



Memorandum

TO: All Reviewers
FROM: Robert Hingtgen, Project Manager
SUBJECT: Sugarbush Residential Development Project, GPA 05-010, SP03-003, TM 5295RPL⁵, S04-015, Log No. 02-08-047, SCH# 2005121098
DATE: November 8, 2007

The Draft Mitigated Negative Declaration and Initial Study for the Sugarbush project was originally circulated for a 45-day public review period commencing December 15, 2005 and ending January 30, 2006. Since that time, the project description has changed in that the proposed emergency access road connection to Lone Oak Lane has been relocated and is now proposed to connect to Cleveland Trail. The connection to Cleveland Trail is located approximately 850 feet north of the previously proposed connection at Lone Oak Lane. Pursuant to this change, staff required that the project's Fire Protection Plan be updated, and that letters from the project consultants be submitted as to whether this change would require revisions to the project's Biological Technical Report, Stormwater Management Plan, or CEQA Hydrology Report. Letters were received from Helix Environmental Planning, Inc. and BHA, Inc. indicating that no changes to these reports were necessary. These letters are included in the current package for public review.

Since the original public review period staff also required the Traffic Impact Study be updated due to changes with regard traffic facilities and for purposes of updating traffic counts cited in that report.

For these reasons, the Department is re-circulating for public review (November 8, 2007 through December 7, 2007) only the following documents related to these developments since the original public review period:

- Revised pages 1, 11, 12, 13, 14, 15, 16, and 17 of the Draft Mitigated Negative Declaration;
- Revised pages 1, 2, 3, 28, 45, 46, 47, 48, 49, 50, 58, 60, and 62 of the Initial Study;
- Traffic Impact Analysis prepared by Linscott Law & Greenspan, Engineers dated June 1, 2007;
- Fire Protection Plan prepared by Hunt Research Corporation dated September 2006;
- Letter from Helix Environmental Planning, Inc. dated October 4, 2006;
- Letter from BHA, Inc. dated October 11, 2006;
- Revised Site Plan dated October 22, 2007; and,
- Replacement Tentative Map (TM 5295RPL⁵) dated October 22, 2007