



4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study/Mitigated Negative Declaration. Explanations are provided for each item.

For purposes of the environmental analysis in this section of the Initial Study/Mitigated Negative Declaration, a worst-case scenario for the proposed project was assumed. The worst-case scenario is defined as full buildout of the proposed project, which would result in the construction of one hotel condominium building (totaling approximately 182,431 square feet) and underground parking. The proposed project assumes construction of the future "Intrastar 7B Road" for emergency fire access.

However, in the event that the Intrastar 7B Road is not constructed upon project implementation, the Applicant would construct a fire access road from the current proposed entry at SR-203/Main Street into the eastern portion of the project site, trending south.

As part of this analysis, both the proposed project with the Intrastar 7B Road, and the project with an alternative on-site Fire Access Road (resulting in a slightly reduced density than the proposed project), are analyzed per each item identified in the Initial Study/Mitigated Negative Declaration. The proposed project is first analyzed under each item. Following the project analysis, the "Fire Access Road Alternative" is analyzed in comparison to the proposed project under each item.

As stated in Section 2.0, Project Description, the project application is being processed under the *1987 General Plan*. Therefore, the *1987 General Plan* is the regulatory document for the purposes of this environmental analysis. However, in order to provide current existing conditions data, this analysis also utilizes the *2005 General Plan Update FPEIR* and the *Sierra Star Master Plan Draft SEIR*, which are incorporated by reference.



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