



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
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DRAFT

June 5, 2007

ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

Please note: If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

I. GENERAL

1. Project name (same as on IPA)

Royal Gorge LLC

Project site area _____ acres, or _____ square feet

Project Site: 2,609 acres in Placer County

General Plan/Community Plan: Placer County 1994 General Plan

Land use description: Refer to attached Project Description.

2. Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN) Refer to attached Project Description.

3. Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc)
Refer to attached Project Description.

4. Is adjacent property in common ownership? **yes** **no** Refer to attached Projection description
If yes, indicate acreage _____ **and Assessor's Parcel Number(s)**

Offsite lands: 300 acres in Nevada County.

Royal Gorge LLC, APN 047-010-013 (120 AC)

Royal Gorge LLC, APN 047-440-020 (163 AC)

Royal Gorge LLC, APN 047-440-021 (17 AC)

5. Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):

a. Residential uses? **yes** **no**

If yes, describe uses:

There appears to be remnants of residential sites in the surveyed area. On site occurrences include historic trash scatters and a corral in the Project Site. The corral and a trash scatter may be associated with the G.W. Lytton House that dates to 1866.

b. Commercial agriculture uses? yes no

If yes, what types of uses have occurred? animal husbandry crops other

Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use:

c. Mining uses? yes no

If yes, describe types, features, and any related uses:

d. Physical hazards (i.e. mine audit, air shaft, etc)? yes no

If yes, describe hazards:

e. Commercial uses? yes no

If yes, describe types and any related uses:

Timber was harvested across the surveyed area and there appears to be the remnants of a sawmill within the Project Site.

6. Is any portion of the site under a Williamson Act contract? yes no

If yes, indicate contract name and number:

II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area?

yes no If yes, describe

Blackburn Consulting (BCI) provided a Geotechnical Conditions Report for the site dated September 8, 2006, which discusses these potential characteristics. Although significant landsliding does not appear to be prevalent throughout the site, BCI did observe landslides in Sections 25, 26, and 35. Shallow debris flows also occur on steeper slopes within this and other portions of the site.

Active faulting is not mapped on or adjacent to the site and reconnaissance by BCI did not reveal indications of active faulting.

Areas with steep slopes do occur. Shallow debris flows and some rockfalls occur in these areas. Steep areas occur primarily within the east half of Section 3, southeast quarter of Section 34, and the south half of Section 35. Other, more localized, areas with steep slopes occur throughout the site. Avalanche hazards are anticipated in areas of steep ground.

BCI did not observe other natural hazards within the study area or nearby surrounding area.

2. How many cubic yards of material will be moved onsite?

Estimated excavation & embankment quantities will be determined with preparation of each Tentative Map phase as project progresses.

How many cubic yards of material will be imported?

Earthwork will be balanced onsite

How many cubic yards of material will be exported?

Earthwork will be balanced onsite

Describe material sources or disposal sites, transport methods and haul routes:

Excavation & embankment material will originate within the Plan areas shown for development & transported with heavy construction equipment/trucks along project roadways.

3. What is the maximum proposed height and slope of any excavation/cut?

All cut and fill slopes will be a maximum of 2:1 slope in order to optimize slope re-vegetation. The proposed design of roadways will minimize cut & fill slopes by utilizing mountain road design criteria to be reviewed and approved by the County. Further mitigation will be through the use of stacked rock retaining walls in areas to minimize cut & fill slope heights. Building construction will conform to the natural topography.

What is the maximum proposed height and slope of any fill?

The maximum height of any cut or fill slopes would be limited to 25 feet within the project site.

4. Are retaining walls proposed? yes no

If yes, identify location, type, height, etc

Although the exact number & design heights of the retaining walls are yet to be determined, stacked rock retaining walls will be used to reduce clearing widths. The maximum height of any retaining wall will be 12'. Final improvement plans will include a section through the tallest wall. Wherever possible, visible retaining walls will be constructed of native-appearing stone. Where drops in grade present a safety hazard, retaining walls will incorporate wood or metal safety rails.

5. Is there a potential for any blasting during construction? yes no

If yes, explain

Some project areas will require blasting of large rock for roads, utilities, and building construction. Some noise and traffic impacts are expected. The project will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

6. How much of the area is to be disturbed by grading activities?

Although exact quantity of disturbed acreage is unknown until proceeding to roadway and building design, excavation, and grading of the project components could result in soil erosion. To ensure that soils do not directly or indirectly discharge sediments into surface waters as a result of construction activities, water quality protection measures shall be implemented by the project applicant/construction contractor during construction. The mitigation measures shall be in accordance with County Grading Ord. Requirements & Central Valley RWQCB regulations involving control of stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) program. The project is subject to construction related storm water permit requirements of the Federal Clean Water Act NPDES program. Any required permits shall be obtained through the Central Valley WQCB or Environmental Protection Agency.

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?

yes no If yes, explain

Permanent and temporary BMPs will be constructed to intercept and treat all storm water runoff from disturbed areas prior to runoff entering natural drainage streams or lakes. BMPs will consist of features such as rock lined ditches, infiltration trenches, vegetated swales, detention and/or bio-retention basins, etc.

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? yes no

If yes, describe

The Mineral Land Classification of Placer County, California (Loyd, 1995) maps two Mineral Resource Zones (MRZ's) within the study area. These two zones are "MRZ-3a" and "MRZ-4" and are defined as follows:

MRZ-3a: "Areas containing known mineral occurrence of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ -2a or MRZ-2b categories."

MRZ-4: "Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources."

Much of the study area is mapped as MRZ-3a category for the following:

Construction Aggregate Resources, Industrial Mineral Deposits, and Deposits formed by Magmatic Segregation Processes (Sand and Gravel)

The mapped MRZ-3a category generally covers areas within the site mapped as Glacial Deposits and Alluvium. Some alluvial areas in the eastern portion of the site (east end of Lake Van Norden) may be suitable for sand and gravel resources. Loyd (1995) indicates this area was mined for aggregate in the past.

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no
If yes, explain and show on site plan

This development proposes, as an alternative, new offsite intersection for Donner Pass Road with a realigned Soda Springs Road. This improvement would upgrade Soda Springs Road to cross over the existing Union Pacific Railroad tracks allowing a grade separated crossing. This offsite improvement would occur in Nevada County.

10. What are the current California Department of Conservation Farmland categories for the property? (Contact Farmland Mapping and Monitoring (916) 324-0859 for information)
How many acres of each category?

The site is located in an area mapped as outside of the NRCS soil survey and is not mapped by the Farmland Mapping and Monitoring Program (FMMP). This is based on the latest GIS mapping for Placer County (2004 update) available at www.consrv.ca.gov/dlrp/fmmp.

III. DRAINAGE, HYDROLOGY & WATER QUALITY (Refer to Specific Plan and Development Standards)

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property?
 yes no If yes, name the body of water here and show location on site plan:

Ice Lakes (Serene Lakes), Serena Creek, South Yuba River, Upper Castle Creek and a portion of Lake Van

Norden.

2. **If answer to the above is yes, would water be diverted from or into this water body?** yes no
If yes, does applicant have an appropriative or riparian water right? yes no

Royal Gorge is evaluating potential water supply sources. Currently, the water supply options under consideration include 1) extension of service from Sierra Lakes County Water District (source: Serene Lakes), 2) extension of service from Donner Summit Public Utility District (source: Lake Angela), 3) water supply reservoir at Lake Van Norden (source: Lake Angela, Serene Lakes, or onsite runoff), 4) construction of onsite water storage reservoir (source: onsite runoff or other source), 5) use of groundwater wells. Some of these alternatives would involve diversions from the water bodies on the property. For any water supply alternative, Royal Gorge would obtain the appropriate water rights for water use or storage through agreement(s) with the involved water district(s), others that maintain water rights within the watershed, such as PG&E, or pursue an appropriative water right from the State Water Resources Control Board.

3. **Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable**

Off site bodies of water: Palisade Lake, Kilborn Lake, South Yuba River, Castle Creek

4. **What percentage of the project site is presently covered by impervious surfaces?**

Less than 0.5%

What percentage of the project site will be covered by impervious surfaces after development?

Approximately 10%-15% of the site might be impervious post development.

5. **Would any run-off of water from the project enter any offsite canal/stream or watershed drainage?**

yes no **If yes, describe**

Runoff from disturbed areas will be routed through drainage BMPs prior to draining into natural streams and lakes including Ice Lakes (Serene Lakes), Serena Creek, South Yuba River, Lake Van Norden, Palisades Lake, and Lake Kilborn.

6. **Is stormwater run-off currently being intercepted by an upstream and/or onsite canal?** yes no

If yes, describe

7. **Will there be discharge to surface water of wastewaters other than storm water run-off?** yes no

Discharge of treated effluent to surface water is possible.

If yes, a) what materials will be present in the discharge?

The discharge of treated effluent would be authorized and regulated under an NPDES permit issued by the Regional Water Quality Control Board. Possible sources contributing contaminants to the wastewater treatment plant include: source water, residential/commercial facilities, and inflow/infiltration. These facilities would discharge untreated wastewater to a collection system, which would transport the flows to the wastewater treatment facility for treatment prior to disposal. The wastewater treatment plant would be required to treat the wastewater to regulated levels prior to discharge to a surface water source. The NPDES permit would delineate the treatment requirements and maximum constituent concentrations that would be allowed to be discharged to a surface water to ensure that the beneficial uses as well as water quality of the proposed receiving water are not impacted.

b) what contaminants will be contained in storm water run-off?

Constituents of storm water are unknown at this time and will be analyzed at a project specific level.

8. **Would the project result in the physical alteration of a body of water?** yes no
If yes, how?

Royal Gorge is evaluating potential water supply sources.

9. **Will drainage from this project cause or exacerbate any downstream flooding condition?** yes no
If yes, explain:

Post project flows will be mitigated through retention basins so as to be equal to or less than pre-project flows.

10. **Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?** yes no

Serena Creek, 100-year floodplains, and major drainages will be crossed by using standard storm drain culvert and/or bridges.

If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.

11. **Are any areas of the property subject to flooding or inundation?** yes no

If yes, accurately identify the location on the site plan.

The South Yuba River at Soda Springs Road

12. **Would the project alter any on or off site drainage channels or patterns?** yes no
If yes, explain

a. How will drainage be discharged to offsite project boundaries?

Drainage runoff from disturbed areas will be routed through storm water BMPs prior to being returned to natural systems and before crossing the project boundaries. Drainage patterns will be altered by construction of West Lake and East Lake. A potential domestic water improvement at Lake Van Norden is being considered and may alter drainage patterns.

b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities?

yes no **If yes, explain**

Post-project flows will be mitigated through the use of detention as needed in order to not cause downstream impacts.

c. Will grading be required for drainage conveyance, either in right of way or on private property?

yes no **If yes, describe**

Grading will be required within road rights-of-way & on private property in order to construct roadside gutters and ditches which will be used to intercept storm water runoff from disturbed areas.

13. **What specific temporary and permanent Best Management Practice (BMP) measures will be provided?**

Prior to construction, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared & will include specific permanent & temporary BMP measures. Temporary BMPs include but are not limited to gravel construction entrances with tire scrubbers to reduce track-off, sweeping of existing roads to reduce track-off, silt fencing, straw waddles, water bars, dust control, etc. Permanent BMPs include, but are not limited to, catch basins with sediment sumps, rock-lined ditches, seed & mulching of disturbed areas, rock infiltration trenches, vegetated swales, detention and/or bio-retention basins, etc. The SWPPP will comply

with Central Valley RWQCB & Placer County Storm Water Management Manual requirements.

IV. VEGETATION AND WILDLIFE

- All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site.

Information specific to western county vegetation types is summarized in the *Placer County Natural Resources Report 2004*, available from the Placer County Planning Department or http://www.dfg.ca.gov/whdab/html/wildlife_habitats_mmtmp1028/wildlife_habitats.html

<u>0</u> % alpine	<u>9</u> % meadow (above 3000 ft)
<u>87</u> % coniferous forest	0% orchard/vineyard
<u>1</u> % freshwater wetland/marsh	<u>0</u> % perennial stream
<u>0</u> % grassland (dry pasture)	<u>1</u> % pond-stock pond
<u>0</u> % hardwood woodland	<u>0</u> % rice
<u>1</u> % intermittent stream	<u>0</u> % row crop
<u>1</u> % riparian(stream zone) woodland	<u>0</u> % scrub/chaparral
<u>0</u> % irrigated pasture	<u>0</u> % vernal pool

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed:

The project shall coordinate with the California Department of Forestry and Fire Protection for an approval of or amendment to an existing Timber Harvest Plan (THP) or approval of a new THP to allow tree removal for the purposes of a project.

A tree survey has not been performed to estimate individual trees.

If oak trees (*Quercus* sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed.

No oak trees on site.

3. Estimate the percentage of all existing trees that would be removed by the project as proposed

A tree survey has not been performed to estimate individual trees.

4. Have any biological surveys been conducted on the property? yes no

If yes, give date of the survey(s) and attach a copy of the survey(s)

Wetland Delineation: September 25, 2006

Biological Resources Assessment: September 12, 2006

5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area

Preliminary surveys have not identified any known endangered species of plants or animals within the project site. Willow flycatcher may nest in the Lake Van Norden area. Detailed plant and animal surveys will be conducted during spring and summer 2007.

6. What changes to the existing vegetative communities will the project cause as proposed?

A tree survey has not been performed to estimate individual trees..

V. FIRE PROTECTION (refer to Specific Plan)

1. How distant are the nearest fire protection facilities?

There exists a manned fire station 0.3 miles from the Project Site within Serene Lakes subdivision. The Project Site is 1.4 miles from an off site manned fire station located west on Donner Pass Road at I-80. The Project Site surrounds Serene Lakes subdivision which has domestic water service and fire hydrants.

2. What is the nearest emergency source of water for fire protection purposes?

Describe the source and location:

The Project Site surrounds SLCWD Serene Lakes piped water system and Ice Lakes. Off site emergency water source is DSPUD's piped water system (which extends south on Soda Springs Road to the vicinity of Old Lincoln Highway) and Lake Van Norden.

3. What additional fire hazard and fire protection service needs would the project create?

Proposed buildings would result in additional fire hazards & the need for additional fire protection services. Prior to Improvement Plan approval, a fire management plan shall be prepared & subject to review & approval by TFPD & CDF. A fire management plan shall include internal building sprinklers (where required by Fire Code), on-site fire hydrants, unobstructed access to all buildings by emergency vehicles, fuel buffer zones, forest thinning, removal of dead and down under story fuels & thinning , removal of flammable vegetation, and an emergency plan for guests, residents, & visitors. In addition, emergency access shall be maintained during all construction phases .

What facilities are proposed with this project?

Water tanks, pipelines, fire hydrants, building sprinklers where required.

4. For single access projects, what is the distance from the project to the nearest through road?

Project fronts Soda Springs Road and Pahatsi Road, and therefore is 0 miles from a County road.

Does the fire district require an emergency vehicle access road? yes no

If yes, show on the project grading plans and site plan.

5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no

If yes, describe:

VI. NOISE

- Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

1. Is the project near a major source of noise? yes no

If yes, name the source(s):

Train and transportation activities from the Union Pacific Railroad lines
Traffic from Interstate-80 and major County roads such as Soda Springs Road and Donner Pass Road
Snowmaking operations at the Sugar Bowl Ski Resort

2. What noise would result from this project, both during and after construction?

Snowmaking equipment for ski operations at Royal Gorge, increased vehicular traffic, construction equipment (short term impact) , and resort shuttles/ buses would be potential generators of noise by this proposed project.

3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details.

After a noise report has been conducted, noise-attenuating measures shall be identified to achieve applicable interior and exterior noise standards. Such measures shall include, as appropriate, the use of building orientation, building design, or berms, and the standard noise mitigation contained in the County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system shall be required. If a berm is constructed to reduce noise to an acceptable level, the berm shall be vegetated to blend with the natural landscape and shall be shown on all site plans for the project submitted.

VII. AIR QUALITY

- Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

1. Are there any sources of air pollution within the vicinity of the project? yes no

If yes, name the source(s):

Major emission sources are motor vehicles, railroads, open burning, and residential wood burning.

2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (ie. woodstove emissions, etc.)? Include short-term (construction) impacts:

Quantities of air pollutants are unknown at this time. The major sources of ozone precursors are vehicles. The major sources of particulate matter are residential wood burning, open burning (in the summer), and road dust. Construction activities are a seasonal source of particulate matter emissions and ozone precursors as well.

3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (ie. schools, hospitals, etc.)? yes no

If yes, describe

Will the project generate any toxic/hazardous emissions? yes no

If yes, describe

4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.

It is not known at this time the quantity of emissions and whether the amount of emissions would be above or below the County APCD's thresholds and therefore the quantity of emission reductions is unknown. However, project construction will comply with applicable County APCD rules regarding fugitive dust, the application of architectural coatings, and use of cutback and emulsified asphalt paving materials. The proposed project will mitigate air quality impacts during construction, grading and excavation and submit a Construction Emission/Dust Control Plan to the PCAPCD and receive approval prior to improvement plan approval. At a minimum, the Plan shall include County requirements and the following additional measures:

- Suspend all grading operations when fugitive dusts exceed District Rule 228 (Fugitive Dust) limitations.
- An operational water truck(s) shall be onsite during soil disturbing activities. Apply water to control dust as needed to comply with the District’s Fugitive Dust Rule.
- Stabilized gravel entrances.
- Install wheel washers or wash all excavation trucks and equipment leaving the site.
- Minimize idling time to five minutes for all diesel-powered equipment.
- Use low sulfur fuel for stationary construction equipment.
- Use low emission on-site stationary equipment.
- Prohibit burning of construction or vegetative debris.
- Determine if serpentine rock is present and, if it is, provide asbestos dust control measures.
- No open burning of removed vegetation during construction, unless approved by PCAPCD. Vegetative material may be chipped or delivered to waste or energy facilities.
- Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
- Watering of disturbed areas not yet revegetated shall occur as needed to eliminate visible dust emissions.
- All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established or, alternatively, non-toxic soil stabilizers are applied.
- Paved streets adjacent to construction sites with visible dust shall be swept or washed at the end of each day. No dry mechanical sweeping shall occur.
- Properly maintain all mobile and stationary equipment.

5. Will there be any land clearing of vegetation for this project? yes no

If yes, how will vegetation be disposed?

Vegetation would be disposed of by hauling from site; slash debris would be chipped. The burning of construction or vegetative debris would be prohibited.

VIII. WATER SUPPLY (refer to Specific Plan)

1. Define purpose of water currently used on-site

Current water use on property is for domestic purposes and commercial purposes.

2. Define existing water source and its location on-site

The site's existing water supply for domestic and commercial uses is provided by Sierra Lakes County Water District (SLCWD). SLCWD's source of water is Ice Lakes (Serena Lake and Lake Dulzura).

3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:

Domestic	367,692 gpd (MDD) @ 46% occupancy	peak gallons/day
Domestic	631,650 gpd (MDD) @ 75% occupancy	peak gallons/day
Domestic	859,200 gpd (MDD) @ 100% occupancy	peak gallons/day
Irrigation	51,000 gpd (MDD)	peak gallons/day
Fire Protection	360,000 gal/event (2,000 gpm @ 3 hr duration)	peak gallons/day

Royal Gorge is currently studying potential water sources.

4. Is the project site located within a public domestic water district? yes no

Yes, majority of the portion of the project site is located within SLCWD’s jurisdiction and a small part of Royal Gorge falls under DSPUD’s jurisdiction.

5. **Will there be public water supply for domestic use?** yes no
If yes, provide district name here
Royal Gorge is still evaluating the supply sources. The districts which might supply water are SLCWD and DSPUD.
If no, and the water main is in close proximity, please discuss why not
If no, give the distance to the closest public water main
6. **Will there be groundwater for domestic or other uses?** yes no
If yes, what is the projected daily peak groundwater usage?
One of the supply options being evaluated is the use of groundwater wells.
7. **Are there any wells, drilled or hand-dug, on the site?** yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc_Show existing and proposed well sites and label type of well on the site plan.
There are no wells located on Royal Gorge’s project site.
8. **Will the project potentially impact the surrounding area’s use of agricultural water?** yes no
If yes, describe

IX. AESTHETICS (refer to Specific Plan & Design Guidelines)

1. **Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities**
Neighboring land uses include Serene Lakes subdivision, Resort Commercial, Recreation and Single-Family Residential.
2. **Is the proposed project consistent/compatible with adjacent architectural styles?** yes no
Architectural design at Royal Gorge will draw upon the regional to establish a way of building that suits this mountain location and the community “Camp” concept. These traditions are based on the utilization of indigenous and local materials, an emphasis on the more organic forms found in nature and the settlement pattern history of the area, such as the prevalent mining, railroad and logging influences that shaped this part of the Sierras. A main goal of the architectural design will be to create an interesting variety and/or range of architectural treatments and “camps”, that utilize a diverse set of patterns, color and materials while remaining rooted in the Sierra mountain environment.
3. **Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review?**
 yes no **If yes, by whom (i.e. HOA, ARC)?**
Placer County Design Review Committee would review aesthetic features of all proposed structures. This proposed project is subject to approval by the County Design Review Committee, including an evaluation of building architectural style, materials, colors, and lighting, as well as site layout, parking, and landscaping.
4. **Describe signs and lighting associated with the project:** (Refer to Design Guidelines)
A comprehensive sign and streetscape program will be developed for the project. A master sign plan shall be approved by the County. Lighting impacts, including nighttime glare and lighting falloff, shall be evaluated. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences. Adequate lighting for safety shall be provided.

5. **Is landscaping proposed?** **yes** **no** (Refer to Design Guidelines)

If yes, provide a conceptual landscape plan to describe and indicate types and location of plants.

Landscape and site design at Royal Gorge will draw upon the concepts of sustainable design and low impact development (LID) to create a mountain community that has a strong relationship to this Sierra setting. This includes the overall objectives of minimizing disruption to the site, preserving the forested cover and natural area, limiting development footprints and impervious surfaces, using natural and indigenous materials to the extent feasible, and emphasizing the importance of the community trail and intra-community shuttle system.

X. ARCHAEOLOGY/HISTORY (refer to Archaeological & Historical Investigations)

1. **What is the nearest historic site, state historic monument, national register district, or archaeological site?**

The Donner Monument, State Historical Landmark No. 134, and archaeological site CA-NEV-946 are both located off the Project Site.

2. **How far away is it?**

The Donner Monument is located in Truckee approximately 7 miles from the project study area. Off site CA-NEV-946 is located 0.25 miles from the Project Site.

3. **Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)?** **yes** **no**

If yes, explain:

A total of twenty-three sites were identified during the area survey. There are eight sites within the Project Site. These sites are identified in Table 1. There are fifteen sites located in off site lands in Nevada County. These sites are identified in Table 2. In addition, a portion of the Truckee River Route of the California Trail crossed Donner Pass and cut across Summit Valley. The exact alignment of the Truckee River Route through Summit Valley is not known, and evidence of the trail across the valley has not been identified either during previous or current investigations in the area.

Table 1. Sites within Project Site-Placer County

Site Number/Name	Site Type
LS-1/Lincoln Highway	Historic highway segment
CA-Pla-314	Prehistoric
CA-Pla-318/H	Prehistoric; historic trash scatter
CA-Pla-322-H	Historic trash scatter, corral
CA-Pla-452	Prehistoric
CA-Pla-323	Prehistoric
CA-Pla-324/H	Prehistoric; historic trash scatter
RG-Sawmill	Historic sawmill site

XI. SEWAGE

Please refer to the Specific Plan and *Technical Memorandum Wastewater Treatment and Disposal Alternatives Analysis* completed by Carollo Engineers, December 2006.

1. **How much wastewater is presently produced daily?**

The proposed Royal Gorge development presently produces no wastewater.

Within the proximity of the project area, the existing Sierra Lakes and Donner Summit communities produce wastewater (average daily flow of 0.245 million gallons per day (mgd)), which is treated at the Donner Summit Public Utilities District wastewater treatment plant. Several facilities owned by Royal Gorge, including the Summit Station Ski Lodge, Ice Lakes Lodge and several residences, are included within these communities.

2. How is sewage presently disposed of at the site?

The wastewater generated within the Sierra Lakes County Water District (SLCWD) and DSPUD service areas, including those facilities owned by Royal Gorge, are conveyed, via the SLCWD and DSPUD collection systems, to the DSPUD wastewater treatment plant for treatment and disposal. The disposal of the effluent is regulated by the DSPUD's NPDES permit which presently allows for effluent disposal via a river discharge (South Yuba River) during the winter, and via spray irrigation on Soda Springs hill during the summer.

3. How much wastewater will be produced daily after the project?

The Royal Gorge development is proposed as a residential and year-round, outdoor recreation based community; therefore, it is anticipated that wastewater production will fluctuate widely by season and weekend. The wastewater projections include all proposed facilities.

The estimated wastewater production, at full development build-out, is anticipated to be:

- Average Daily (0.35 million gallons per day)
- Maximum Month (0.49 mgd)
- Maximum Daily (0.63 mgd)
- Maximum Hour (1.18 mgd).

It is anticipated that the construction of the wastewater facilities will be phased.

4. What is the proposed method of sewage disposal?

There are two proposed methods of effluent disposal:

Alternative 1: Effluent Storage during the Winter, with Effluent Spray Irrigation during the Summer.

This alternative entails the treatment of wastewater flows at a new facility and storage of treated effluent during the winter. During the allowable spray irrigation season, the stored, as well as generated effluent, would be treated and disposed of via spray irrigation on property within the Royal Gorge development. This alternative allows for the complete land based disposal of all treated effluent.

Alternative 2: Effluent Disposal to a Surface Water (South Yuba River), with Effluent Spray Irrigation during the Summer.

This alternative entails collection, conveyance and treatment of wastewater at the expanded DSPUD wastewater facility or at a new facility. Infrastructure may be built to connect Royal Gorge with the DSPUD service district facilities. Disposal would occur via the existing or expanded DSPUD outfall to the South Yuba River during the winter (when sufficient dilution flows are present), and would be conveyed to south of I-80 to spray irrigation fields during the summer.

The identification, of the preferred disposal alternative will be determined based on regulatory discussions, requirements and timelines, and institutional agreements. Sludge generated from the treatment process will be dewatered and hauled off-site to a landfill or dedicated land application site.

5. Is there a plan to protect groundwater from wastewater discharges? yes no

No - For Alternative 1 and 2, both of which include the spray irrigation of treated effluent during the summer, the spray field irrigation would be in compliance with WDR permit requirements and would be based on agronomic rates.

If yes, attach a draft of this plan.

6. List all unusual wastewater characteristics of the project

None anticipated.

What special treatment processes are proposed for these unusual wastes? Not applicable

Will pre-treatment of wastewater be available? yes no

It is not anticipated that pre-treatment of wastewater will be required as there are no industrial facilities proposed in the development.

If yes, attach a description of pre-treatment processes and monitoring system.

7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite? yes no

The groundwater levels may be less than 8 feet below the ground surface depending on the location within the property. The geology, especially at the lower elevations, consists mostly of thin soils overlying impermeable bedrock. Areas which are flat or topographically low result in the collection of snow melt which can't easily drain away. In the marshy areas, it appears to be perched water sitting on impermeable rock which is not really indicative of a regional water table. In steeper terrain where snowmelt drains away, groundwater, if any, is likely to be deep even in fractured rock.

If no, explain: NA

8. Is this project located within a sewer district? yes no

If yes, provide the district name here:

Within the project area there are two sewer districts, Donner Summit Public Utilities District and the Sierra Lakes County Water District, authorized to treat wastewater. The SLCWD is no longer responsible for the treatment of wastewater generated within its boundaries, but is responsible jurisdictionally for the collection systems to DSPUD. SLCWD conveys its wastewater to the DSPUD wastewater treatment plant for treatment and disposal.

Areas of the proposed project are located within the sphere of influence of DSPUD, SLCWD and in unincorporated areas.

9. Is there sewer in the area? yes no

DSPUD and SLCWD have existing sewer systems in the area.

If yes, what is the distance to the nearest sewer line?

This project's potential alternative off site improvements (i.e. those improvements shown within Nevada Co. adjacent to Old Lincoln Hwy) can connect to DSPUD's existing public sewer line in Soda Springs Rd. at Old Lincoln Hwy. The remainder of this project's area may construct new sanitary sewer collection pipelines to serve the new proposed land uses, or may collaborate with agencies to upgrade existing pipelines to meet project demands.

10. Will the project be trenching offsite to connect to sewer? yes no

Potentially - This will be dependent on the overall wastewater treatment and disposal alternative selected.

If yes, describe distance and impacts to roadways, adjacent properties, etc.

If the selected wastewater treatment and/or disposal alternative project entails conveying flows to the existing DSPUD wastewater treatment plant, connections to the existing sewer may be required. The exact connection locations, and therefore trenching requirements and associated impacts, would be determined based on the condition and capacity of the existing sewer lines. Trenching activities would be required to connect to or to upsize existing sewer lines. Impacts to roadways and adjacent properties, would be based on the proposed connection locations.

XII. HAZARDOUS MATERIALS

- **“Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).**

1. **a. Has the site ever stored or used hazardous materials, including pesticides and herbicides?** **yes** **no**
If yes, describe

During a Phase II Environmental Site Assessment conducted March 2006, the historic location of (1) underground storage tank was identified within the Project Site. This historic tank (adjacent to Ice Lakes Lodge) is no longer present. This tank impacted soil and groundwater with petroleum hydrocarbons (IPH) in the diesel and oil ranges. The site has been documented and is being coordinated with the Central Valley Regional Water Quality Control Board.

- b. Are these materials stored in underground tanks?** **yes** **no**

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

No underground storage tanks presently exist. One historic site occurs is noted above.

2. **Will the proposed project involve the handling, storage or transportation of hazardous materials?**
 yes **no**

Hazardous materials are associated with construction equipment. The contractor would minimize long-term on-site storage of construction materials, including the products detailed in the table below:

CONSTRUCTION MATERIAL ONSITE STORAGE AND DISPOSAL

MATERIAL	PRODUCT STORAGE	WASTE DISPOSAL
Paint and Paint Products	Designated construction staging area	Disposed of at a legal disposal site
Petroleum Products	Designated construction staging area	Disposed of at a legal disposal site
Wood Products	Designated construction staging area	Disposed of by waste or recycle contractor
Plaster and Related Products	Designated construction staging area	Disposed of by waste or recycle contractor
Cement Products	Transit mixers	Designated wash-out area

To prevent these potential contaminants from entering stormwater runoff, erosion and sediment control practices would be implemented, as detailed in the required project Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would contain requirements for the cleanup of an accidental spill of petroleum-based products or other construction-related pollutants, and the plan would be

prepared and approved by the Central Valley Regional Water Quality Control Board prior to construction.

If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? yes no

If yes, describe

XIII. SOLID WASTE

1. What types of solid waste will be produced?

The types of solid waste will be “Household Waste” which includes organic waste, recyclables, paper, cardboard, plastics, textiles, leather, yard wastes, wood, glass, metals, ashes, special wastes, consumer electronics. Household waste that can be categorized as hazardous waste include old batteries, shoe polish, paint tins, old medicines, and medicine bottles.

How much? _____ How will it be disposed of? _____

The California Integrated Waste Management Board (CIWMB) estimates solid waste generation rates for single family residential developments are approximately 10 pounds per unit per day. This translates to approximately 2 tons per unit per year. CIWMB also estimates multifamily approximately 4-5 pounds per unit per day, about 1 ton per unit per year. Commercial retail is estimated to generate approximately 0.0024 tons per square foot per year.

Placer County’s Solid Waste Management Plan (COSWMP) reports that waste generation in this area is about 1.3 pounds per person per day. Based on a project full-buildout population of approximately 2,461 persons (2.59 persons x 950 units), and conservatively assuming that all residential units are occupied year-round, annual waste generation for the entire project would be approximately 600 tons.

Tahoe-Truckee Sierra Disposal (TTSD) provides solid waste removal for the Royal Gorge area and would provide service to the project site. TTSD uses a combination of pickup trucks equipped with large rear-mounted bins and regular front-loader garbage trucks. The pickup trucks are used mostly for garbage collection in single-family residences and low-density areas. Waste is trucked to Placer County’s Eastern Regional Landfill located between Truckee, California, and Squaw Valley and west of the Truckee River off of Hwy 89 on Cabin Creek Road. After waste is sorted at the Eastern Regional Landfill, it is transported to the Lockwood Landfill in Lockwood, Nevada.

Owners or occupants of residences shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder (TTSD) and the Homeowners Association shall be responsible for refuse collection to all non-residential common facilities on the same basis.

XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area?

0 miles, project site is adjacent to forest lands

Name the area

Tahoe National Forest, Sugar Bowl Ski Resort, and Soda Springs Ski Area

2. Describe any onsite recreational facilities proposed as part of the project

Refer to the Project Description

3. How does this project propose to provide park and recreation facilities to the community?

Some of the proposed recreation uses will be accessible to the public, either on a fee basis or at no cost. During the ski season, the renovated Summit Station Day Lodge will continue to serve Cross Country Skiers and the trails on the Project Site emanating from the Day Lodge will be accessible to the public with the purchase of a ski pass. The proposed facilities at Ski Camp include a new, limited portal into Sugar Bowl, open to residents and overnight guests, and lodgers, on the Project Site or in Serene Lakes. Wilderness Camp includes a new public trail connection to Point Mariah in the non-ski months.

XV. SOCIAL IMPACT

1. How many new residents will the project generate?

The project proposed 950 residential units. Based on 2.59 persons per unit x 950 units, 2,461 persons would be generated from new residences, assuming 100% occupancy.

2. Will the project displace or require relocation of any residential units? yes no
If yes, explain

3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause?

The proposed project would conform to the current Serene Lakes neighborhood character, interspersing residential uses with forested open space.

4. Would the project create job opportunities? yes no
If yes, explain

The proposed development within the project site will generate new employees. Employee generation will be based on the 6th Draft Copy- Employee Housing Ordinance, Placer County, last updated April 2005. Placer County General Plan Housing Element Policy (2.A.14) requires new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Full-time employee equivalent (FTEE) jobs are calculated by accounting for both full-time and part-time jobs.

5. Would the project destroy job opportunities? yes no
If yes, explain

6. Will the proposed development displace any currently productive use, including agricultural livestock grazing? yes no
If yes, describe

7. Is your project in a Placer County Redevelopment Area? yes no
If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the

Redevelopment Agency at 530-886-4240.

8. Are there any Federal funds helping to finance your project? yes no
If yes, you may have to comply with NEPA, the National Environmental Policy Act.

XVI. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? yes no
If yes, what is the name of the road?
Project Site fronts Soda Springs Road.

If no, what is the name of the private access road and nearest cross-street?

2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?
 yes no
If yes, describe type and volume
Delivery trucks for Commercial businesses
Buses and/or shuttles for resort transportation

3. What road standards are proposed within the development?
Royal Gorge Mountain Road Design sections based on modified county plates with slightly narrower lanes and slower design speed so roadways can more easily follow the natural topography. Project applicant will work with Placer County and TFPD to refine the Mountain Road Design sections.
County Land Development Manual Standard Plate
Modified Plate R3 & R4
Show typical street section(s) on the site plan.
See proposed Mountain Road Design sections that are being reviewed by the County and Fire Department.

4. Will new roadway/driveway access onto County roads be constructed with the project? yes no
If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? yes no

5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk):
This development proposes, as an alternative, a new offsite intersection for Donner Pass Road with a realigned Soda Springs Road. This improvement would upgrade Soda Springs Road to cross over the existing Union Pacific Railroad tracks allowing a grade separated crossing. This offsite improvement would occur in Nevada County.

6. Would any form of transit be used for traffic to/from the project site? yes no
If yes, show proposed transit stop locations on site plan.
Yes, there is an existing TART connection at the Sugar Bowl Ski Resort. Future transit may be expanded to serve new facilities.

7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)?

8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?

The proposed project would include trails and transit systems. Equestrian trails will be limited to non sensitive habitat, which would exclude areas such as circumference of Lake Van Norden. Ski-in/Ski-out trails would be created as well as trail system improvements that serve mountain biking in the summertime and cross country skiing in the wintertime. The transit system may include intra-resort shuttles.

XVII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name _____ Last Name _____

Signature _____ Date: _____

Work Phone (_____) _____ Cell Phone (_____) _____

Email Address _____

Environmental Questionnaire (EQ) Filing Instructions:

- Pursuant to the policy of the Board of Supervisors, this office cannot accept applications on tax delinquent property or property with existing County Code violations.
- For information regarding projects with effects that are normally significant, refer to Chapter 18.12.050 of the *Placer County Environmental Review Ordinance*. Applicants are encouraged to contact the staff planner assigned to the project at the earliest opportunity to determine possible need and scope of additional environmental studies.
- If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

- Please submit the following to the planning technician or planner at:

Community Development Resource Agency
3091 County Center Drive
Auburn CA 95603
530-745-3000 / fax 530-745-3080
www.placer.ca.gov/planning

1. 20 copies of the Environmental Questionnaire
2. 1 copy of Initial Project Application
3. EQ filing fee
4. Maps
 - Twenty (20) 8.5" x 11" maps (If **folded** to that size, must include one reduced to 8.5" x 11")
 - For subdivisions, all information required by Section 16.12 of the Subdivision Ordinance for tentative map submittals must be included in addition to the information listed below.
 - Boundary lines and dimensions of parcel(s).
 - Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
 - Area of the parcel (in square feet or acres).
 - Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
 - Locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
 - Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, mining shafts, or other underground structures.
 - Location and dimensions of all proposed easements for utilities and drainage.
 - Location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
 - Accurately plot, label, and show exact location of the base and drip lines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
 - North arrow and approximate scale of drawing.
 - Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 - Assessor's parcel number, section, township and range, and a copy of the Assessor's map(s) outlining the subject parcel(s).
 - Name(s) of property owner(s) and applicant, if any.
 - An indication of any adjacent lands in the same ownership.