulate the use of these areas. Further, the intent of this district is necessary to preserve the existing aesthetic character of the area, provide a natural area along watercourse, provide a buffer area along major roadways, preserve natural areas for recreation uses and prohibit lands with severe constraints such as steep slopes, unstable soils and/or flood plains. The meadows (both wet and dry) and stream environment zones covered by the Conservation Preserve District serve as important ground water recharge areas, natural filtration mechanisms, storm drainage facilities, and fish and wildlife habitat. The proposed project meets the intent of the OVGPLUO by limiting

development to areas outside of the CP zone district and providing easements on the Final Map indicating these restrictions for development and furthering the preserve of these areas and improving upon them. The “Forest Recreation” is intended to retain the general character of the forest environment while at the same time permitting active recreational development. It is further stated in the OVGPLUO that the uses and structures within the Forest Recreation district must not adversely affect the general character of any adjoining Conservation Preserve district. There are no structures proposed within the Forest Recreation district as a result of the proposed project, therefore, there is no impact to either the intent of the Forest Recreation or the Conservation Preserve districts. No development is proposed within the areas zoned Conservation Preserve and Forest Recreation and the proposed project has been designed to meet the intent of the OVGPLUO, by the incorporation of easements which would protect and preserve these sensitive land areas and maintain the land in as near to its natural state. Therefore, there is no impact.

Discussion Item II-3, 4:

Neither the proposed project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the proposed project site, development of the proposed project would not conflict with zoning for forest land or timber production or convert forest land to non-forest use. While no timber harvesting is proposed, the project shall comply with any future requirements or other permits required for compliance with Public Resources Code 4526. This may include a requirement for a Timberland Conversion Permit and associated harvest document prior to the removal of any trees to be in compliance with the Z’berg-Nejedly Forest Practice Act and California Forest Practice Rules, if applicable, including but not limited to Public Resource Code Sections 4527, 4571, 4621, and Title 14 California Code of Regulations (14CCR) 1100(g), 14CCR 1103, and 14CCR 1103.1. If a permit is determined to be required and the conversion area is less than three (3) acres, the project may qualify for a conversion exemption. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)		X		
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			X	

Discussion Item III-1, 2:

The proposed project is located in eastern Placer County, which falls within the Mountain Counties Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit and Planned Residential Development project to subdivide the existing 32.02 acre parcel into eight (8) single-family residential lots (including the existing residence) ranging in size from 0.50 to 2.73 acres, two (2) homeowners association (HOA) owned lots; one for private access road (Lot D) and one stormwater drainage infrastructure lot (Lot E) totaling 1.77 acres, one (1) 18.41-acre open space lot (Lot A) encompassing Washeshu Creek, wet meadow habitat, and sensitive cultural areas; to be permanently protected with a conservation easement, and two (2) HOA lettered lots for right-of-way easements (Lots B and C) encompassing 2.38 acres of existing right-of-way areas along Olympic Valley Road and Resort Road. The proposed project is being processed through the Planned Residential Development (PD) mechanism and requires a concurrent rezoning of the High Density Residential (HDR)-zoned portion of the site to HDR-PD. A PD is being sought to allow parcel sizes to be less than three (3) acres in size. The proposed project site is developed with an existing single-family residence and two access driveways serving the existing single-family residence from Olympic Valley Road and Resort Road. The access driveway off of Olympic Valley Road would be eliminated and a

portion of the existing payment will be removed, and access to the proposed parcels would be from Resort Road. No burning is proposed. Specifics regarding heating sources (i.e. wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residence are not known at this time; however, these appliances would be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀.

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated with grading/improvement plans.

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

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Specifics regarding heating sources (i.e. wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residence are not known at this time, however, these appliances would be required to comply with U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance. The proposed project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances to meet or exceed the U.S. EPA Phase II certification in single-family residences. The proposed project would be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

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

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, the Lake Tahoe Preparatory School is located roughly 717 feet from the proposed project site.

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

Based on the limited development being proposed, the proposed project would not result in substantial CO emissions at intersections. However, sensitive receptors have the potential to be exposed to substantial pollutant concentrations, including Diesel Particulate Matter, as the proposed work is within 1,000 feet of the Lake Tahoe Preparatory School. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not have the potential to expose sensitive receptors to substantial pollutant concentrations with the implementation of MM.III.1 and 2.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project site is not located in an area known or likely to contain NOA.

Mitigation Measure Item III-3:

MM III.1

The following standard notes shall be included on Grading/Improvement Plans and within the Development Notebook (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form:
<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.

- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
- l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
- m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
- o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

MM III.2

The following standard notes shall be included on Grading/Improvement Plans and within the Development Notebook: Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.

- a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>. (PLN-AQ)
- b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment

- (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)
- c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation> (click on the current "Construction Mitigation Tool" spreadsheet under Step 1) (PLN-AQ)

Discussion Item III-4:

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phases, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)				X
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan,				X

or other approved local, regional, or state habitat conservation plan? (PLN)				
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	

The project area is located within the Truckee River watershed in the montane zone at an elevation of approximately 6,180 feet. The project site is located at the eastern end of the Olympic Meadow at the junction of Olympic Valley Road and Resort Road, west of State Route 89. The property is bounded by Washeshu Creek on the north side and The Links at Everline Resort Golf Course on the west. Existing residential development is located along both Olympic Valley Road and Resort Road. The topography onsite is largely flat and the project site is dominated by lodgepole pine, as well as a mix of white fir, red fir, and Jeffrey pine trees. A large portion of the property is dominated by meadow and wetlands associated with Washeshu Creek. A wetland delineation was conducted on July 8, 2025, in accordance with the 1987 Corps of Engineers Wetland Delineation Manual (USACE 1987), and Arid West Regional Supplement to the Corps of Engineers Wetland Delineation Manual (Version 2.0), (USACE 2008a), and the new National Ordinary High Water Mark (OHWM) Field Delineation Manual for Rivers and Streams (USACE 2025). The wetland delineation data and the California Wildlife Habitats Relationship System (CWHR; CDFW 2025) were used to classify vegetation into four primary habitat types: Lodgepole pine Forest, Low Sagebrush Scrub, the Riverine habitat of Washeshu Creek, and the Wet Meadow/fresh water emergent wetlands of the Olympic Valley meadow that include several freshwater ponds. A total of 12.46 acres were delineated including 0.96 acre of Washeshu Creek. The freshwater emergent wetland occupies 10.92 acres. There are six (6) freshwater ponds that range in size from 0.06 to 0.12 acre for a total of 0.58 acre.

Upland of the floodplain, a total of 9.46 acres of the property is proposed to be subdivided into eight (8) single-family residential lots (Lots 1-8) ranging in size from 0.5 acre to 2.73 acres. The proposed site layout and configuration includes residential lots that vary in size in an effort to preserve the aesthetic resources of the property and the views of the open space area from each lot. An additional 1.77 acres would be developed for two common area Homeowners Association (HOA) lots, one maintained for a private paved access road (Lot D) and the other for a stormwater drainage basin (Lot E). Existing easements on an additional 2.4 acres for the public Right-of-Way for Resort Road and Olympic Valley Road would be consolidated within 2 lots remaining in private ownership (Lots B-C). The existing perimeter screening vegetation along both roadways would be maintained during the future development of single-family residences. The total area included in the planned development is 13.61 acres, which is comprised of the proposed residential lots, the HOA area, and the public ROW lots. With the proposed project, 18.41 acres of the 32.02 acres would be preserved in a permanent open space conservation easement on a single lot (Lot A) resulting in approximately 61 percent of the project site proposed as open space whereas, 20 percent of open space is required to be provided per the Planned Residential Development standards. The seven parcels not currently developed, would have the potential to each be developed with a single-family residence, an accessory dwelling unit (ADU), a junior accessory dwelling unit (JADU), and associated accessory structures (e.g., sheds). Such future development may involve project grading, tree removal and construction impacts to the site.

The proposed project area proposed for residential development was designed to be entirely outside of the wetland area surrounding Washeshu Creek and the FEMA-designated 100-year floodplain.

A Biological Resources Assessment (BRA) was prepared for the subject property in both April and October of 2025 by Sierra Ecotone Solutions, LLC. The purpose of the BRA was to provide an analysis of the proposed Sierra Family Meadows Planned Development Project (project) to determine whether it has the potential to affect any biological resources that are known or have the potential to occur on the proposed Project site. Biological resources include sensitive plant communities, habitat types, aquatic resources, and special-status plant and animal species.

Discussion Item IV-1:

Sensitive Wildlife

The BRA prepared for the proposed project, identified a total of 10 wildlife species, six (6) of which have potential

habitat present within the proposed project Area (Lahontan cutthroat trout, gray wolf, willow flycatcher, monarch butterfly, western pond turtle, and Sierra Nevada yellow-legged frog). Four species identified in the BRA do not have habitat within the proposed project area (North American wolverine, bald eagle, California spotted owl, and Sierra Nevada red fox). The four (4) species that do not have suitable habitat present were dismissed from consideration based on the lack of habitat. The remaining six (6) species that have suitable potential habitat within the proposed project area are discussed below.

The Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*) (LCT) was listed as an endangered species in 1970. In 1975, under the Endangered Species Act of 1973, the Lahontan cutthroat trout was reclassified as threatened to facilitate management and to allow for regulated angling. In 1995, the USFWS released its recovery plan for Lahontan cutthroat trout, encompassing six river basins within Lahontan cutthroat trout historic range. The habitat quality of Washeshu Creek has been degraded and impaired due to the fine sediment production and bank erosion (Garcia and Associates 2012, Lahontan Regional Water Quality Control Board 2006). Considering the degraded habitat, presence of non-native salmonids, and no evidence of LCT presence in Washeshu Creek, the proposed project would not have a direct impact on LCT. Further, buildout of the proposed project would not likely have an impact on downstream habitat quality due to the implementation of BMPs and stormwater management. Compared to existing conditions, the proposed stormwater LID features would allow for improved water quality because they would be capable of capturing run-off from the surrounding watershed area and not limited to just the proposed project Area. Therefore, both direct and indirect impacts to LCT would be less than significant.

While the proposed project Area is considered to be suitable habitat for gray wolf because of the diversity of habitat types present, it is unlikely for wolves to occur in the area because of the high levels of existing residential uses and the large recreational ski resort to the west of the proposed project area. Wolves tend to avoid areas with high densities of busy roads (Whittington et al. 2004) and open agricultural areas (Mladenoff and Sickley 1998), unless their prey is concentrating in such areas. The proposed project would not modify the habitat for this species as the area is already residentially developed and there is human disturbance present. For these reasons no impacts to gray wolf would result.

The willow flycatcher (*Empidonax traillii*) is a CESA Endangered species. Willow flycatchers currently occur and breed in areas where they were thought to have “all but disappeared” (USDA 2001) (e.g., Upper Truckee River watershed), though at very low densities and with limited reproductive success. In the proposed project Area, the breeding season would generally occur from late May or early June, when breeding birds arrive and establish territories, until the fledgling dependency period ends in the middle of September. Marginal suitable habitat exists within the proposed project Area in the form of moderately dense patches of willow vegetation. The location of this habitat is within proposed Lot A which would be placed in permanent conservation easement to protect the habitat from future direct impacts. Therefore, the habitat would not be directly or indirectly impacted as a result of the proposed project and no impacts to willow flycatcher would result.

The monarch butterfly (*Danaus plexippus*) is a proposed threatened species under the ESA (listed 12 December 2024). Flowering plants in the meadow habitat and uplands in the proposed project Area provide suitable foraging habitat. The temporary loss of a minor amount of foraging area from the removal of upland flowering plants during construction of the planned development is not likely to result in the loss of individuals. The proposed project would not impact the riparian/wetland habitat placed in the conservation easement in Lot A, which contain the vast majority of the flowering plant species that may be utilized by *D. plexippus*. Further, the area of disturbance resulting from site development does not contain typical monarch habitat. Therefore, the impacts to *D. Plexippus* are less than significant.

The northwestern pond turtle (*Actinemys marmorata*) is a proposed threatened species under the ESA (listed 3 October 2023). Visual Encounter Survey (VES) surveys of the proposed project area determined that no western pond turtle occupy the proposed project area and no impacts to western pond turtle would be expected. However, because development of the subdivision could occur over ten (10) years or more, and to ensure that an updated survey is performed, the following mitigation measure (see below) would be incorporated into the Final Map and Development Notebook for the proposed project's development to require a VES for parcels constructed after the year of 2035.

On 29 April 2014, the USFWS designated the Sierra Nevada yellow-legged frog (*Rana sierrae*) as an endangered species under the Endangered Species Act of 1973. Sierra Nevada yellow-legged frog inhabits ponds, lakes, and streams associated with montane riparian, lodgepole pine, subalpine conifer, and wet meadow communities (Zeiner et al. 1988, Jennings and Hayes 1994). Open stream and lake margins that gently slope to a depth of about 2 to 3

inches appear to be preferred (Jennings and Hayes 1994). In the Sierra Nevada, this species' elevational range extends from approximately 4,500 to 12,000 feet (Stebbins 1985, Jennings and Hayes 1994). Mapped Critical Habitat for this species is located 1 mile to the west of the proposed project Area in the Five Lakes Subunit. Suitable habitat for Sierra Nevada yellow-legged frog has been identified in the proposed project area, including both the wet meadow and montane riparian habitat types as identified on Figure 5. Surveys of the proposed project area determined this species is not currently present. A known occurrence that is presumed to be extant is located in small ponds between Five Lakes (Granite Chief Wilderness) and Lake Estelle. Other occurrences in the area are possibly extirpated and were last observed in Washeshu Creek in 1974, Five Lakes in 1999 and in vicinity of Tahoe City in 1911. No critical habitat exists in the proposed project area. Due to the presence of non-native fish in Washeshu Creek, the stream is unlikely to provide suitable breeding habitat for the Sierra Nevada yellow-legged frog. Fish are known predators of the frog's eggs and larvae and represent a significant threat to the species (USFWS 2013). The continued presence of fish in the creek suggests that the creek does not freeze completely in winter or is recolonized annually from downstream when hydrologic connections to source populations are reestablished (Garcia and Associates 2012). If the portion of Washeshu Creek within the proposed project Area contain fish, they are also unsuitable for frog reproduction. Consequently, Washeshu Creek is not considered viable breeding habitat for the Sierra Nevada yellow-legged frog.

Tributaries of Washeshu Creek and the adjacent meadow reach may offer aquatic nonbreeding habitat that provides shelter, foraging opportunities, or dispersal pathways for juveniles or adults, particularly during late spring and early summer. The closest known Sierra Nevada yellow-legged frog occurrence is 3 miles to the west-southwest. Individual frogs may disperse from this and other upstream breeding populations into the proposed project area. The number of SNYLF presumed extant in the upper portions of the watershed is limited and therefore the presence of dispersing individuals in the lower reaches of Washeshu Creek is expected to be extremely rare and at very low density. Nevertheless, the possibility remains that individual frogs could occasionally occur within the proposed conservation easement in Lot A during movement or dispersal events. Lot A would not be disturbed and therefore the suitable habitat would not be impacted as a result of proposed project activities. While SNYLF have been determined to be absent currently development of the subdivision could occur over ten (10) years or more. To ensure that an updated survey is performed, the following mitigation measure (see below) shall be incorporated into the Final Map and Development Notebook for the proposed project's development to require a Visual Encounter Survey for parcels constructed after the year of 2035.

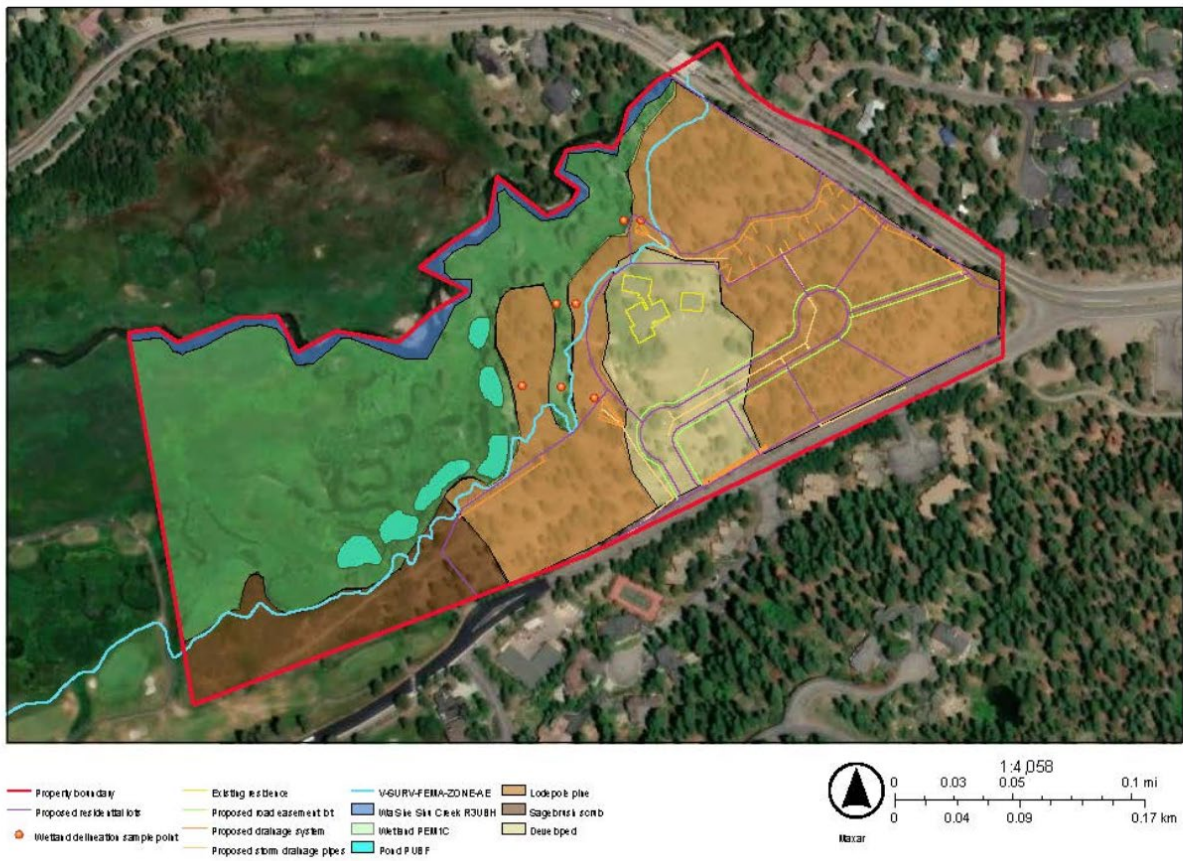


FIGURE 5 WETLAND DELINEATION AND VEGETATION MAP

Sensitive Plants

The following eight (8) plant species have the potential to occur along Washeshu Creek or the wet meadow habitats in the proposed project area in the 2025 surveys: Marsh skullcap (*Scutellaria galericulata*), Upswept moonwort (*Botrychium ascendens*), Scalloped moonwort (*Botrychium crenulatum*), and the following species: Davy’s sedge (*Carex davyi*), Subalpine aster (*Eurybia merita*), American manna grass (*Glyceria grandis*), Plumas mousetail (*Ivesia sericoleuca*), Ribbonleaf pondweed (*Potamogeton epihydrus*), and Alderleaf buckthorn (*Rhamnus alnifolia*). Because the corridor along Washeshu Creek is proposed to be placed in a permanent conservation easement lot of 18.41 acres (Lot A), no project activities would occur within Lot A; therefore, the proposed project would have no impacts on these sensitive plants that have potential to occur in those areas. Therefore, there is no impact.

Although the three-tipped sagebrush (*Artemisia tripartita*) was not positively identified to species, for the purposes of this analysis, presence is assumed. As shown in Figure 7, the sagebrush plants are concentrated in several clusters within proposed Lot 2 and on the periphery of three other proposed lots. The clusters mapped are not large and are comprised of 10’s of plants with a continuum of leaf characteristics that match a mix of *Artemisia* (i.e., sagebrush) species. This, along with clonal growth makes it difficult to determine the number of individuals that may be present. Future development of the residences where these clusters occur could impact a very small number of three-tipped sagebrush, estimated to be less than 100 plants. If the identification is confirmed, it is likely that a greater number of three-tipped sagebrush are also likely to be present in the sagebrush community outside of the footprint of the proposed development. This species is very widespread across the Great Basin and is not considered very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known). Although there are only four occurrences in the California Natural Diversity Database, there are 12-14 additional occurrences in CalFlora (CNPS 2025) that have expanded the lower elevation range listed in the CNDDDB from 7,200 to 6,250 feet. Therefore, it is quite likely the species has been overlooked in habitats between 6,200-7,000 feet and may be much more widespread in California. Regardless, with 14 known occurrences in

California, the potential loss of 100 plants during the future planned development represents a negligible fraction of the overall species population. Such a small impact would have negligible effect on the species distribution, the condition of known occurrences, or overall habitat vulnerability and specificity, and therefore would not cause the species to become more endangered. The loss of 100 plants would not have a substantial adverse effect on the local population because the majority of plants likely occur outside of the proposed project area. Therefore, the effect of the proposed Project on three-tipped sagebrush is less than significant.

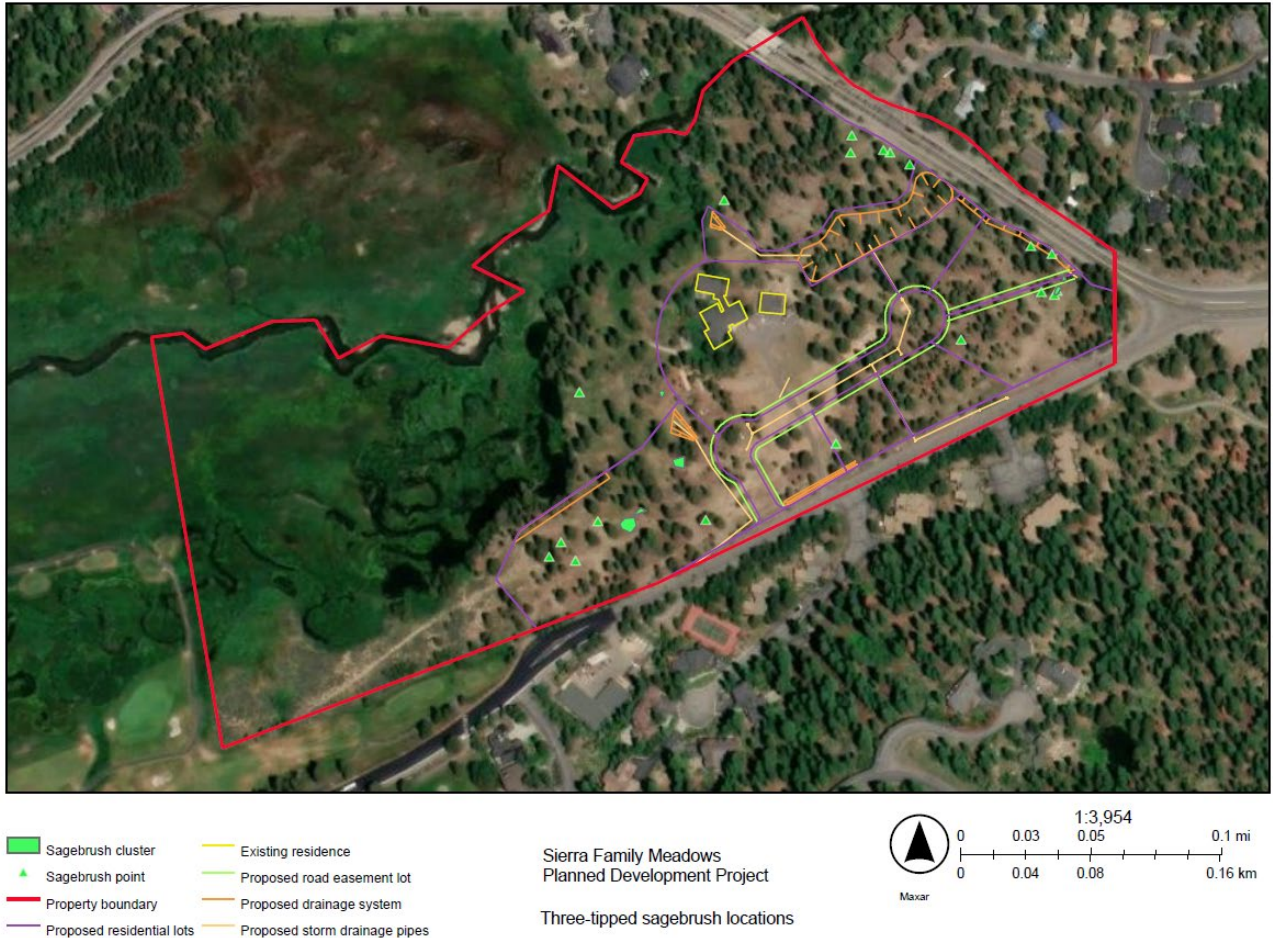


FIGURE 7 THREE-TIPPED SAGEBRUSH MAP



Discussion Item IV-2:

The riparian corridor of Washeshu Creek and surrounding wet meadow habitat within the proposed project Area are sensitive natural communities that provide potential habitat for sensitive wildlife and at least nine (9) plant species. Placer County Policy 6.A.1 requires minimum sensitive habitat buffers as follows:

- 100 feet from the centerline of perennial streams
- 50 feet from centerline of intermittent streams
- 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species.

The entire footprint of the Planned Development is located outside of the sensitive habitats identified in the wetland delineation. As shown in Figure 5, the northern boundary of proposed residential Lot 2 is adjacent to two small wetland areas. While there would be no direct impact to the habitat, future development of a single-family residence

on Lot 2 can be designed to comply with the 50-foot setback from the mapped wetlands. Further, with the requirement of the Development Notebook, a building envelope will be created for Lot 2 guiding development to comply with the required development standards, including the setback from the mapped wetlands. With this application, the construction of a single-family home on Lot 2 would not have an adverse effect on the integrity of the wetland habitat.

The storm water drainage and dissipation pan proposed for Lot E is near the wetland. The purpose of the proposed detention basin is to allow fine sediments in stormwater to settle before entering the wetland and exiting the development portion of the site. Existing conditions allow stormwater from the surrounding upland to flow across the property unabated into the riparian areas of Washeshu Creek. The dissipation pan would decrease the stormwater velocity and improve water quality prior to discharge. Therefore, the proposed project is likely to have a beneficial impact on water quality and would have no adverse impacts on any riparian habitat, wetlands or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by CDFW, USFWS, USACE, or NOAA Fisheries. Therefore, no regulatory permits are warranted because there will be no impacts to wetlands, Waters of the US or state, or riparian habitat. Therefore, there is no impact and no mitigation measures are warranted.

Discussion Item IV-3:

There are no project activities proposed to occur within the delineated wetland habitats. The proposed footprint of the proposed planned development is entirely in upland habitat. The implementation of the proposed drainage components is expected to improve the quality of the stormwater discharge that currently flows into wetland habitats. Therefore, the proposed project is expected to have a beneficial effect on water quality and would not have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means. Therefore, there is no impact.

Discussion Item IV-4:

The riparian corridor of Washeshu Creek and surrounding wet meadow habitat within the proposed project Area are sensitive natural communities that provide potential movement corridors for wildlife. The proposed project proposes to place this area in a permanent conservation easement lot (Lot A). The proposed development of single-family dwellings and associated roadways in the upland portion of the proposed project area would not significantly hinder movement of wildlife as other residential areas are present on the north, south and east sides of the proposed project area that already constrict movement of wildlife through the project area. The retention of the meadow and riparian corridors within the conservation easement would allow for continued movement of native wildlife and the proposed project would have less than significant impacts on wildlife movement corridors. Nesting bird species (those protected by the Migratory Bird Treaty Act of 1918) may occur onsite and have the potential to be disturbed by construction and tree removal activities. With the implementation of a Pre-Construction Nesting Bird Survey as required by Mitigation Measure IV-4, the potential impact to migratory birds would be reduced to less than significant.

Discussion Item IV-5, 6, 8:

There is no Habitat Conservation Plan, Natural Community Conservation Plan or other conservation plan for the proposed project Area. As described in Section 2, the Placer County General Plan (1994) Section 6 Natural Resources contains the policies that are applicable to biological resources including wetland habitats and fish and wildlife protections. The proposed Project has been designed to comply with these policies. In addition, this proposed project proposes the establishment of a substantial conservation easement. Placer County Policy 6.D.14 requires that new development avoid ecologically-fragile areas (e.g., areas of special status, threatened, or endangered species of plants, and riparian areas). Where feasible, these areas should be protected through public or private acquisition of fee title or conservation easements to ensure protection. A total of 12.93 acres within the proposed project Area is currently zoned for Conservation Preservation and this Project proposes to formalize that zoning into a permanent conservation easement lot (Lot A) and increase the protected habitat to 18.41 acres. This represents an increase of approximately 5 acres of protected habitat. Therefore, the proposed project would not conflict with local policies or ordinances that protect biological resources. Therefore, there is no impact.

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Woodland Preservation Ordinance (Chapter 19, Article 19.50 of the County Code) provides protections for landmark trees and heritage trees. Additionally, the requirements of Article 12.20, "Tree Preservation in Area East of Sierra Summit" in the Placer County Code provide regulations for tree removal and to ensure compliance with Section 118.10 of the OVGPLUO which requires "All developments shall be planned, designed, constructed and maintained so that existing healthy trees and native vegetation on the site are preserved to the maximum extent feasible and are protected by adequate means during construction." There are no oak woodlands

onsite and therefore no impacts to this habitat type would occur as a result of the proposed project.

The Phase 1 infrastructure elements will require the removal of approximately 110 trees and an additional 37 trees could be removed associated with the residential development (i.e. building / driveway footprints) of Phase 1 lots (Lots 2 and 3). Phase 2 infrastructure elements (i.e. full buildout of PD infrastructure) are estimated to require an additional 60 trees to be removed. And the residential development of Phase 2 lots (Lots 4-8) could require the removal of approximately 62 additional trees. The estimated total number of trees to be removed is 269 trees, resulting from improvements for infrastructure, installation of the roads, parcel development, etc. The project proposes to retain all perimeter screening vegetation to the maximum extent feasible. The project shall be required to adhere to the requirements of Article 12.20, "Tree Preservation in Area East of Sierra Summit" in the Placer County Code for regulations pertaining to tree removal and to ensure compliance with Section 118.10 of the OVGPLUO which requires "All developments shall be planned, designed, constructed and maintained so that existing healthy trees and native vegetation on the site are preserved to the maximum extent feasible and are protected by adequate means during construction." Such development of the site may result in some degradation of the existing trees and native vegetation present on the project site. Tree removal will occur for the required on-site improvements. In addition, the future development of the single-family residences would require some tree removal which would likely be limited to trees within the development footprint or hazard tree removal to comply with good forestry management practices explicitly permitted by County ordinances. As a condition of approval for the project, and in compliance with the requirements of the "Tree Preservation in Area East of Sierra Summit" (Article 12.20), prior to the construction of the required on-site improvements and development of the single-family residences, a tree permit shall be required to be obtained for the trees to be removed.

Discussion Item IV-7:

Sections 4.4.1 and Section 4.4.2 above discuss impacts to sensitive wildlife species and habitats respectively that have the potential to occur onsite. As noted above there is no significant impact to species or their habitats that would result in a loss of individuals that would result in a decrease in populations or restrict the number of or range of species. This impact is considered less than significant. No mitigation measures are required.

Mitigation Measures Item IV-1:

MM IV.1 (Sierra Nevada Yellow-legged Frog and Northwestern Pond Turtle)

A visual encounter survey (following USFWS VES protocol dated 2005 and guidance from USFS Programmatic Biological Opinion and consultation with the FWS Regional Office dated May 2014 for SNYLF, or other more recent document/guidance as available) shall be performed in the Washeshu Creek and adjacent wetlands and riparian areas for Sierra Nevada yellow-legged frog (SNYLF) and northwestern pond turtle (NWPT) within the Project Area. An additional VES shall be performed, if necessary, in 2035 to ensure results remain valid. A total of three (3) surveys are required for completion of protocol. The accepted survey protocol states "Surveys may be either staggered during one summer from a few weeks after snowmelt through September 15 (i.e., early, mid, and late season), or occur during three separate years, which ideally would be consecutive. At least one year of survey should occur during a water year where snowpack is 80% or greater than normal." Being that the winter of 2024/25 was above 80% of normal, surveys in 2025 qualify. If SNYLF or NWPT are present within or immediately adjacent to the Project Area, the applicant shall consult with US Fish and Wildlife Service and prepare a Biological Opinion to determine impacts to the species and mitigate in accordance with Section 7 of the Endangered Species Act of 1973. The requirement for these visual encounter surveys shall be incorporated into the notes of the Final Subdivision Map and the Development Notebook.

Mitigation Measure Item IV-4:

MM IV.4 (Nesting Birds and Raptors)

Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Birds

A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings

are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

Nesting Raptors

A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

A note to this effect shall be incorporated into the notes of the Final Subdivision Map and included on Improvement Plans.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	

Discussion Item V-1, 2, 3, 4, 5:

A Cultural Resources Survey of the site was conducted in 2021 and the report was completed in November of 2024 by Far Western, Great Basin Branch, during which a culturally sensitive resource area was identified by Far Western on the Subject Property. Far Western contacted the California Native American Heritage Commission (NAHC) in May 2021 to request a Sacred Lands File Search for the proposed project area. The Commission responded that the file search was negative but cautioned that a negative search does not necessarily mean that no Native American resources are present. The NAHC also recommended consultation with additional Tribes and provided Far Western with a list of tribes to contact. To comply with this recommendation, additional correspondence was done with the seven Tribes identified by the NAHC. The Washoe Tribe of Nevada and California, the United Auburn Indian Community, and the Wilton Rancheria in Elk Grove responded that there is cultural sensitivity within the proposed project area. This cultural sensitivity is associated with the previously recorded precontact site, PLA-161.

Far Western completed a cultural resources survey of portions of two private parcels (APN 096-230-062-000 and 096-290-050-000) in advance of the proposed Sierra Family Meadows development in compliance with CEQA. The survey resulted in finding and updating the eastern locus of previously documented precontact site PLA-161 and locating and recording two previously undocumented precontact isolate finds. Far Western’s analysis identified the eastern locus of PLA-161 as unevaluated for eligibility for listing in the National Register of Historic Places and the California Register of Historical Resources, and determined that additional study may be warranted to assess its eligibility. Accordingly, Far Western recommended that the eastern locus of PLA-161 be excluded from any current or future development. As part of ongoing project planning, Far Western provided geographic information system (GIS) shapefile buffers to project design engineers Lumos and Associates (Lumos), including a 5-meter avoidance

buffer around the resource. Based on these avoidance measures, it has been confirmed that the proposed development will avoid impacts to PLA-161. This avoidance will be ensured through the implementation of a proposed conservation easement encompassing all of proposed Lot A (designated as an open space lot). Far Western also supplied Lumos with GIS shapefile buffers for two isolated finds, and project design has confirmed that these resources will likewise be avoided. In addition, Far Western concluded that the two precontact isolated finds identified within the southern parcel are not eligible for listing in the National Register or the California Register, as they lack complexity and significance under all applicable evaluation criteria.

The culturally sensitive resource area will be incorporated into a designated open space area and protected by a private conservation easement, thereby precluding any development or ground-disturbing activities within its boundaries. To ensure long-term protection of the resources, a permanent conservation easement over Lot A will be recorded on the property as a condition of Phase 1 Final Map approval for the proposed project. As described in the project description, the project includes decommissioning a portion of the existing driveway off Olympic Valley Road that currently provides access to the existing single-family residence. To avoid potential impacts to the culturally sensitive resource area, the segment of the existing driveway located within this area will remain undisturbed and will not be decommissioned. Vehicular access within the culturally sensitive resource area will be prevented by decommissioning and restoring to a natural condition those portions of the driveway located outside the resource area. In addition, boulders will be strategically placed at both ends of the remaining paved driveway to restrict vehicle access. To further protect cultural resources, construction methods for driveway decommissioning will include measures such as prohibiting equipment from operating or being staged outside the limits of the existing paved roadway. Additionally, mitigation measures have been incorporated into the project to address the potential for inadvertent impacts to cultural resources during decommissioning activities, ensuring that such impacts are reduced to a less-than-significant level (see below).

Far Western did not specifically make a determination whether the eastern locus of PLA-161 qualifies for listing on the National Register of Historic Places and did not recommend or state any eligibility under any of the official criteria (A, B, C, or D) of the National Register of Historic Places. Nevertheless, recordation of the conservation easement on Lot A will ensure no development and/or disturbance occurs within this area and will ensure further protections for these resources into the foreseeable future. Even with the proposed conservation easement to be applied to the cultural resource areas, there always remains the potential for ground-disturbing activities to expose previously unrecorded/unknown cultural resources; for that reason, the following mitigation is applied and the impact is reduced to less than significant.

Mitigation Measures Item V-1, 2, 3, 4, 5:

MM V.1: Implement Mitigation Measures XVIII.1, XVIII.2, XVIII.3.

MM V.2

The existing paved portions of the driveway accessed off of Olympic Valley Road shall be left in place and boulders or other natural barriers that would eliminate the use of the driveway and access from the existing single-family residence and Olympic Valley Road shall be incorporated into the project's design. Low impact decommissioning methodology shall be employed for the portions of the driveway, outside of the culturally sensitive resource areas. Methods shall include prohibiting any equipment to be parked outside of the existing paved road while the road is being decommissioned, and compliance with MM XVIII.2, including but not limited to, full-time, on-site monitoring by a Tribal Monitor provided by or approved by the culturally affiliated Tribe.

The following shall be incorporated into the notes of the Improvement Plans and/or Grading Plans and into the Development Notebook prepared for the project: If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

Tribes may not consider curation of TCRs to be appropriate or respectful and may request that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or

unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:

The development includes the creation of eight (8) single-family residential lots (including one existing residence), two (2) homeowner’s association lots for access and drainage infrastructure, one (1) 18.41 acre open-space lot, and two (2) privately owned lots. The 32.02 acre subject site currently consists of two (2) parcels and is bisected by Washeshu Creek, a perennial waterway designated a “waters of the United States”. The proposed project would disturb approximately 9.5 acres of the 32.02 acre site and remove approximately 269 trees. The post development site would create approximately 3.3% of impervious coverage. Approximately 7,900 cubic yards of excavation and 3,071 cubic yards of fill are proposed. The excess soil would be off-hauled to an appropriate receiving facility. Maximum cuts and fills are proposed to be approximately 15 feet and three (3) feet respectively. The maximum cut/fill slopes are proposed to be 2:1. No grading or disturbance of any kind is proposed within the mapped wetlands and the Federal Emergency Management Agency (FEMA) floodplain. Grading activity on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase would create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential and potentially cause a negative impact on local waterways and stormwater quality. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both

on- and off-site. The proposed project's impacts associated with soil erosion and loss of topsoil, disruption and displacement of the soil, and changes in topography would be mitigated to less than significant by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval for both phases of the two (2) phased development. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**

MM VII.2

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

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected,

unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

MM VII.3

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

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

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

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

MM VII.4

The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

MM VII.5

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the East Placer Storm Water Quality Design Manual. **(ESD)**

Discussion Item VII-2, 3, 8:

The site is located outside the northwest boundary of the Tahoe Basin within the Sierra Nevada Mountains and west of the Great Basin. The latter is generally characterized by internal drainage and large normal fault-bounded valleys (graben) separated by high mountain ranges (horst). Displacement along those faults occurred primarily in the Tertiary age although earthquake activity in the eastern Sierra Nevada province continues to the present. The Sierra Nevada province was formed by large granite intrusions emplaced in the Mesozoic age. Subsequent uplift and faulting raised the mountain range to its present elevations. Some of the upper elevations of the Sierra Nevada have been carved by glaciers and the canyons and valleys between the mountains contain glacial deposits of Pleistocene

age and alluvium of Holocene age. Erosion and sediment deposition continues to shape the current landscape in the region. Other than the proximity of the site to Washeshu Creek and the resulting snow accumulation during the winter season and the surface runoff during the spring thaw at the site, no obvious geologic hazards appear to have affected the proposed project site in relatively recent times. No risk of faulting, landslides, subsidence, liquefaction, or other hazards have been identified. No known active faults are mapped within the proposed project area. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item VII-4:

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

Discussion Item VII-5:

A Paleontological Resources Assessment was prepared by Far Western Anthropological Research Group, Inc, in November of 2024. The analysis consisted of a geological map and literature review and the museum records search from the University of California Museum of Paleontology (UCMP). The records search was requested from the UCMP on January 19, 2022, however there was no response from UCMP. Therefore, Far Western Anthropological Research Group, Inc. conducted an exhaustive search of the online UCMP database, searching all records for Placer County. No fossils were located near the proposed project area in Placer County. An additional search of 3,908 records for neighboring Washoe County, Nevada, yielded 33 localities, of which only two Pleistocene records were relevant for the proposed project; a mammoth fossil recovered near Reno and a horse fossil from a Truckee River gravel pit. There are a number of critical Miocene fossils from Washoe County, but none are relevant for the proposed project. No paleontological resources have been identified within the proposed project site. It is the professional opinion of Far Western Anthropological Research Group, Inc. that excavation associated with the proposed project is unlikely to affect paleontological resources, and adverse impacts to such resources under CEQA are not anticipated. However, there is a potential subterranean resources could be uncovered during project implementation of the required improvements and development. For this reason, the following mitigation measure has been included to reduce the impacts to less than significant.

Mitigation Measures Item VII-5:

MM VII.6

A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, an appropriate buffer area of 50-foot radius shall be established around the find where construction activities shall not be allowed to continue and a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery

trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential units, and accessory buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

Buildout of the proposed project would not exceed the PCAPCD’s screening criteria and therefore would not exceed the PCAPCD’s Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)		X		

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:

The “Phase I Environmental Site Assessment”, dated September 30, 2020, prepared by AEI Consultants summarizes the results of historic research of the property for past land uses. Placer County Environmental Health concurs with the consultant’s findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, construction and residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

The project is proposing to install utilities and other improvements to Olympic Valley Road and Resort Road associated with the project’s on-site improvements, which would be approximately 717 feet away from the Lake Tahoe Preparatory School. The proposed project includes grading operations which would result in short-term diesel exhaust emissions from heavy-duty on-site equipment and would generate DPM emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the proposed project site, the impacts on those receptors would be less than significant with the application of mitigation MM III.1 includes limiting of idling around sensitive receptors to address potential impacts. Additionally, the operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people. Therefore, with the implementation of MM III.1, the impacts are less than significant.

Mitigation Measures Item IX-3:

MM IX.1: Implement Mitigation Measure III.1.

Discussion Item IX-4:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item IX-5:

The proposed project is not located within an airport land use plan area or, where such a plan has not been adopted, or within two miles of a public airport or public use airport. Therefore, there is no impact.

Discussion Item IX-6:

Development of the proposed project would not physically block any existing roadways, nor would it interfere with an adopted emergency response plan or emergency evacuation plan. The development of the future residences of the proposed project would not impair implementation of the existing “Placer Operational Area East Side Evacuation Plan” nor physically interfere with the response plan or evacuation plan in that the residences of the proposed project would be required to abide by the direction of public safety personnel, including but not limited to the Placer County Sheriff’s Office, the five eastern Fire Protection Districts/Departments, California Highway Patrol, USDA Forest

Service, American Red Cross, the County Office of Emergency Services and other state and federal contributing agencies, implementing the plan during an emergency event. Further, the project’s design does not include any components that would lead to physical interference. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located in an area that is classified as High-Density Residential, Forest Recreation, and Conservation Preserve of the OVGPLUO. The only area proposed for development is the area within the High-Density Residential zone district. The new residences that could be developed on each new parcel would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the Olympic Valley Fire Department and has been designed to comply with the required emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. The project must also comply with Cal Fire Code requirements and those provisions of the Emergency Preparedness and Evacuation Plan prepared for the project, including but not limited to, defensible space. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		X		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		X		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			X	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

The proposed project would utilize treated water as the domestic water supply from Olympic Valley Public Service

District. There is an existing drilled well located on the proposed project site which would be used for irrigation and/or fire suppression only. The well was constructed under permit from Placer County Environmental Health in accordance with applicable County and State standards. The water well has a sanitary and annular seal to prevent contamination to the well and aquifer. Impacts to groundwater quality are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2:

The proposed project would utilize treated water from Olympic Valley Public Service District. The district has indicated there is capacity to serve the anticipated demand of the proposed project and therefore the development is not expected to substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item X-3, 4:

The development includes the creation of eight (8) single-family residential lots (including one existing residence), two (2) homeowner's association lots for access and drainage infrastructure, one (1) 18.41 acre open-space lot, and two (2) privately owned lots. The 32.02 acre subject site consists of two (2) parcels and is bisected by Washeshu Creek, a perennial waterway designated a "waters of the United States". The proposed project would disturb approximately 9.5 acres of the 32.02 acre site and remove approximately 269 trees. The post development site would create approximately 3.3% of impervious coverage. No grading or disturbance of any kind is proposed within the mapped wetlands and the Federal Emergency Management Agency (FEMA) floodplain. Grading activities on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase would create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential and for causing a negative impact on local waterways and stormwater quality. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The general site topography and drainage patterns would be maintained. The developed portion of the site generally sheet flows towards the north with stormwater ultimately reaching Washeshu Creek. A sedimentation basin is proposed between the development and the Creek to capture and treat runoff from the proposed storm drain facilities located within the access drive. Post construction drainage patterns would remain largely unchanged from the existing conditions. No significant increase in impervious surface is proposed and no measurable increase in runoff is anticipated. The runoff water is not expected to have an adverse effect on the stormwater drainage system. Temporary and permanent Best Management Practices (BMPs) are proposed both during construction and afterwards to minimize or possibly eliminate any polluted runoff and maintain the best storm water quality possible. No adverse downstream impacts are expected and all stormwater runoff would be treated prior to exiting the proposed project site. The proposed project's impacts to hydrology and water quality would be mitigated to less than significant by implementing the following mitigation measures:

Mitigation Measures Items X-3, 4:

MM X.1: Implement Mitigation Measures MM VII.1, MM VII.2, MM VII.4, and MM VII.5

MM X.2

Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

MM X.3

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention facilities. Detention/retention

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

MM X.4

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

MM X.5

Prior to Improvement Plan or Grading Permit approval, the applicant shall provide to ESD an approved SWPPP, including site-specific construction site BMPs, for County review, as required by the NPDES Phase II MS4 Permit. The County shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Wildlife 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained or evidence that no regulatory permits are necessary from the applicable jurisdiction. **(ESD)**

Discussion Item X-5:

The development includes the creation of eight (8) single-family residential lots (including one existing residence), two (2) homeowner's association lots for access and drainage infrastructure, one (1) 18.41 acre open-space lot, and two (2) privately owned lots. The 32.02 acre subject site consists of two (2) parcels and is bisected by Washeshu Creek, a perennial waterway designated a "waters of the United States". No grading or disturbance of any kind is proposed within the mapped wetlands and the Federal Emergency Management Agency (FEMA) floodplain. Likewise, no structures or other improvements are proposed within the 100-year floodplain of Washeshu Creek. All of the proposed improvements are not expected to affect the floodplain, impede or restrict flows, expose people or structures to loss or injury, or increase the risk of releasing pollutants. The proposed project's impacts to the floodplain are less than significant. No mitigation measures are required.

Discussion Item X-6:

This proposed project would utilize treated water from Olympic Valley Public Service District. There are no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				X
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X

4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X
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The Proposed project would adhere to all applicable provisions of the Olympic Valley General Plan Land Use Ordinance (OVGPLUO), Placer County Zoning Ordinance, and the Placer County Land Development Manual. As mentioned in Section II *Agricultural and Forest Resources* of this document, the proposed project complies with the intent of the Conservation Preserve and Forest Recreation districts with the incorporation of development outside of these areas with the exception of the improvements to the existing drainage, retention, etc. to retain and maintain the functionality of these areas. The concurrent rezone from High-Density Residential, Density Factor 20 bedrooms per acre (HDR DF=20) to HDR DF=20-PD is necessary to enable the PD entitlement. All future residences would be subject to Design Review by the Olympic Valley Design Review Committee (OVDRC) and County Building Permit review at the time of application.

As authorized by the OVGPLUO and the Placer County Zoning Ordinance, the Applicant proposes a Planned Development (PD) on the Subject Property consisting of seven (7) new developable residential lots, one (1) existing residential lot, two (2) Homeowners Association (HOA) lots to accommodate a private access road and a drainage basin, one (1) open space area encompassed by a permanent conservation easement, and two (2) private right-of-way lettered lots that encompass the entirety of the ROW areas associated with Olympic Valley Road and Resort Road.

Proposed single-family residential lot sizes range from 0.50 to 2.73 acres, while the open space area would be approximately 18.41 acres in size. The open space lot (Lot A) is also proposed to be encompassed entirely within a private, permanent conservation easement to ensure the area is permanently precluded from future development. The total portion of the 32.02 acre property that is proposed for residential development is 9.46 acres and is located entirely within the HDR DF=20 zoning district. The private access roadway would be encompassed by a 0.84-acre lettered lot (Lot D) and the stormwater drainage infrastructure would be located within a 0.93-acre lettered lot (Lot E). Private ROW lettered lots (Lots B and C) comprise 2.38 acres of the Subject Property and were specifically delineated to encompass all of the public ROW easements encumbering the property.

Since the project proposal does not include designs for each future residence, each residence would also be required to obtain Design Review approval from the Olympic Valley Design Review Committee (OVDRC) prior to Building Permit issuance, in accordance with OVGPLUO Section 102.14. This mechanism ensures building envelope, lighting plans, architectural design, landscape plans, and visual impacts have been adequately reviewed for each residential project in accordance with the standards set forth by the PD proposal. This is proposed to be conditioned into the forthcoming Conditions of Approval (COAs) associated with the project's Conditional Use Permit (CUP).

The OVGPLUO was adopted in 1983 and as such, references the Placer County Zoning Ordinance that was in place at that time, subjecting the proposed project to the regulations outlined in those documents. While the PD code requirements and regulations outlined in the old Zoning Ordinance are almost identical to those outlined in the current Zoning Ordinance, there is one important distinction. The old Zoning Ordinance requires a property to have a -PD combining district overlay to be eligible to utilize the PD permitting mechanism. As a result, the proposed project is concurrently applying for a rezoning of the portion of the Subject Property that is currently zoned HDR to HDR-PD.

Development standards outlined by proposed PD would be adhered to by all future single-family residences proposed, unless otherwise dictated by the conditions of the CUP, as required by any PD within the OVGPLUO. The PD proposes to adopt all development standards outlined in the OVGPLUO for HDR zone district properties, except the minimum lot size. Under the OVGPLUO HDR zoning district standards, the Subject Property is required to maintain minimum lot sizes of three (3) acres. Under the proposed PD, the minimum lot size is proposed to be 0.50 acre. This alternative development standard represents the only deviation of the proposed project from the prescribed development standards for the HDR zone district in the OVGPLUO that is considered a less stringent standard. As discussed below, all other development standards proposed are either directly adopted from the OVGPLUO, or would be more stringent than prescribed.

Coverage for each single-family residential development proposed would adhere to the percentage outlined in the Placer County PD Code (Section 10.064.A.2.e), based on lot size. Setback requirements outlined in the OVGPLUO dictate that all residential structures must adhere to a minimum twenty-foot (20') setback from the front property line, five-foot (5') setback from the side property lines, and ten-foot (10') setback from the rear property line. Height requirements outlined in the OVGPLUO (Section 137.12) dictate that, unless otherwise outlined within the CUP, all

buildings shall not exceed thirty-five feet (35'), as measured at the mid-point between the eave and ridge, from the average finished grade under the building. While the property is zoned HDR (DF 20 - 20 bedrooms/acre), the density of the project is proposed to be ten (10) bedrooms/single-family residence. With a minimum lot size of 0.50 acre and maximum lot size of 2.73 acres, this equates to a density factor of twenty (20) bedrooms/acre on the smallest proposed lot and approximately 3.7 bedrooms/acre on the largest proposed lot. Although no single-family residences are proposed as part of this Tentative Map approval, these standards would apply to all future residential project proposals on the Subject Property.

The proposed PD would also adhere to the parking standards and requirements outlined in OVGPLUO Section 246.26, which requires parking spaces to be provided at a ratio of three-quarters (¾) of a space per bedroom. Of note, Accessory Dwelling Units (ADUs), per California State Law, are exempt from density requirements, are subject to their own development standards set forth by Placer County, and are required to be an allowed use on residential properties. While no specific residences or ADUs are proposed at this time, all ADUs proposed as a part of the PD would be required to meet lot coverage and parking requirement standards set forth by this Tentative Map and Planned Development project. The Applicant for the proposed Project similarly proposes to adopt all OVGPLUO design standards for the PD. To ensure the future development is designed to comply with the required development standards, a development notebook with general design standards would be required as a COA.

The OVGPLUO uses a bedroom/acre density metric; the Project proposes no more than 80 bedrooms across eight (8) homes (10 bedrooms/unit assumed), consistent with HDR-20 limits. Coverage per lot would conform with Section 10.064.A.2.e of the Placer County Zoning Ordinance.

Discussion Item XI-1, 2, 3, 4:

The project proposes to subdivide the 32.02-acre site into eight single-family parcels, ranging in size from 0.50 to 2.73-acres, including the 2.73-acre lot for the one existing single-family residence, in the Olympic Valley area. Upon recordation of the proposed map, the parcels would retain rights for the development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer systems. Such development is consistent with the High Density Residential, Density Factor of 20 bedrooms per acre, Conservation Preserve and Forest Recreation zone district of the OVGPLUO, in that the only area of development is proposed within the High Density Residential zoned areas. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community.

The proposed Project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project design does not conflict with OVGPLUO policies related to density factor (land use intensity), parking, open space, grading, drainage, and transportation. Per Section 246.30 of the OVGPLUO, the minimum permissible lot area within the HDR zone district is three (3) acres. Through the consideration of the rezone to allow the PD district to be applied to this development, for a less than three (3) acre parcel size, the proposed reduction of the minimum lot area would continue to meet the intent of the HDR zone district. Specifically, per the High-Density Residential Section 246 of the OVGPLUO, "in creating this district it is the intent of the County to provide for a variety of residential development relying on the planned unit development concept to create desirable living environments." Further, the HDR district "allows the greatest flexibility in the design of residential projects." And prohibits the traditional, small parcel, lot and block subdivisions within this district. The proposed locations of the single-family lots and the sizes from 0.5 acre to 2.83 acres of the proposed PD, focuses the development activity to areas appropriate for development and reduces adverse impacts related to vegetation removal, erosion, and reduction of wildlife habitat consistent with the intent of the HDR zone district. Further, the lot sizes would be in keeping with the existing residential lot sizes within Olympic Valley. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the proposed project, and specifically, the rezone to allow for the PD overlay, would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the				X

residents of the state? (PLN)				
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

No valuable locally important mineral resources have been identified on the proposed project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the proposed project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

No significant mineral resources have been identified on the property. No mineral extraction operations exist in the proposed area and there are no known mineral resources on the proposed project site. The proposed project site has never been mined on a commercial scale, and no valuable, locally important mineral resources have been identified on the proposed project site. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would result in the creation of seven new residential parcels in addition to the existing residential parcel. All seven residential parcels would have the right to develop one single family home, and one ADU and one JADU and residential accessory structures (i.e. sheds) to support residential uses permitted by the High Density Residential zoning district.

The establishment of residences on the proposed project site would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the mitigation measure below, impacts associated with temporary construction noise would be reduced to less than significant levels.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

- A. Monday through Friday, 6:00am to 8:00pm (during daylight savings)
- B. Monday through Friday, 7:00am to 8:00pm (during standard time)
- C. Saturdays, 8:00am to 6:00pm

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:

The project proposes to subdivide the 32.02-acre site into eight single-family parcels, ranging in size from 0.50 to 2.73-acres, including the 2.73-acre lot for the one existing single-family residence, to be accessed from Resort Road in the Olympic Valley area. If the parcels are developed to their full residential density potential, all eight parcels can have ADUs and JADUs, which would allow for additional population on the properties. This would cause a negligible increase in population growth that has already been considered in the Olympic Valley General Plan Land Use Map build-out of Placer County. The Olympic Valley General Plan uses a bedroom per acre density metric. The proposed project proposes a maximum of 80 bedrooms for the eight single-family lots, assuming ten bedrooms per unit whereas the HDR-20 zoning district yields a maximum of 377 bedrooms per acre. Therefore, this is considered a less than significant impact. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace any people or housing that would require the construction or replacement of housing elsewhere. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X

3. Schools? (ESD, PLN)				X
4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)				X

The Applicant has coordinated with the applicable service providers to ensure services would be provided for the proposed development. This includes Liberty Utilities for all electricity service, Suddenlink for communications service, Olympic Valley Public Service District (OVPSD) for water and sewage services, Tahoe Truckee Sierra Disposal (TTSD) for solid waste disposal services, and Olympic Valley Fire Department (OVFD) for fire services. TTSD, and OVFD, have provided service availability letters indicating that the proposed PD would not exceed the service provider’s capacity to provide service. OVPSD issued a “Conditions of Service” letter that indicates their availability to provide service to the proposed project, subject to their outlined conditions – per OVPSD policy, they are unable to issue “Will-Serve” letters until they review 90% designs for the proposed project, which are not available at this stage of the proposed project. The outlined conditions include, but are not limited to, requiring the developer to enter into a development agreement with the OVPSD, construct on-site and off-site improvement including water and sewer infrastructure, dedicate improvements, dedicate grants of easements, and comply with water use restrictions on construction, domestic and irrigation uses. Onsite storm drainage and roadway improvement facilities would be owned and maintained by the HOA, including snow removal services.

Offsite improvements required for the proposed project can be separated into two (2) distinct categories: utility improvements and roadway improvements. Utility improvements consist of connections to existing utilities within the Resort Road and Olympic Valley Road rights-of-way. The proposed water system would be looped with two (2) points of connection and would connect to the existing water mains in Resort Road and Olympic Valley Road. The proposed sewer system would consist of a small diameter force main which would tie into a new sewer manhole in the Olympic Valley Road right-of-way. Each individual property owner would have an individual sewer grinder pump installed on their respective properties that would discharge sewage to the proposed force main. The existing single-family residence on Lot 1 is proposed to abandon existing connections to water and sewer service infrastructure and would be connected to the proposed water and sewer force main system.

Fire protection infrastructure includes two (2) new hydrants. The existing fire hydrant located on the project site, which is connected to the on-site well serving the existing single-family residence, will be retained for fire suppression purposes. The existing residence will be required to connect to the OVPSD domestic water system. The retained fire hydrant will provide supplemental fire suppression capability. Road improvements include construction of a new HOA-maintained access road and the removal of existing access from Olympic Valley Road. Five (5) feet of additional asphalt would be added on the south side of Olympic Valley Road as a part of the proposed project’s required frontage improvements.

Discussion Item XV-1, 2, 3, 4, 5, 6:

The Olympic Valley Public Service District and Olympic Valley Fire Department have reviewed the proposed Project. The proposed project does not generate the need for new fire protection facilities. Law enforcement service to the proposed project site is provided by the Placer County Sheriff’s Office. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Truckee-Tahoe School District. There are three roads associated with the proposed project: Olympic Valley Road, Resort Road, and the proposed HOA roadway serving the proposed project. The applicants currently own the property that contains portions of, but not all of, Olympic Valley Road and Resort Road. There are existing easements in place for Olympic Valley Road that delegate maintenance responsibility to Placer County. There are existing easements in place for Resort Road that delegate maintenance responsibility to Everline Resort. The proposed HOA would have full responsibility for the proposed private HOA access roadway on the Sierra Family Meadows property.

Pursuant to County Code Sections 15.34 and 16.08.100 and set as a Condition of Approval (COA) the applicant shall pay a park/recreation facility impact fee at the time of Final Map recordation and/or Building Permit issuance which would reduce potential impacts to parks. The project proposes to subdivide the existing residential zoned parcel into eight parcels for the creation of seven new parcels in the Olympic Valley area. Due to the negligible increase in

population, impacts would not occur to fire, law enforcement, school, park, nor public facility services. The proposed project would not result in any physical impacts associated with the provision of new or physically altered governmental facilities as the proposed project results in a negligible increase in demand for government services. Therefore, there is no impact.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion Item XVI-1, 2:

The proposed project would not create an increase in residents such that there would be a substantial physical deterioration of park or recreational facilities. The project does not propose development of recreational facilities nor does it require the construction or expansion of on or off-site recreational facilities. Pursuant to County Code Sections 15.34 and 16.08.100 and set as a Condition of Approval (COA) the applicant shall pay a park/recreation facility impact fee at the time of Final Map recordation and/or Building Permit issuance. Impacts would be less than significant. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			X	

Discussion Item XVII-1:

The proposed project does not conflict with a program, plan, ordinance, or policy that affects the circulation system. The proposed project is expected to provide benefits to the circulation system, due to included Olympic Valley Road improvements. Therefore, any impacts are expected to be less than significant. No mitigation measures are required.

Discussion Item XVII-2, 3:

PLN=Planning Services Division, ESD=Engineering & Surveying Division, EH=Environmental Health Services

The proposed project has been designed in accordance with the appropriate County requirements for geometric design features, and does not include incompatible uses. The proposed project has been designed in accordance with requirements of the serving fire district, and complies with standard parking requirements. Therefore, no impacts are expected. No mitigation measures are required.

Discussion Item XVII-4:

In accordance with the Olympic Valley General Plan and Land Use Ordinance, parking spaces shall be provided at the ratio of three-quarters of a parking space per bedroom. Such parking required to meet the requirements of the OVGPLUO must be located within the confines of the newly created parcel (building site). At the time of construction of the newly created parcels, the minimum onsite parking requirements would be required to be met based on the number of bedrooms proposed with the development. Based on the subdivision design and the size of the parcels proposed, sufficient parking for each residential parcel created can be accommodated. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT. A trip generation and VMT analysis was prepared by LSC Transportation Consultants, Inc., in December of 2023. The report concluded that the net impact of the proposed project would be approximately 26 new daily one-way vehicle trips on roadways with two (2) trips occurring in the PM peak hour, the proposed project would have an average annual daily VMT of 337, and concluded that since the proposed project only consists of seven new single-family dwelling units and falls under both the 110 daily vehicle trips and the 1,425 daily VMT standard, it qualifies as a “small project” and is therefore screened out of any further analysis. Further and pursuant to this action, this proposed subdivision is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted, and the proposed project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

In January of 2025, an offer to consult under AB 52 was sent to the United Auburn Indian Community (UAIC), Lone Band of Miwok Indians, Washoe Tribe of Nevada and California, and the Colfax-Todds Valley Consolidated Tribe for the consideration of the subject project. Based on project location, the UAIC responded that they deferred to the Washoe Tribe. While no other tribes responded to the County's offer to consult under AB 52, the applicant has been in close coordination with the Washoe Tribe and has designed the project to avoid impact to the known resources located within the project area. The Washoe Tribe did not respond to the County with a request for consultation; however, the County is aware that separate correspondence occurred between the applicant and the Washoe Tribe. No requests for consultation under SB 18 have been received as of the publishing of this Initial Study.

Discussion Item XVIII-1, 2:

A Cultural Resources Survey was prepared for the proposed project site in July 2021. Specifically, the cultural resources aspect of the proposed project entailed conducting a pedestrian inventory of the 14.6-acre project area located within two parcels: APN 096-230-062-000 and 096-290-050-000 within Section 28, T16N, R16E, Mount Diablo Meridian, centered around an existing residential complex at 325 Olympic Valley Road. The survey identified and updated the eastern portion of a previously recorded precontact site and documented two newly identified precontact isolates.

The proposed project has been designed to exclude the known resources area from any proposed future development planning activity. The resources would be buffered and protected during construction by means of temporary protection fencing. For long-term protection of the resources, once the on-site infrastructure is completed, a permanent conservation easement will be recorded to ensure the area would not be impacted by the development of the subdivision. As discussed in the Cultural Resources Section V of this Initial Study, the culturally sensitive resource area will be included in the dedicated open space area and private conservation easement, precluding any development or disturbance from taking place within this area. To ensure the resource is avoided, a requirement of a permanent conservation easement to be recorded on the property would be a condition of the proposed project's Phase 1 Final Map approval, after Phase 1 Improvement Plans are completed, so that restoration activities can take place before the conservation easement is officially recorded against Lot A. Restoration activities, within the general vicinity of the culturally sensitive resource areas, primarily include the decommissioning of the existing driveway off of Olympic Valley Road which provides access to the existing single-family residence and the required improvements of the widening of Olympic Valley Road. In order to avoid any potential impacts within the culturally sensitive resource area, the existing driveway connection from the existing single family residence to Olympic Valley Road, located within the culturally sensitive resource area, will remain as is and vehicular access through the existing paved portions will be prohibited. Physical barriers, such as boulders, will be placed at both ends of the existing paved driveway. Portions of the driveway that are outside of the culturally sensitive resource area will be decommissioned and restored back to a natural state. To further address any unknown, or inadvertent impact to cultural resources, construction methods could include prohibiting any equipment to be parked outside of the existing paved road while the road is being decommissioned. To ensure that any inadvertent impact to cultural resources as a result of decommissioning the existing paved portions of the driveway, outside of the culturally sensitive resource areas, is mitigated, Mitigation Measure V.1 of the Cultural Resources Section has been applied to the project to reduce those potential impacts to a less than significant level.

While the proposed project has been designed to avoid and protect the resource areas, the potential for impacts to occur to previously-unidentified tribal cultural resources as a result of development activities on the site including grading, improvements of Olympic Valley Road, and decommissioning of the existing driveway, if required, remains. With implementation of the following mitigation measures for the known resource and for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

Implement Mitigation Measure MM V.2

MM XVIII.2

The Improvement Plans, Grading Plans, and Development Notebook, shall include a note stating that if any cultural artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work within 100 feet of the resource must stop immediately and a qualified archaeologist and representative from the culturally-affiliated Native American Tribe shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PLN)**

MM XVIII.3

The Improvement Plans, Grading Plans and Development Notebook shall include a note stating the following: prior to any disturbance and/or grading within 100 feet of the known Tribal Cultural Resources (TCRs), during the improvements to Olympic Valley Road, during the decommissioning of the portions of the existing on-site driveway, and during the construction / installation of the storm drainage on Lot E; the construction contractor or applicant shall contact the culturally affiliated Tribe, at least two months prior to project ground-disturbing activities to retain the services of a Certified Tribal Monitor(s) if so desired by the Tribe. A contracted Certified Tribal Monitor(s) shall monitor the initial ground disturbance in this project area and if there are TCRs found, additional Tribal Monitoring may be required. Tribal Monitors and/or Tribal Representatives shall have the authority to direct work to be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of adequate duration for the Tribal Representative to examine the resource. Appropriate treatment of TCRs or other cultural finds may include, but is not limited to, a) recordation of the resource(s), b) avoidance and preservation of the resources, c) recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area acceptable to the Tribe and subject to no future disturbance. During the on-site monitoring, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log and the Tribal Monitor shall wear the appropriate safety equipment while on the construction site. When it has been determined that construction activities have a low potential for impacting TCRs, the Tribal Monitor(s) and the project proponent shall determine a mutual end or reduction to the on-site monitoring. Construction activities may proceed without tribal monitoring in the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. Placer County shall assist with resolution of disagreements between the project applicant / contractor and the Tribe if such occurs on the project.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

The Applicant for the proposed project has coordinated with the applicable service providers to ensure services would be provided for the proposed development. This includes Olympic Valley Public Service District (OVPSD) for water and sewage services, Tahoe Truckee Sierra Disposal (TTSD) and Truckee-Tahoe Sanitation Agency (T-TSA) for solid waste disposal services, and Olympic Valley Fire Department (OVFD) for fire services. TTSD and OVFD have provided service availability letters indicating that the proposed PD would not exceed the service provider's capacity to provide service. OVPSD issued a "Conditions of Service" letter that indicates their availability to provide service to the proposed project, subject to their outlined conditions – per OVPSD policy, they are unable to issue "Will-Serve" letters until they review 90% designs for the proposed project, which are not available at this stage of the proposed project. The outlined conditions include, but are not limited to, requiring the developer to enter into a development agreement with the OVPSD, construct on-site and off-site improvement including water and sewer infrastructure, dedicate improvements, dedicate grants of easements, and comply with water use restrictions on construction, domestic and irrigation uses.

Discussion Item XIX-1:

The OVPSD water system can supply adequate pressures for the existing single-family residence and the proposed seven (7) single-family residences during all demand scenarios and for fire flow. The pressures at all connection points are within a "minorly exceed the pressure" requirements from the *OVPSD Water Technical Specifications*. The No Flow and Average Daily Demand exceed the OVPSD pressure requirements due to the connection to the OVPSD system already exceeding the maximum pressure. The high pressures would be mitigated through pressure reducers at each proposed connection. The proposed project site consists of an existing 10-inch gravity sanitary sewer main along the eastern edge of the site that flows north to Olympic Valley Road. The pipe is buried approximately six (6) feet deep and ultimately flows to the Truckee-Tahoe Sanitation Agency (T-TSA) for treatment. A gravity system is not proposed to be utilized because the Olympic Valley Public Service District requirements for velocity and depth of cover would result in one extremely deep lift station that would be cost prohibitive to construct and presents significant challenges to operate and maintain. Therefore, the project proposes a sanitary sewer system that would utilize an E-One low-head pressurized sanitary sewer system to convey on-site wastewater flows to a proposed receiving manhole in the existing 10-inch main located along the eastern edge of the site in a Road and Utility Easement to be recorded with the Final Map. Each lot within the proposed subdivision would install a private grinder pump which would pump wastewater via a private lateral line to a public trunk main located within the main road of the development. The proposed project has received service availability letters and a "Conditions of Service" letter from the appropriate public service and utility agencies and districts. For that reason, the impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-2:

The water agency has indicated their availability to provide treated water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:

The proposed project is within the wastewater service area of Olympic Valley Public Service District (OVPSD). The type of wastewater to be produced by this proposed project is typical of wastewater already collected by the District. Onsite sewer services and a sewer main is proposed to be constructed with the proposed project, connecting to an existing conveyance system located immediately east and adjacent to the proposed project site. The wastewater treatment facility is capable of handling and treating this type of wastewater. A will serve letter has been provided by OVPSD.

The proposed project is within the water service area of OVPSD. Onsite water services and a water main is proposed to be constructed with the proposed project, connecting to an existing water main located immediately east and south of the proposed project site. A will serve letter has been provided by OVPSD.

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

Minor stormwater drainage facilities are proposed onsite to capture roadway runoff and convey it to the proposed onsite sedimentation basin.

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

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Tahoe Truckee Sierra Disposal) by which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. The impacts are less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

As discussed in the Hazards Section, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The development of the future residences of the proposed project would not impair implementation of the existing “Placer Operational Area East Side Evacuation Plan” and/or the Olympic Valley Fire Department (OVFD) “Wildland Fire Evacuation Plan” nor physically interfere with the response plan or evacuation plan in that the residences of the proposed project would be directed by public safety personnel, including but not limited to the Placer County Sheriff’s Office, the five eastern Fire Protection Districts/Departments, California Highway Patrol, USDA Forest Service, American Red Cross, the County Office of Emergency Services and other state and federal contributing agencies, implementing the plan during an emergency event. Specifically, current technology allows for telephone messages to be sent to all landline phones for a set range of street numbers on a specified range of streets. In addition to this technology, the OVFD uses its website and a text-messaging system called Nixle, as its primary method to disseminate information to community members who have subscribed to Nixle feeds for the 96146 zip code. Therefore, there is no impact.

Discussion Item XX-2, 3:

Olympic Valley is located in State Responsibility Areas (SRAs) for management of wildland fire hazards. Most of the Olympic Valley plan area and surrounding lands are designated as Very High Fire Hazard severity zone. An Emergency Preparedness and Evacuation Plan (EPEP) was prepared by Danielle Bradfield, RPF in January of 2026. As identified in the EPEP, the combination of early detection and generally good access to fires within the service area of the OVFD, has resulted in rapid extinguishment of past fires in most cases. The EPEP focused on emergency preparedness and evacuation protocols related to emergency events, such as fire, however, other hazards were addressed as well, including avalanche, landslide, seismic, and flood protection measures. The EPEP outlines that PRC 4291 creates minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks and building standards.

The OVFD Station 21, is located approximately 0.2 mile west of the Olympic Valley Road and State Route 89 intersection and 0.3 mile west of the project site.

The EPEP also identifies that the water for fire suppression is currently provided via a 1.0 million gallon tank operated

by the OVPSD. Water supply for the proposed project is being obtained through the OVPSD, who has issued a Conditions of Service Letter for the project. The infrastructure for each subsequent phase of the proposed project will be developed in the initial phase, securing sufficient and ample water supply for the proposed project in both standard and emergency scenarios. Fire sprinkler systems will be installed with the construction of the single-family residences, in accordance with the California Building Code and the Placer County Code, as well as strategic fire hydrant placement throughout the proposed subdivision. Additionally, in the event of certain emergencies, it may be safer to “shelter-in-place”, rather than to leave the valley. For example, if a chemical release occurs, it may be safest for people in the area to remain indoors. Or, if a fire is present at the east end of the valley, the direction from emergency personnel may direct people to remain on the east end. Currently, the OVFD identifies the Palisades Resort parking lots as the shelter-in-place location for valley residents. When the parking lots are replaced with parking garages, the garages will continue to serve as a shelter-in-place option.

The development of the single-family residential and accessory structures will also be required to comply with the 2022 California Building Code (or the applicable California Building Code at the time of building permit issuance), Title 24 of the California Building Code of Regulations, and the 2022 Fire Code (Sections 15.04.520 and 15.04.630 Fire Code Amendment), including but not limited to, the uses of ignition and ember resistant building materials, fire protection systems, spark arrestors on all chimneys and vents, etc.

The proposed project will also be required to comply with the Public Resources Code Section 4291 of the California law that requires any person who owns, leases, controls, operates or maintains a building or structure in an adjoining mountainous area; or any land that is covered with flammable material and is within the SRA to create 100 feet of defensible spaces around the perimeter of all buildings or to the property line if less than 100 feet. This could also include, but not be limited to, the removal of brush, limbs, grass, needles and debris ten (10) feet in all directions around propane tanks, trim mature trees a minimum of ten (10) feet from the ground, remove all dead and dying trees from the property.

Additionally, the development of the project will be required to comply with Policy 8.C.1.8 of the Placer County General Plan which requires that prior to approval of all tentative subdivision maps in SRAs, the County shall require, as a condition of approval, that the developer provide a “Will Serve Requirements Letter” from the applicable fire district demonstrating compliance with the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Building and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access.

With full compliance with these regulations, the Placer County General Plan Policies, and the EPEP, the impact would be less than significant. No mitigation measures are required.

Discussion Item XX-4:

The proposed project area is surrounded by roadways, development of single-family residences, condominium developments, open space (the meadow) and Washeshu Creek. The proposed project and the newly created parcels would be developed with single-family residences and accessory structures, consistent with the existing development of single-family residences and condominiums located near the project site. The topography onsite is largely flat and is largely dominated by lodgepole pine, but the site contains a variety of white fir, red fir, and Jeffrey pine trees and is developed with a single-family residence and access driveways. The proposed development is adequately distanced from the floodplain and wetlands of Washeshu Creek that flows through the proposed project site. And the proposed project has been designed to ensure that none of the single-family residential lots will be located within the FEMA 100-year floodplain, therefore limiting risk of flooding from Washeshu Creek. Therefore the proposal does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Stacy Wydra, Chairperson
 Planning Services Division-Air Quality, Stacy Wydra
 Engineering and Surveying Division, Ed Staniforth, P.E.
 Department of Public Works-Transportation, Katie Jackson

DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens, Chris Mertens, Eric Pastrama

Signature  Date 4/7/2026
 Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Squaw / Olympic Valley General Plan and Land Use Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan

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

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING AND REPORTING PROGRAM

1 MITIGATED NEGATIVE DECLARATION - PLN22-00064

1.1 SIERRA FAMILY MEADOWS SUBDIVISION

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

2 STANDARD MITIGATION MONITORING PROGRAM (PRE-PROJECT IMPLEMENTATION):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those conditions of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

III. Air Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
III-3	MM III.1	13	<p>MM III.1: The following standard notes shall be included on Grading/Improvement Plans and within the Development Notebook (PLN-AQ):</p> <p>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.</p> <p>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</p> <p>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</p> <p>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <p>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</p> <p>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of</p>	<p>Placer County Planning Services</p> <p>Placer County Air Quality Control District</p>	<p>Prior to Construction</p> <p>During Construction</p>

			<p>fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)</p> <p>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p> <p>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</p> <p>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</p> <p>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</p> <p>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</p> <p>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</p> <p>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</p> <p>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</p> <p>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</p>		
III-3	MM III.2	14 - 15	<p>MM III.2: The following standard notes shall be included on Grading/Improvement Plans and within the Development Notebook: Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.</p> <p>a. The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. (PLN-AQ)</p> <p>b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. (PLN-AQ)</p> <p>c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to</p>	<p>Placer County Planning Services</p> <p>Placer County Air Quality Control District</p>	<p>Prior to Construction</p>

			calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1) (PLN-AQ)		
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IV. Biological Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
IV-1	MM IV.1	22	<p>MM IV.1: Sierra Nevada Yellow-legged Frog and Northwestern Pond Turtle</p> <p>A visual encounter survey (following USFWS VES protocol dated 2005 and guidance from USFS Programmatic Biological Opinion and consultation with the FWS Regional Office dated May 2014 for SNYLF, or other more recent document/guidance as available) shall be performed in the Washeshu Creek and adjacent wetlands and riparian areas for Sierra Nevada yellow-legged frog (SNYLF) and northwestern pond turtle (NWPT) within the Project Area. An additional VES shall be performed, if necessary, in 2035 to ensure results remain valid. A total of three (3) surveys are required for completion of protocol. The accepted survey protocol states "Surveys may be either staggered during one summer from a few weeks after snowmelt through September 15 (i.e., early, mid, and late season), or occur during three separate years, which ideally would be consecutive. At least one year of survey should occur during a water year where snowpack is 80% or greater than normal." Being that the winter of 2024/25 was above 80% of normal, surveys in 2025 qualify. If SNYLF or NWPT are present within or immediately adjacent to the Project Area, the applicant shall consult with US Fish and Wildlife Service and prepare a Biological Opinion to determine impacts to the species and mitigate in accordance with Section 7 of the Endangered Species Act of 1973. The requirement for these visual encounter surveys shall be incorporated into the notes of the Final Subdivision Map and the Development Notebook.</p>	Placer County Planning Services	Prior to Construction
IV-4	MM IV.2	22	<p>MM IV.2: Prior to ground disturbance, vegetation removal, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:</p> <p>Nesting Birds</p> <p>A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p>Nesting Raptors</p> <p>A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p> <p>A note to this effect shall be incorporated into the notes of the Final Subdivision Map and included on Improvement Plans.</p>	Placer County Planning Services	Prior to Construction

V. Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
V-1, 2, 3, 4, 5	MM V.1	24	MM V.1: Implement Mitigation Measures XVIII.1, XVIII.2, XVIII.3.	See Mitigation Measure	See Mitigation Measure
V-1, 2, 3, 4, 5	MM V.2	24 - 25	MM V.2: The existing paved portions of the driveway accessed off of Olympic Valley Road shall be left in place and boulders or other natural barriers that would eliminate the use of the driveway and access from the existing single-family residence and Olympic Valley Road shall be incorporated into the project's design. Low impact decommissioning methodology shall be employed for the portions of the driveway, outside of the culturally sensitive resource areas. Methods shall include prohibiting any equipment to be parked outside of the existing paved road while the road is being	Placer County Planning Services	During Construction

		<p>decommissioned, and compliance with MM XVIII.2, including but not limited to, full-time, on-site monitoring by a Tribal Monitor provided by or approved by the culturally affiliated Tribe.</p> <p>The following shall be incorporated into the notes of the Improvement Plans and/or Grading Plans and into the Development Notebook prepared for the project: If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they would not be subject to future impacts. Tribes may not consider curation of TCRs to be appropriate or respectful and may request that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission would assign the Most Likely Descendant(s) who would work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative would be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>		
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VII. Geology and Soils

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
VII-1, 6, 7	MM VII.1	26	<p>MM VII.1: The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval for both phases of the two (2) phased development. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</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.</p> <p>The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p>	Placer County Engineering and Surveying	Prior to Improvement Plan Approval

			<p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.</p>		
VII-1, 6, 7	MM VII.2	27	<p>MM VII.2: The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</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 ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</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 County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/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>	Placer County Engineering and Surveying	Prior to Improvement Plan Approval
VII-1, 6, 7	MM VII.3	27	<p>MM VII.3: Geotechnical Report:</p> <p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</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 <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).</p>	Placer County Engineering and Surveying	Prior to Improvement Plan Approval
VII-1, 6, 7	MM VII.4	28	<p>MM VII.4: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.</p>	Placer County Engineering and Surveying	Prior to Improvement Plan Approval
VII-1, 6, 7	MM VII.5	28	<p>MM VII.5: This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.</p>	Placer County Engineering and Surveying	Prior to Improvement Plan Approval

			<p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the East Placer Storm Water Quality Design Manual.</p>		
VII-5	MM VII.6	29	<p>MM VII.6: A Worker Environmental Awareness Program shall be conducted for all Project personnel so they are trained on the protocols to follow should a fossil discovery be made during construction. If a discovery is made, an appropriate buffer area of 50-foot radius shall be established around the find where construction activities shall not be allowed to continue and a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) should be drafted, and a copy provided to the county. A qualified paleontological monitor should be present to monitor all ground-disturbing activities within native soil and excluding disturbed or artificial fill. The PRMMP will discuss the laws and regulations that have been set for the protection of paleontological resources, the significance of the fossils, and the protocols to follow in case a discovery is made. The PRMMP will also outline the duties of the paleontological monitor onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation. A note to this effect shall be included on the improvement plans.</p>	Placer County Planning Services	Prior to Construction

IX. Hazards and Hazardous Materials

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
IX-3	MM IX.1	31	MM IX.1: Implement Mitigation Measure III.1.	See Mitigation Measure	See Mitigation Measure

X. Hydrology and Water Quality

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
X-3, X-4	MM X.1	33	MM X.1: Implement Mitigation Measures MM VII.1, MM VII.2, MM VII.4, and MM VII.5	See Mitigation Measure	See Mitigation Measure
X-3, X-4	MM X.2	33	MM X.2: Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal.	Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-3, X-4	MM X.3	33	MM X.3: The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.	Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-3, X-4	MM X.4	33	MM X.4: Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.	Placer County Engineering and Surveying	Prior to Construction
X-3, X-4	MM X.5	33	MM X.5: Prior to Improvement Plan or Grading Permit approval, the applicant shall provide to ESD an approved SWPPP, including site-specific construction site BMPs, for County review, as required by the NPDES Phase II MS4 Permit. The County shall review and approve any proposed revisions to the approved erosion and sediment control plan or SWPPP. The plan or SWPPP shall include the rationale used in selecting BMPs including supporting soil loss calculations, if necessary. The plan or SWPPP shall also include a list of applicable permits directly associated with the	Placer County Engineering and Surveying	Prior to Improvement Plan or Grading Permit Approval

			grading activity, including, but not limited to the State Water Board's Construction General Plan, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Wildlife 1600 Agreement. The applicant shall submit evidence to the County that all permits directly associated with the grading activity have been obtained or evidence that no regulatory permits are necessary from the applicable jurisdiction.		
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XIII. Noise

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
XIII-1, XIII-2	MM XIII.1	37	<p>MM XIII.1: Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <p>A. Monday through Friday, 6:00am to 8:00pm (during daylight savings) B. Monday through Friday, 7:00am to 8:00pm (during standard time) C. Saturdays, 8:00am to 6:00pm</p>	Placer County Planning Services	During Construction

XVIII. Tribal Cultural Resources

IMPACT	MM #	EIR / MND PAGE #	MITIGATION MEASURE	MONITORING / REPORTING AGENCY	IMPLEMENTATION SCHEDULE
XVIII-1, XVIII-2	MM XVIII.1	42	MM XVIII.1: Implement Mitigation Measure MM V.2	See Mitigation Measure	See Mitigation Measure
XVIII-1, XVIII-2	MM XVIII.2	42	<p>MM XVIII.2: The Improvement Plans, Grading Plans, and Development Notebook, shall include a note stating that if any cultural artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work within 100 feet of the resource must stop immediately and a qualified archaeologist and representative from the culturally-affiliated Native American Tribe shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).</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 Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p>	Placer County Planning Services	Prior to Improvement Plan, Grading Plan, and Development Notebook Approval
XVIII-1, XVIII-2	MM XVIII.3	42 - 43	<p>MM XVIII.3: The Improvement Plans, Grading Plans and Development Notebook shall include a note stating the following: prior to any disturbance and/or grading within 100 feet of the known Tribal Cultural Resources (TCRs), during the improvements to Olympic Valley Road, during the decommissioning of the portions of the existing on-site driveway, and during the construction / installation of the storm drainage on Lot E; the construction contractor or applicant shall contact the culturally affiliated Tribe, at least two months prior to project ground-disturbing activities to retain the services of a Certified Tribal Monitor(s) if so desired by the Tribe. A contracted Certified Tribal Monitor(s) shall monitor the initial ground disturbance in this project area and if there are TCRs found, additional Tribal Monitoring may be required. Tribal Monitors and/or Tribal Representatives shall have the authority to direct work to be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of adequate duration for the Tribal Representative to examine the resource. Appropriate treatment of TCRs or other cultural finds may include, but is not limited to, a) recordation of the resource(s), b) avoidance and preservation of the resources, c) recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area acceptable to the Tribe and subject to no future disturbance. During the on-site monitoring, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log and the Tribal Monitor shall wear the appropriate safety equipment while on the construction site. When it has been determined that construction activities have a low potential for impacting TCRs, the Tribal Monitor(s) and the project proponent shall determine a mutual end or reduction to the on-site monitoring. Construction activities may proceed without tribal monitoring in the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected. Placer County shall assist with resolution of disagreements between the project applicant / contractor and the Tribe if such occurs on the project.</p>	Placer County Planning Services	Prior to Improvement Plan, Grading Plan, and Development Notebook Approval

End of Mitigation Monitoring and Reporting Program