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5 Population, Employment, and Housing			
Impact 5-3: Displace substantial numbers of housing or people. The project is expected to generate an additional 574 new FTE employees annually. To be consistent with Placer County General Plan policies, the project would be required to provide housing for 287 employees (one half of the FTE total). In addition, the project includes removal of existing structures in the main Village area (Courtside and Hostel) that currently provide employee housing for up to 99 staff. With the removal of these existing employee housing facilities, the project would need to provide housing for 386 employees (287 new employees plus 99 replacement housing facilities) to meet the Placer County policy. Under the current illustrative plan, employee housing units (in different bedroom and dormitory configurations) would be constructed on the East Parcel to house a maximum of 300 employees. This would be sufficient to replace the housing for 99 employees removed by the project, but would be less than the required number of beds to meet Placer County General Plan policies for new employee housing. Therefore, this impact would be potentially significant.	PS	**Mitigation Measure 5-3: Develop VSVSP Employee/Workforce Housing Plan.** The project applicant shall develop a detailed "VSVSP Employee/Workforce Housing Plan" for Placer County review and approval. Provision of sufficient housing opportunities to accommodate a minimum of half of new FTEs generated by project operation will be assured through a combination of one or more of the following: ◢ development of new on-site employee/workforce housing; ◢ development/renovation of off-site employee/workforce housing; ◢ dedication of sufficient land for needed units; and/or ◢ payment of an in-lieu fee. The designs of applicant-provided on-site and off-site employee/workforce housing shall be reviewed and approved by the County. An approved VSVSP Employee/Workforce Housing Plan shall be approved prior to recordation of each Small Lot Final Map or approval of a building permit for any new-employee generating project that does not require a Small Lot Final Map, whichever occurs first. The VSVSP Employee/Workforce Housing Plan shall provide an accounting of the final number of net new FTE employees expected to be created by the project with identified phasing; the number, locations, and capacity of new employee/workforce housing units to be developed; location and capacity of dedicated land for new employee/workforce housing; in-lieu fees paid to the County; and implementation schedule to ensure that sufficient new housing is available for new employees as project construction is completed and operations begin. The VSVSP Employee/Workforce Housing Plan shall be updated, at the discretion of the County, by the developer concurrent with review and implementation each project or project phase that generates new FTE employees.	LTS
6 Biological Resources			
Impact 6-1: Removal or degradation of sensitive habitats (jurisdictional wetlands, wet meadows, and riparian vegetation). Implementation of the Specific Plan through construction of buildings, roads, trails, parking lots, utilities, and creek restoration would result in direct removal and disturbance of sensitive habitats, including wet meadows, seasonal wetlands, riparian habitat, waters of the United States, and waters of the state. The construction of a bike trail along Squaw Creek and the East Parcel	S	**Mitigation Measure 6-1a: Conduct delineation of waters of the United States, obtain authorization for fill and required permits, and compensate for regulated and unregulated wetlands.** The following would apply to any potentially affected jurisdictional resources that have not been delineated or verified by USACE prior to project implementation, or those resources that have been verified as jurisdictional but cannot be avoided. As noted above, the areas that have not yet been delineated or	LTS

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could also result in potential conflicts with Land Use Buffer Zones for streams and sensitive habitats in the Placer County General Plan if the County determines that impacts have not been minimized. The snow storage sites in the East Parcel could result in increased sedimentation and a decrease in water quality of stream habitat protected under Section 1602 and wetlands and other waters of the United States. Restoration of Squaw Creek would result in the permanent alteration of existing stream and riparian habitat protected under Section 1602 of the Fish and Game Code during construction. Over the long term, this alteration may preserve and enhance wetlands, stream, and riparian habitat protected under Section 404 of the CWA, Section 1602 of the Fish and Game Code, and Placer County policies. However, additional groundwater pumping from Specific Plan Operations, if not managed appropriately, may reduce the quality or extent of sensitive habitats, including riparian and meadow habitat within and around Squaw Creek and potentially decrease water quality along the meadow reaches of Squaw Creek. Although the data analysis indicates that perennial riparian and annual meadow vegetation will not be permanently lost, the lack of specific information on bank and habitat elevation (as well as restoration impacts) prevents certainty in this conclusion; thus, there is a potential for some loss of these sensitive habitats. Removal or degradation of these sensitive habitats would result in loss of natural communities important to ecosystem functioning in the Sierra Nevada. Therefore, degradation of wetlands and waters of the United States and stream habitat during construction and operations under the Specific Plan and conflicts with General Plan policies intended to protect these resources would be a significant impact.		verified consist of limited areas that would be affected by utility installation. ◢ Prior to the start of on-site construction activities on any potentially affected jurisdictional resource that has not been previously delineated or verified by USACE, a qualified biologist shall survey the project area for sensitive natural communities. Sensitive natural communities or habitats are those of special concern to resource agencies or those that are afforded specific consideration, based on Section 404 of the CWA and other applicable regulations. ◢ Prior to recordation of the Final Subdivision Map(s), the wetlands report shall be field verified by USACE, USFWS, and CDFW. ◢ If sensitive natural communities or habitats that are afforded specific consideration, based on Section 404 of the CWA, are determined to be present within 50 feet of any groundbreaking activity within the plan area, a delineation of waters of the United States, including wetlands that would be affected by the project, shall be prepared by a qualified biologist through the formal Section 404 wetland delineation process. The delineation will be submitted to and verified by USACE. If, based on the verified delineation (or previous delineations that have already been verified), it is determined that fill of waters of the United States cannot be fully avoided during implementation of the project, authorization for such fill will be secured from USACE through the Section 404 permitting process prior to the fill being undertaken. The project applicant shall implement all permit conditions. ◢ Prior to the County Improvement Plan approval, the project applicant shall furnish to DRC, evidence that CDFW, USFWS, and USACE have been notified by letter regarding the existence of wetlands or streams on the property if any are present within the area subject to the Improvement Plans. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved. ◢ The project applicant shall replace on a “no net loss” basis (minimum 1:1 ratio) (in accordance with USACE and/or the Lahontan RWQCB) the acreage and function of all wetlands and other waters (as well as	

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		unregulated wetlands per County policy) that would be removed, lost, or degraded as a result of project implementation or operations. Wetland habitat shall be replaced at acreage and location agreeable to USACE and the Lahontan RWQCB and as determined during the Section 401 and Section 404 permitting processes. Any temporarily disturbed riparian habitats, water bodies, and wetlands shall be restored to pre-project conditions. ◢ This project plans to construct all or a portion of replacement wetlands onsite. An Improvement Plan for habitat restoration activities shall be prepared and submitted by the project applicant to the Planning Services Division for review concurrent with Improvement Plan review. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of wetlands/riparian vegetation shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division concurrent with, or prior to the Improvement Plan, and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. Where sediment capture is proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas after sediment removal activities. Project construction and project monitoring shall comply with the criteria defined in the Environmental Impact Report Mitigation Monitoring Implementation Plan and the requirements of CDFW. ◤ An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the Planning Services Division for review and approval. Any corrective action shall be the responsibility of the applicant. The report shall include baseline (pre-restoration) and post-restoration measurements of suspended sediment concentration, streamflow, and turbidity as described on page 27 of the Channel Restoration Design Basis Report (Balance Hydrologics 2014). ◤ Prior to the Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County	

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		Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period. ◤ It is the project applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the project applicant fails to perform. ◢ The Mitigation and Monitoring Implementation Plan shall, at a minimum, include the following specific criteria, standards, and information: ◤ Baseline locations of jurisdictional habitat including species along the western and upper eastern channel of Squaw Creek (West Cells E through J and East Cells A through D) within the plan area shall be documented before initiation of construction of the VSVSP. Conduct vegetation monitoring or additional groundwater modelling as described in Mitigation Measure 6-1c below. Any jurisdictional habitat lost within the western portion of Squaw Creek from groundwater drawdown that affects streambank instability shall be	

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		replaced with native vegetation (riparian preferably) that will stabilize the streambank and prevent sediment mobilization. ◤ identification of compensatory mitigation sites and criteria for selecting these mitigation sites onsite and offsite; ◤ in kind reference habitats within the Tahoe-Truckee region for comparison with compensatory wetlands habitats (using performance and success criteria) to document success; ◤ monitoring protocol, including schedule and annual report requirements (compensatory habitat shall be monitored for a minimum of five years from completion of mitigation or last human intervention [including recontouring and grading and irrigation], or until the success criteria identified in the approved mitigation plan have been met, whichever is longer); ◤ ecological performance standards, based on the best available science and including specifications for native wetland and riparian plant densities, species composition, amount of dead woody vegetation gaps and bare ground, indicators of stress that might result in mortality, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80 percent survival of planted wetland species by the end of the five-year maintenance and monitoring period or dead and dying species shall be replaced and monitoring continued until 80 percent survivorship is achieved; ◤ corrective measures if performance standards are not met; ◤ responsible parties for monitoring and preparing reports; and ◤ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. ◢ If the project applicants elects to provide all or a part of wetland or riparian mitigation off-site, and off-site mitigation has been determined to be acceptable to the County, prior to Placer County Improvement Plan approval or recordation of the Final Subdivision Map(s) or issuance of a Building Permit, the project applicant shall provide any of the three listed mitigation measures below:	

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		◤ Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. Evidence of payment must be provided to the County prior to issuance of Improvement Plans. ◤ Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat. ◤ Any offsite wetlands mitigation will occur in the Sierra Nevada bioregion and within the Tahoe-Truckee area to ensure that there is a no net loss of wetland, riparian, or wet meadow habitat within the Sierra Nevada or Tahoe-Truckee regions. ◤ Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. ◢ Wetlands and waters of the United States to be preserved within or adjacent to construction areas shall be fenced to insure protection from construction equipment and vehicles. Fencing shall consist of four-foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) outside the critical root zone of all protected trees within 50 feet of any grading, road improvements, underground utilities or other development activity. If the buffer extends beyond the boundary of property under the applicant's control, the fence will then be placed at the property boundary. Any encroachment into this fenced area must first be approved by the DRC. **Mitigation Measure 6-1b: Obtain and comply with a lake and streambed alteration**	

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		agreement; compensate for unavoidable loss of stream and riparian habitat. The following measures would be implemented to avoid or compensate for the loss or degradation of stream or riparian habitat, ensure consistency with Fish and Game Code Section 1602 and County Policies, and further reduce potential adverse effects on riparian habitats: ◢ The project applicant shall notify CDFW before commencing any activity within the bed, bank, or riparian corridor of any waterway. If activities trigger the need for a Streambed Alteration Agreement, the proponent shall obtain an agreement from CDFW. The project proponent will conduct construction activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect the fish and wildlife resources, when working within the bed or bank of waterways that function as a fish or wildlife resource or in riparian habitats associated with those waterways. ◢ The project applicant shall compensate for net permanent riparian habitat impacts at a minimum of a 1:1 ratio through contributions to a CDFW approved wetland mitigation bank in the Sierra Nevada and the Tahoe-Truckee regions or through the development and implementation of a Compensatory Stream and Riparian Mitigation and Monitoring Plan (CSRMMP) and a County approved MMIP aimed at creating or restoring in-kind habitat within the plan area and/or in the surrounding area. Stream and riparian habitat compensation, which could be provided entirely or in part by the planned Squaw Creek restoration, shall include establishment of riparian vegetation on currently unvegetated bank portions of streams affected by the project and enhancement of existing riparian habitat through removal of nonnative species, where appropriate, and planting additional native riparian plants to increase cover, continuity, and width of the existing riparian corridor along streams in the project site initially and then in surrounding areas. Construction activities and compensatory mitigation shall be conducted in accordance with the terms of a streambed alteration agreement as required under Section 1602 of the Fish and Game Code. ◢ This project plans to construct all or a portion of replacement riparian	

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		habitat onsite. An Improvement Plan shall be prepared by the project applicant and submitted to the Planning Services Division for review concurrent with Improvement Plan review. Prior to Improvement Plan submittal, an MMIP for the replacement of wetlands/riparian vegetation, which resembles the density and species composition of the existing wetland area, shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. The requirements listed under Mitigation Measure 6-1a will be followed as well. ◢ The Compensatory Stream and Riparian Mitigation and Monitoring Plan shall include the following: ◤ Baseline locations of riparian vegetation and species along the western and upper eastern channel of Squaw Creek within the plan area shall be documented before initiation of construction of the VSVSP. Conduct riparian monitoring or additional groundwater modelling as described in Mitigation Measure 6-1c below. Any riparian habitat lost within the western portion of Squaw Creek that affects streambank instability shall be replaced with native vegetation (riparian preferably) that will stabilize the streambank and prevent sediment mobilization. ◤ identification of compensatory mitigation sites and criteria for selecting these mitigation sites onsite and offsite; ◤ in kind reference habitats for comparison with compensatory riparian habitats (using performance and success criteria) to document success; ◤ monitoring protocol, including schedule and annual report requirements (compensatory habitat shall be monitored for a minimum of 5 years from completion of mitigation or last human intervention [including recontouring and grading and irrigation], or until the success criteria identified in the approved mitigation plan have been met, whichever is longer); ◤ ecological performance standards, based on the best available science and including specifications for native riparian plant	

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		densities, species composition, amount of dead woody vegetation gaps and bare ground, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80 percent survival of planted riparian trees and shrubs by the end of the five-year maintenance and monitoring period or dead and dying trees shall be replaced and monitoring continued until 80 percent survivorship is achieved; ◤ corrective measures if performance standards are not met; ◤ responsible parties for monitoring and preparing reports; and ◤ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. ◢ The project applicant shall follow requirements outlined in the MMIP and Compensatory Stream and Riparian Mitigation and Monitoring Plan (CSRMMP) for vegetation restoration success within any areas of proposed restoration and planting along Squaw Creek or the Olympic Channel. **Mitigation Measure 6-1c: Implement Mitigation Measure 13-4 and monitor and respond to groundwater effects.** The project applicant shall implement Mitigation Measure 13-4, provided in Chapter 13, "Hydrology and Water Quality." Mitigation Measure 13-4 reduces the uncertainty associated with management of well system design and operation by ensuring the adoption of performance standards, thresholds, and recommendations from the WSA for well system operation, and requiring consistency with applicable groundwater plans. By confirming that groundwater management is implemented in a manner that is consistent with the operational parameters described in the WSA, Mitigation Measure 13-4 would also result in confirmation that groundwater pumping and any future groundwater/vegetation impact modeling is consistent. In addition, the project applicant shall record baseline locations and composition of species of riparian and meadow vegetation in the surrounding meadow that is hydrologically connected to upper eastern channel of Squaw Creek (in relation to East Cells A through D) and along the western channel (in relation to West Cells E through J) before initiation of construction of the VSVSP. If sensitive plant species are found in	

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		these areas, the project proponent will follow mitigation measures outlined in Mitigation Measure 6-8 to consult with CDFW and USFWS, as appropriate depending on species status, to determine the appropriate mitigation measures for the indirect impacts that could occur as a result of project operational groundwater drawdown. The extent and composition of this vegetation in the western channel and associated riparian and wet meadow areas shall be monitored annually until at least 5 years after the last project element is occupied, to ensure accurate recordation of responses to groundwater level declines and any beneficial effects resulting from creek restoration. Any riparian or meadow habitat lost or degraded within these areas that is determined to be a result of project-related groundwater level declines shall be compensated for on or off-site (within the Olympic Valley preferred) at a minimum 1:1 ratio within the Sierra Nevada bioregion and the Tahoe-Truckee region, or conditions otherwise corrected, such as through irrigation of riparian and/or wet meadow vegetation to maintain composition and functionality of existing habitat. If monitoring shows that riparian vegetation along the streambank is not supported, other native vegetation will be planted and managed to stabilize the creek bank as per Mitigation Measure 6-1b. In order to address the potential effects of groundwater pumping outside of the VSVSP area, the following steps shall be taken: (a) Prior to recordation of the first Small Lot Tentative Map, conduct soil borings throughout the wet meadow east of the project boundary (see Exhibit MM 6-1c) to determine whether groundwater is available to wet meadow vegetation (i.e., there are no barriers to between groundwater and plant roots and/or moisture levels in the soil column indicate that groundwater is available to plant roots). -Soil borings may be taken in multiple months and in successive seasons as needed to determine if a connection to groundwater is present. If groundwater is not available to the plants during the July-October period, then no further steps are necessary with respect to those areas. In these conditions, it is assumed that vegetation is receiving water from sources other than groundwater, such as golf course irrigation overspray. (b) -If soil borings indicate that groundwater is available to these plants in some or all portions of the study area east of the project boundary during July through October, then it is assumed that drops in groundwater levels could affect the viability of the plants and a monitoring plan shall be implemented, and shall include the following	

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		steps. ◤ Determine the minimum depth to groundwater needed during the critical period for existing habitat to maintain baseline conditions. ◤ Install groundwater monitoring wells in the riparian and wet meadow portions of the study area east of the project boundary where a potential connection to groundwater has been established. =The location of the wells shall be based on the extent of the area that could be affected, based on part on as indicated by the data collected by soil borings conducted as part of Item (a)#1, and for which access is available. For example, if the entire wet meadow in the study area east of the project boundary is included, it is anticipated that 8 to 12 wells will need to be installed, including at least one well east of the study area. Existing and planned monitoring wells may be used, if appropriate, and permission is provided by the well operator/owner. Well locations shall be coordinated with plant survey transects. ◤ Collect data from the monitoring wells each year from July through October, at a minimum. ◤ Establish transects on a north-south heading every 50 meters or less. ◤ Determine the species that are located on each transect at one-meter intervals. ◤ Surveys shall be conducted at least once annually to determine whether the vegetation profile is changing along the transect and/or there is increased plant mortality. Initial monitoring [as outlined in (b)] to establish baseline conditions of wet meadow vegetation and groundwater levels east of the VSVSP area shall be conducted annually for 5 years. The onset of monitoring may be coordinated with creek restoration efforts, but shall begin prior to or concurrent with recordation of the first Small Lot Tentative Map or within 2 years of project approval, whichever occurs first. After the initial 5 years, monitoring shall be conducted every 5 years, at a minimum, until 30 percent of VSVSP development has been completed. Upon occupancy of 30 percent of the VSVSP development, monitoring shall be conducted on an annual basis until 5 years after	

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		buildout of the project. If access cannot be gained to survey the riparian habitat and/or wet meadow and/or to install monitoring wells east of the VSVSP area, then an assessment shall be made via photo-points or other means from the property line or other nearby publicly accessible location and/or surveys of a control site with similar characteristics that is located on property that can be accessed. In order to determine whether observed changes are due to groundwater pumping, modeling methods may be used. If adverse effects are observed and can be attributed to groundwater pumping, then mitigation would be required as described below. If monitoring and surveys indicate that riparian and/or wet meadow vegetation is being lost and/or degraded at levels that could impair the viability and value of the wet meadow and/or riparian habitat, and that change is correlated with lowered groundwater levels as indicated by monitoring wells and pumping data, one or more of the following steps shall be undertaken to ensure that there is no net loss of acreage and/or value of wet meadow habitat: ◤ Work with the SVPSD to reduce potable water demand at a level commensurate to the increased irrigation demand during the dry season. ◤ Work with the SVPSD to adjust the pumping regime in a manner that minimizes draw down in the portion of the overall study area that is being affected; ◤ Irrigate the affected area during the critical period using water from a source other than the aquifer, such as fractured wells used for snowmaking at Squaw Valley; ◤ Provide improvements to the water system in Squaw Valley (e.g., replacement of old, leaking pipelines, replacement of high-water use fixtures) to reduce demand from other sources by an amount commensurate with the amount of irrigation water required for riparian and/or meadow vegetation. In this case, water from the aquifer could be used for irrigation of sensitive habitats; and/or ◤ Provide compensation for the affected area by restoring a commensurate area that is degraded wet meadow and/or riparian	

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		habitat conditions outside of the study area. Preference shall be given to areas within the Squaw Valley meadow and/or in the vicinity of Squaw Creek. Contribution to the restoration efforts for Squaw Creek east of the VSVSP would be one method of compensation, because the creek restoration would improve the function of the creek, and thereby improve habitat conditions along the creek and within the meadow. If suitable land is unavailable within the Squaw Valley meadow and/or in the vicinity of Squaw Creek, then restoration activities may occur outside of Squaw Valley but within the Tahoe-Truckee area. VSVSP would be responsible for restoring that portion which is attributable to its share of increased groundwater pumping. Such compensation shall ensure that there is no net loss in the quantity or function of such habitat. The selection of the remediation measures shall be based in part on whether the effects on riparian and/or meadow vegetation are occurring only during certain years (e.g., particularly dry years) and the period of time that remediation would be needed to ensure vegetation viability. If irrigation is used, it shall be demonstrated that the amount of water used would be within the water demand evaluated in the 2015 Water Supply Assessment or that another source of water, such as snow making wells or reducing other demand, as discussed above, could be used. As discussed previously, water could be supplied from snow-making wells located within fractured bedrock (i.e. not drawing water from the Olympic Valley aquifer) to provide irrigation for landscaping, the creek restoration area, and riparian vegetation along East Cells A through C. Notes: 1: Responsibility for funding, monitoring and carrying out this mitigation measure is the sole responsibility of the project and imposes no burden of any kind on the Squaw Valley Public Service District. At its option and at its sole discretion, the District may choose to work directly with the project proponent to adjust the pumping regime or make other adjustments to well field operations. 2: The Squaw Valley Public Service District currently operates programs to fund and construct efficiency improvements to its water system and end users. This project may provide additional funding to augment existing programs to enhance water system	

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		efficiency and end user efficiency. **Mitigation Measure 6-1d: Implement water quality protection measures.** ◢ The project applicant shall comply with General Plan policies pertaining to protection of water quality during construction and operation of the linear park and Class I trail. ◢ The project applicant shall implement the mitigation measures as required under Mitigation Measure 13-1 to protect water quality during the design, installation, and abandonment of wells and sewer lines. ◢ The project applicant shall implement the mitigation measures as required under Mitigation Measure 13-2a to protect water quality during construction and over the project life. ◢ The project applicant shall implement the mitigation measures as required under Mitigation Measure 13-2b to address potential discovery of contaminated soils and protection of groundwater quality during construction. ◢ The project applicant shall implement the mitigation measures as required under Mitigation Measure 13-7 to minimize the potential for snow storage and snowmelt runoff to degrade the quality of runoff discharged overland or through the storm drainage to Squaw Creek adjacent to the East Parcel. ◢ The following measures shall be implemented to avoid and minimize runoff and sedimentation in Squaw Creek and Meadows as a result of the installation of the Class I biking and hiking trail and other proposed trails within 100 feet of aquatic features: ◤ Trail construction shall include trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 6 feet and shall be out sloped at approximately three percent. The trail tread shall be graded and compacted and not exceed 12 percent longitudinal slope. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use outslopes, grade reversals, grade dips, and/or lead ditches, in conjunction with inslopes or culverts. ◤ The crossing of any wetland areas shall also be reviewed and	

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		approved by the Placer County Development Review Committee, Parks Division, and all appropriate state and federal regulatory agencies. ◤ Vegetation clearing adjacent to trails should be minimum 10 feet above ground, and two feet on each side of the trail tread. Excessive clearing is undesirable. Removal of trees should be minimized in favor of limbing, brushing, and meandering of trails around status trees. However, dead and dying trees in proximity of the trail, in the determination of the Development Review Committee and/or a professional arborist, shall be removed prior to acceptance.	

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Impact 6-2: Disturbance or loss of Sierra Nevada yellow-legged frog habitat. The portion of Squaw Creek and associated meadows within the Village area provide suitable habitat for Sierra Nevada yellow-legged frog and are within designated critical habitat for the species (USFWS 2013). The pools in Squaw Valley Meadow and Creek may provide aquatic refugia and food resources for dispersing or nonbreeding individuals during the spring and early summer. Construction and creek restoration activities would remove or degrade upland and creek channel habitat temporarily. If Sierra Nevada yellow-legged frogs are present within the Squaw Creek drainage and meadows, adults may be injured or killed through crushing or degraded water quality as a result of grading, excavation, or other construction activities. The degradation and removal of upland, creek and meadow habitat occupied by Sierra Nevada yellow-legged frog and the injury or mortality of individuals as a result of construction and creek restoration related activities would be considered take under the ESA (USFWS 2014b). Take of individuals or habitat of the Sierra Nevada yellow-legged frog would be considered a significant impact. Operations of the Specific Plan, including associated disturbances from development, increased groundwater pumping, and creek restoration will not alter Sierra Nevada yellow-legged frog habitat substantially or increase existing disturbance to individuals; thus, the impacts to Sierra Nevada yellow-legged frog from operations would be less than significant.	Construction: S Operation: LTS	**Mitigation Measure 6-2: Avoid and minimize effects on Sierra Nevada yellow-legged frog and its habitat.** The following measures shall be implemented to avoid and minimize impacts on Sierra Nevada yellow-legged frog and are in compliance with VSVSP policies PW-1 though PW-4: ◢ A preconstruction survey to determine the presence or absence of Sierra Nevada yellow-legged frog on the project site shall be conducted by a qualified biologist approved by USFWS, and survey methods and timing would need to be approved by USFWS. At minimum, all areas within 82 feet of suitable habitat, defined as Squaw Creek, its tributaries and its meadows, which would be affected by construction shall be surveyed prior to construction by a qualified biologist to ensure the absence of yellow-legged frogs. 82 feet from a creek is based on the definition of upland habitat for proposed critical habitat (USFWS 2013). If a Sierra Nevada yellow-legged frog is encountered during the preconstruction survey, USACE and USFWS shall be contacted immediately to determine the appropriate course of action, which may include applying for and obtaining an incidental take permit for the project. Such a permit would require compensatory measures that would fully mitigate for any impacts (avoidance, relocation, etc.). ◢ If Sierra Nevada yellow-legged frog is determined to be present on the project site, the following measures shall apply, subject to approval and/or modification by USFWS as part of ESA consultation. ◤ Construction shall only occur between July 1 and November 15 in areas within 82 feet of Squaw Creek (based on the definition of upland habitat for proposed critical habitat (USFWS 2013), its tributaries and its meadows that are not currently developed (e.g., the timing restriction would not apply to the existing parking lot or roadways within 82 feet of Squaw Creek). Any work within the creek and its tributaries shall occur when they cease flowing and are dry. Because areas of Squaw Creek may have pools, all pools potentially affected by construction shall be mapped and monitored by a biologist for presence/absence of adult frogs prior to construction. This limited operating period and associated monitoring would ensure that construction does not begin when yellow-legged frogs	Construction: LTS Operation: No Mitigation Necessary (LTS)

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		have a high likelihood of being present in the construction area. ◤ All areas within 82 feet of suitable habitat that would be affected by construction will have a qualified biologist present during construction to ensure that no individuals are injured or killed from construction. ◤ Within 82 feet of suitable habitat, to avoid entrapment of frogs, all excavated steep-walled holes or trenches more than 1 foot deep will be provided with one or more escape ramps constructed of earth fill or wooden planks at the end of each workday. If escape ramps cannot be provided, then holes or trenches will be covered with plywood or similarly effective materials. Providing escape ramps or covering open trenches will prevent injury or mortality of wildlife resulting from falling into trenches and becoming trapped. A biological monitor or construction personnel designated by the contractor will be responsible for thoroughly inspecting trenches for the presence of Sierra Nevada yellow-legged frog at the beginning of each workday. If any individuals have become trapped, the qualified biological monitor will be contacted to relocate the animal, and no work will occur in that area until approved by the biologist. ◤ Prior to the start of any ground disturbing activities within 82 feet of suitable Sierra Nevada yellow-legged habitat, exclusion fencing shall be installed between the construction area and suitable aquatic habitat. Fencing will be installed at the edge of aquatic habitat (but outside of the USACE jurisdictional area, CDFW jurisdictional streambed area, or riparian habitat) to reduce the risk of frogs dispersing onto the construction site. The fencing material will consist of silt fence (erosion cloth) that is a minimum of 4 feet tall or suitable alternative wildlife exclusion material (such as ERTECH EFence). The lower portion of the fence will be buried in a 6-inch trench such that 6 inches of the fence is buried and at least 48 inches is above ground, or weighted down by a continuous row of sandbags or similar material if on an impervious surface. Installation of the silt fence will occur under the supervision of a qualified biologist. The exclusion fencing will also be installed in a manner that is consistent with applicable water quality requirements	

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		contained within the project's storm water pollution prevention plan or water pollution control program. The fencing and a note reflecting this condition shall be shown on the final construction documents. ◤ No monofilament netting or similar material shall be used for erosion control or other purposes within 82 feet of suitable habitat to ensure that Sierra Nevada yellow-legged frogs are not trapped. This limitation shall be communicated to the contractor through the special provisions included in the bid solicitation package. Coconut coir matting and burlap contained fiber rolls are an example of acceptable erosion control materials. ◤ Any worker who inadvertently injures or kills a yellow-legged frog or finds one dead, injured, or entrapped shall immediately report the incident to the biological monitor and construction foreperson. The construction foreperson will immediately notify the project applicant, who will provide verbal notification to the USFWS Sacramento Endangered Species Office and/or the local CDFW warden or biologist within 1 working day. The qualified biologist associated with the project will follow up with written notification to USFWS or CDFW within 5 working days.	
Impact 6-3: Disturbances to nesting raptors and special-status birds. Common and special-status raptors such as northern harrier and long-eared owl could use the project area for nesting. Other special-status birds including yellow-warbler, olive-sided flycatcher, and willow flycatcher may also nest in the project area. Proposed construction, creek restoration, and associated vegetation removal could potentially result in nest abandonment, failure, and/or mortality of adults, chicks or eggs if these species nest in the project area. This potential impact would be significant. Potential operational impacts such as disturbances to nesting raptors as a result of increased human disturbance, reduced groundwater levels, and creek restoration would not be substantially different from existing conditions for these species and would be less than significant. Potential loss of nesting yellow warbler habitat due operational groundwater impacts would be significant.	Construction: S Operation: S	**Mitigation Measure 6-3: Avoid and minimize effects on nesting raptors and special-status birds.** The following measures shall be implemented and shall avoid and minimize impacts on long-eared owl, and northern harrier, as well as to other common raptors. They are in compliance with VSVSP policies PW-1 though PW-4). ◢ All Improvement Plans shall include a note that includes the wording of this measure and show placement of all protective fencing for those trees identified for protection within the raptor report described below. ◢ Prior to any construction, grading or tree removal activities, a focused survey for raptor nests shall be conducted by a qualified biologist during the raptor nesting season (March 1 - September 1). A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified, include in the report proposed mitigation measures proposed to take place between	Construction: LTS Operation: LTS

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		March 1 and September 1. Typically no construction activity or tree removal shall occur within 500 feet of an active nest (or lesser or greater distance, as determined by CDFW). Construction activities may only resume in the established buffer area after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1 and July 1. Additional follow up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1 and March 1, no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1 and March 1. The following measure shall be implemented to avoid or minimize loss of yellow warbler and olive-sided flycatcher nests during construction: ◢ For construction activities that would occur in suitable nesting habitat for yellow warbler or olive-sided flycatcher during the nesting season (generally April 1–August 31, depending on snowpack and other seasonal conditions), a qualified wildlife biologist shall conduct focused surveys for yellow warbler and olive-sided flycatcher nests no more than 14 days before construction activities are initiated each construction season. If an active nest is located during the preconstruction surveys, the biologist shall notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives shall be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, appropriate buffers around nests and limited operating periods will be established through consultation with CDFW to avoid disturbances during the sensitive nesting season. The following measures shall be implemented to avoid or minimize loss of willow	

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		flycatcher nests during construction: ◢ For construction activities initiated in suitable breeding habitat for willow flycatcher after May 31, a preconstruction survey for nesting willow flycatchers will be conducted each construction season. The survey will follow A Willow Flycatcher Survey Protocol for California (Bombay et al. 2003). The protocol requires a minimum of two survey visits to determine presence or absence of willow flycatcher: one visit during survey period 2 (June 15–25) and one during either survey period 1 (June 1–14) or period 3 (June 26–July 15). ◢ If a willow flycatcher is detected and nesting is confirmed or suspected, the biologist will notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives will be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, construction will be prohibited within a minimum of 500 feet (or at a distance directed by the appropriate regulatory agency) of the nest to avoid disturbance until the nest is no longer active. This recommended buffer area may be reduced if approved by CDFW. The following measures shall be implemented to minimize loss of yellow warbler habitat within the western channel of Squaw Creek: ◢ Implement Mitigation Measures 6-1a and 6-1b to insure replacement of riparian habitat within the project site or the surrounding area and to ensure riparian and wetland habitat restoration success. ◢ Implement Mitigation Measure 6-1c to minimize new well impacts to groundwater near the western channel of Squaw Creek. ◢ Implement Mitigation Measure 13-4 to ensure wellfield development and operations minimize potential groundwater effects on riparian vegetation.	
Impact 6-4: Disturbance or loss of Sierra Nevada mountain beaver and its habitat. Approximately 0.21 acre of riparian habitat that is potentially suitable for Sierra Nevada mountain beaver would be disturbed or removed during construction activities associated with the East Parcel project elements and the sewer line corridor. These construction activities could cause the collapse or fill of mountain beaver burrows, if	Construction: S Operation: LTS	**Mitigation Measure 6-4: Avoid and minimize effects on Sierra Nevada mountain beaver.** The following measures shall be implemented to avoid or minimize disturbances or removal of Sierra Nevada mountain beaver habitat, burrows, and mortality or injury to individuals from the Specific Plan activities and are in compliance	Construction: LTS Operation: No Mitigation Necessary (LTS)

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Impact	**Significance before Mitigation**	**Mitigation Measure**	**Significance after Mitigation**
present, and injury or mortality to mountain beavers. This impact would be significant. Operations under the Specific Plan are not expected to result in a substantial increase in disturbances to Sierra Nevada mountain beavers or their riparian habitat above existing levels of disturbance. Over the long term, the restoration of Squaw Creek would increase the amount and quality of riparian vegetation and wetlands along Squaw Creek and potentially enhance burrowing and foraging habitat for Sierra Nevada mountain beaver in the Village area. Suitable habitat on the eastern portion of Squaw Creek meadows is not likely to be degraded by groundwater elevation reductions from increased pumping. Operational impacts to Sierra Nevada mountain beaver would be less than significant.		with VSVSP policies PW-1 though PW-4: ◢ Pre-construction biological surveys shall be conducted no more than 30 days prior to construction activities in potential habitat for Sierra Nevada mountain beaver to identify biological resources, including burrows, which could be impacted by construction activities. All burrows shall be inspected for use by sensitive mammals, and buffers may be established based on occupation. If an area is given clearance to proceed with construction and reproductive activities subsequently occur, it shall be assumed that the individuals are acclimated to the ongoing disturbance of construction. If circumstances exist such that future activities may result in the abandonment of the burrows, as determined by a qualified biologist, an appropriate exclusionary buffer shall be established by Squaw Valley, in coordination with CDFW. ◢ If a potentially active mountain beaver burrows is unavoidable, the biologist shall determine the species and reproductive status of the animal. If the burrow is determined to be active and does not contain young, the biologist shall remove any nesting material and/or remove any cover that allows for a reproductive site. If the animal is determined to be raising young, the biologist shall establish a 200-foot exclusionary buffer surrounding the reproductive site until it is determined that the young have left the reproductive site completely. After it is determined that young have left, the biologist shall commence to collapse, excavate or block the burrow. The project applicant shall contact CDFW prior to any burrow excavation, collapse, or blockage. ◢ The biologist shall inspect all vegetation removal, excavations and areas of active construction within areas identified as potential habitat on a daily basis for trapped mountain beaver. Mountain beaver found in active construction areas shall be allowed to passively leave the site. If necessary, mountain beaver may be relocated by a qualified biologist. The construction foreperson shall notify the environmental monitor immediately if any mountain beaver enters or becomes trapped in the work area. ◢ All trash and food shall be removed from the site at the end of each	

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Impact	Significance before Mitigation	Mitigation Measure	Significance after Mitigation
		workday in order to deter wildlife from entering the site.	
Impact 6-5: Disturbance or loss of Sierra Nevada snowshoe hare or its habitat. Activities related to construction of the Village area and the East Parcel could temporarily disturb snowshoe hare and/or their habitat located within the project site. The removal of trees and vegetation for the Village area and East Parcel would also result in permanent loss of habitat suitable to snowshoe hare. Because implementation of Specific Plan may cause disturbance or injury and mortality to Sierra Nevada snowshoe hare, it would have a significant impact on this species. There would be no substantial change in disturbance or habitat to Sierra Nevada snowshoe hare from operational impacts. Operational impacts due to increased human disturbance to Sierra Nevada snowshoe hare would be less than significant.	Construction: S Operation: LTS	**Mitigation Measure 6-5: Avoid and minimize effects on Sierra Nevada snowshoe hare.** The following measures shall be implemented to avoid or minimize disturbances or removal of Sierra Nevada snowshoe hare reproductive sites, and mortality or injury to individuals from the Specific Plan activities and are in compliance with VSVSP policies PW-1 though PW-4: ◢ Pre-construction biological surveys shall be conducted no more than 30 days prior to construction activities in snowshoe hare habitat to identify biological resources, including reproductive sites such as open nests or depressions on the ground, which could be impacted by construction activities. All reproductive sites shall be inspected for use by sensitive mammals, and buffers may be established based on occupancy. If an area is given clearance to proceed with construction and reproductive activities subsequently occur, it shall be assumed that the individuals are acclimated to the ongoing disturbance of construction. If circumstances exist such that future activities may result in the abandonment of the reproductive site, as determined by a qualified biologist, an appropriate exclusionary buffer shall be established by the project applicant, in coordination with CDFW. ◢ If a potentially active snowshoe hare reproductive site is unavoidable, the biologist shall determine the species and reproductive status of the animal. If the reproductive site is determined to be active and does not contain young, the biologist shall remove any 'nesting' material and/or remove any cover that allows for a reproductive site. If the animal is determined to be raising young, the biologist shall establish a 200-foot exclusionary buffer surrounding the reproductive site until it is determined that the young have left the reproductive site completely. After it is determined that young have left, the project applicant shall commence removal of the structure. The project applicant shall contact CDFW prior to any reproductive site excavation or structure removal. ◢ A qualified biologist shall inspect all vegetation removal, excavations, and areas of active construction within areas identified as potential habitat on a daily basis for trapped snowshoe hare. Snowshoe hare found in active construction areas shall be allowed to passively leave	Construction: LTS Operation: LTS

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		the site. If necessary, snowshoe hare may be relocated by a qualified biologist. The construction foreperson shall notify the environmental monitor immediately if any snowshoe hare enters or becomes trapped in the work area. ◢ All trash and food shall be removed from the site at the end of each workday in order to deter wildlife from entering the site.	
Impact 6-6: Disturbance or loss of spotted bat, pallid bat, western red bat, and Townsend's big-eared bat and their habitat. Implementation of Specific Plan through construction and the Squaw Creek restoration could result in the disturbance to day roosts, as well as injury and mortality of individual pallid, Townsend big-eared or western red bats through large tree removal and noise disturbance. Disturbance to maternity roosts by construction, or construction activities that cause mortality or injury to pallid, Townsend big-eared or western red bats would be a potentially significant impact on special status bat species. Disturbance to roosting bats not associated with maternity roost and that does not cause direct mortality, or loss of their foraging habitat through VSVSP operations would not be substantial and potential impacts to special status bat species would be less than significant. Implementation of Specific Plan construction and the Squaw Creek restoration would not disturb roosting behavior or impede foraging of spotted bats, and no individuals would be harmed from construction. Therefore, potential impacts to spotted bats would be less than significant.	Construction: PS Operation: LTS	**Mitigation Measure 6-6: Avoid and minimize effects on pallid bat, western red bat, and Townsend big-eared bat.** The following measures shall be implemented to avoid or minimize disturbances or removal of active roost sites for pallid bat, western red bat and Townsend big-eared bats, and mortality or injury to bats from the Specific Plan activities and are in compliance with VSVSP policies PW-1 though PW-4: ◢ Bat surveys shall be conducted in locations proposed for construction each year that could provide roosting habitat, in the spring, no more than 30 days prior to the start of construction, in order to identify active bat roosting sites, such as snags. All potential roosting sites shall be surveyed by a qualified biologist in order to determine usage. All non-active roosting sites planned for removal as part of construction shall be removed within 30 days of the surveys in order to prevent new roosts from being established. If it is determined that an active roosting site would be adversely affected, the project applicant shall consult with the CDFW to acquire appropriate authorizations to remove the roosting sites. All active non-maternity roosting sites shall be fitted with passive exclusion devices, such as one-way flaps or doors, and all bats shall be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost, crews shall be allowed to continue work in the area. If a maternity roosting site is discovered, the project applicant shall consult with the CDFW in order to establish appropriate exclusionary buffers until all young are determined to be Volant (i.e., able to fly and feed independently) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices shall be installed and all bats shall be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews shall be allowed to work within the buffer zone.	Construction: LTS Operation: LTS

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Impact 6-7: Disturbance or loss of animal movement and migratory corridors. The project area supports migratory deer, potentially resident deer, and may support fawning habitat within meadow and riparian habitat. If deer use habitat on the project site for fawning, deer fawning may be impacted temporarily through construction noise. Temporary impacts to fawning would be significant. While some loss of potential fawning habitat may occur, no substantial permanent impacts to mule deer fawning, foraging, or movement habitat throughout the project area are anticipated as a result project implementation. Permanent impacts to mule deer movement, foraging and fawning would be less than significant.	Construction: S Operation: LTS	**Mitigation Measure 6-7: Avoid and minimize effects on animal movement and migratory corridors.** The following mitigation measures shall be implemented to avoid impacts on mule deer fawning during construction activity: ◢ Pre-project surveys shall be conducted in suitable fawning habitat within the plan area boundaries and on lands controlled by the applicant within 500 feet of vegetation removal, construction, and development activities. Suitable fawning habitat is preliminarily defined here as willow, wet meadow and dense riparian. Final determination of suitability shall be determined by qualified biologist at the time of project implementation. Surveys shall occur between April 15 and July 31; these dates may be adjusted by the qualified biologist due to snowpack conditions and deer activity. ◢ If the qualified biologist determines that activities are occurring in or immediately adjacent to an active mule deer fawning area, they shall have the authority to temporarily halt or relocate work until the fawns move out of the project area. ◢ To protect deer from injury or mortality in areas of excavation such as utility line trenches, trenches shall not be left open overnight. Four-feet tall bright, orange warning fence shall be placed surrounding trenches or open trenches shall be covered with wooden planks or other equally effective covering (e.g., steel panels) to protect deer from accidentally falling into areas of deep excavations. The biologist will determine areas that require fencing or coverings. Escape ramps will be implemented in uncovered trenches to allow for any wildlife that may fall into a trench to escape independently.	Construction: LTS Operation: LTS
Impact 6-8: Disturbance or loss of special-status plants. Implementing the Specific Plan could result in direct removal and disturbance of habitat occupied by alderleaf coffeeberry and habitat that could be occupied by other special-status plant species. Special-status plants that are not directly removed or physically damaged could be adversely affected by habitat modification or degradation through groundwater withdrawal or recreation. Because construction and operations could result in direct removal or disturbance to special-status species and their habitat, this impact would be significant.	Construction: S Operation: S	**Mitigation Measure 6-8: Avoid, minimize, and compensate for effects on special-status plants.** The following measures shall be implemented to avoid, minimize, and mitigate impacts on special-status plant species, including alderleaf coffeeberry, starved Daisy, Donner Pass Buckwheat, American mannagrass, Plumas ivesia, Stebbins' phacelia, Davy's sedge, Scalloped moonwort, common moonwort, and Mingan moonwort within the project area. They are in compliance with VSVSP policies PW-1 though PW-4 ◢ Groundwater impacts to sensitive species associated with riparian and meadow habitat that may be lost will be minimized with Mitigation	Construction: LTS Operation: LTS

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		Measures 6-1a through 6-1d. These measures will reduce impacts to the western channel from pumping and ensure successful restoration/compensation of the riparian or meadow area. General mitigation measures for consultation with the state or federal agencies for known populations below will also minimize impacts to these populations. ◢ Prior to Improvement Plan approval, a Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) (and Parks Division if maintenance is provided through a CSA). This will ensure proper protection from weedy or non-native species that could impact special status plant populations if present. It would also be consistent with VSVSP policies (OS-3 and OS-6) to use native and naturalized vegetation in landscape buffers and green spaces and protect native vegetation in the Squaw Creek corridor. ◢ Before construction or development is implemented on sites with proposed removal of suitable habitat for special-status plant species, and where it has been more than two years since a previous special-status plant survey has confirmed absence, preconstruction special-status plant surveys shall be conducted in suitable habitat. Preconstruction surveys shall be performed by a qualified botanist during special status plant flowering periods (May-September). No rare plant surveys have been completed for the meadow area north of the furthest east V-CP section on Squaw Creek in the Village area and for the area west (Village Neighborhoods) and north (by the Granite Chief trailhead) of the channelized section of Squaw Creek, as well as in the utility corridors. ◢ If, based on current or future focused surveys, a special-status plant species is located in an area to be disturbed by project construction activities or operations (development or trails), the following mitigation measures are required to protect species from direct injury and reduce the potential for introduction of weedy species at these sites: ◤ Preserved special-status species habitat shall be designated as Environmentally Sensitive Areas and shall be flagged by a qualified botanist.	

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		◤ Signage to educate the public of the sensitive nature of the area and keep them on trails and pathways around the project area shall be required after construction and for the continuation of the operation of the VSVSP. ◢ A 200-foot buffer shall be implemented; including protection of those areas which may be necessary to support the hydrological regime of the special-status plants is incorporated into the project design and shall include provisions for protection and management of the avoided area in perpetuity. If fencing is required, the Improvement Plans and Information Sheet(s) recorded concurrently with the Final Subdivision Map(s) shall show Permanent Protective Fencing installation. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC) around any and all "special protection" areas, including around special status plants, as discussed in the project's environmental review documents, prior to any construction equipment being moved on-site or any construction activities taking place. No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. ◢ If special-status plant species are found that cannot be avoided during construction or because of operational groundwater drawdown, the project applicant shall consult with CDFW and/or USFWS, as appropriate depending on species status, to determine the appropriate mitigation measures for direct and indirect impacts that could occur as a result of project construction and will implement the agreed-upon mitigation measures to achieve no net loss of occupied habitat or individuals. Mitigation measures may include preserving and	

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		enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat and/or individuals. Potential mitigation sites could include suitable locations within or outside of the project area. A mitigation and monitoring plan will be developed describing how unavoidable losses of special-status plants will be compensated. ◢ If relocation efforts are part of the mitigation plan, the plan will include details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, success criteria, and remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements. ◢ Success criteria for preserved and compensatory populations will include: ◤ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations will be equal to or greater than the affected occupied habitat. ◤ Compensatory and preserved populations will be self-producing. Populations will be considered self-producing when: ▪ plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and ▪ reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity. ◤ If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of	

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		long term viable populations.	
Impact 6-9: Tree removal. Construction of the Specific Plan would result in the removal or damage of trees for project facilities and the Squaw Creek restoration. The removal of protected trees within riparian zones or where 50 percent of trees are removed in a parcel would require a tree removal permit under Placer County Ordinance 12.16. The removal of trees >6 inches diameter breast height (dbh) to achieve a land conversion would require a tree cutting permit under Placer County Ordinance 12.20. Because project construction would remove a resource valued by the County and could conflict with County ordinances, the impact would be significant. Because tree removal during project operation would likely be limited to hazard tree removal and similar good forestry management practices explicitly permitted by County ordinances, this impact would be less than significant for project operation.	Construction: S Operation: LTS	**Mitigation Measure 6-9: Avoid and minimize effects on trees and compensate for tree removal.** The following measures shall be implemented to avoid, minimize, and mitigate impacts from tree removal and are in compliance with VSVSP policies TR-1 though TR-3: ◢ The project applicant or its selected vendor will either conduct a tree survey or use recent tree surveys to determine the number and size of trees to be removed. The number of trees to be removed will be minimized to the extent feasible. ◢ Prior to the County Improvement Plan approval, the project applicant shall furnish to the DRC, a Tree Permit for removal of trees within riparian zones or greater than 6 inches diameter breast height in areas where more than fifty percent of trees are removed, or where land conversion occurs. This will ensure compliance with Tree Removal Ordinances 12.16 and 12.20 (where necessary). The plans for removal shall be forwarded to the County early enough in the process to assure that any suggested changes made by the County can be incorporated into the final design. Suggested changes may include recommendations regarding permanent structures in relation to the driplines of trees, pruning recommendation, treat of soil within and around the dripline of trees, replacement of removed trees, revegetation, etc. "Riparian zone" means any area within fifty (50) feet from the centerline of a seasonal creek or stream, any area one hundred (100) feet from the centerline of a year round creek, stream, or river, and any area within one hundred (100) feet from the shoreline of a pond, lake or reservoir. At a minimum all streams, creeks, ponds, lakes, and reservoirs as shown on 7.5 minute USGS maps are included in this definition. (A riparian zone established in specific community or general plan may supersede this definition.) ◢ The following conditions shall apply to avoid conflict with Ordinance 12.16 (for removal of trees within riparian zones or removal of more than fifty percent of trees greater than 6 inches dbh on a parcel): ◤ The project applicant or its selected vendor will obtain a tree permit from Placer County, as per the County's Tree Ordinance. As stated in	Construction: LTS Operation: LTS

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		the Tree Ordinance (12.16.080 Replacement program and penalties), the County may condition any tree permit or discretionary approval involving removal of a protected tree upon (a) the replacement of trees in kind, (b) implementation of a revegetation plan, or (c) payment into the County's tree preservation fund. Because a project site may not support installation of all replacement trees or the implementation of a revegetation plan, the project applicant or its selected vendor could either replace trees at an off-site location or contribute to the County's tree preservation fund; this will be determined by the County. If the County conditions require replacement of trees the following may be required: ▪ For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). ▪ If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. ▪ A revegetation plan, as recommended by an ISA-certified arborist or similarly qualified professional, to provide an appropriate level of mitigation to offset the loss of trees, and as approved by the DRC, shall be established in the project area as shown on the approved Tentative Subdivision Map(s). ▪ If replacement tree planting is proposed, the tree replacement/mitigation plan shall be shown on Improvements Plans and shall be installed by the applicant and inspected and approved by the DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. ◤ In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of $100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered	

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		Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. ◤ The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. ◤ Exemptions can be filed by the project applicant for removal of dead, dying, or diseased trees, split products, establishing a right-of way, or removing fire hazard trees within 150 feet of a structure. There is also a one-time exemption for conversion of 3 acres to another use. ◢ The following conditions shall apply to avoid conflict with Ordinance 12.20: ◤ If the phase of the project involves a land use conversion, the project applicant shall apply for the a tree cutting permit under ordinance 12.20, follow all requirements of that permit and in addition to the general information for the permit must submit: ▪ A detailed statement describing how the standards and criteria of Section 12.20.050 shall be satisfied; ▪ A copy of the document approving the land use conversion issued by the applicable State Division of Forestry; ▪ In lieu of the drawing required by subsection (C)(1)(f) of this section, a map acceptable to the permit-issuing authority at a scale adequate to show the location of proposed and existing buildings and driveways, the location of proposed utility trenches, and the height, species, dbh, and location of all tree over six inches dbh proposed to be cut, and a drawing or sketch indicating the general location, characteristics and densities of trees proposed to be left and planted on the site, provided, however, in the case of a subdivision, such information may be contained in the tentative map and the vegetation preservation and protection plan as required by the subdivision ordinance. (Prior code Section 20.15) ◢ The Improvement Plans and Information Sheet(s) recorded concurrently with the Final Subdivision Map(s) shall show Permanent	

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		Protective Fencing installation. ◢ The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: ◤ At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s). ◤ No development of the site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. ◢ If trees proposed for removal are to be sold as timber, a Registered Professional Forester (RPF) shall prepare a THP that outlines the proposed stand removal operations, and submit this to the state (CAL FIRE). Prior to Improvement Plan approval or recordation of the Final Subdivision Map(s), if the property has been logged within six years prior to the hearing date of the Tentative Subdivision Map(s), the applicant shall provide the Development Review Committee (DRC) with a letter from the California Department of Forestry stating that all requirements of the Z'Berg-Nejedly Forest Practices Act have been met to the satisfaction of the California Department of Forestry. ◢ The applicant shall implement the following conditions to protect	

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		remaining trees after tree removal permits or THP approvals are obtained: ◤ For those trees designated to be saved within 50 feet of any development activity within the plan area or as recommended by the arborist, or as required by the approving body, a minimum four-foot tall brightly colored synthetic fence shall be installed at the outermost edge of the protected zone of each protected tree or groups of protected trees. The fence shall not be removed until written authorization is received from the planning director. Exceptions to this policy may occur in cases where protected trees are located on slopes that shall not be graded. However, approval must be obtained from the Planning Department to omit fences in any area of the project. The fences must be installed in accordance with e approved fencing plan prior to the commencement of any grading operation or such other time as described by the approving body. The developer shall call the Planning Department for an inspection of the fencing prior to initiation of grading operations. ◤ For discretionary projects, signs must be installed on the fence in four locations around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM PLACER COUNTY." On fencing around a grove of protected trees, the signs must be placed approximately fifty-foot intervals. Fencing shall consist of four-foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) outside the critical root zone of all protected trees within 50 feet of any grading, road improvements, underground utilizes or other development activity. Any encroachment into this fenced area must first be approved by the DRC. ◤ Once approval has been obtained, the fences must remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the Planning	

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		Department. ◤ Existing healthy trees and native vegetation on the site shall be preserved in accordance with standards contained in an agency-approved design manual, if any, and shall be protected by adequate means during any construction. ◤ Existing trees shall be preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows. ◤ Appurtenances, except utility connections, such as television antennas, signs, and outdoor lights shall not be attached to trees. ◤ Tree cutting within the one hundred (100) year floodplain of a perennial or intermittent stream shall be limited to cutting diseased or hazardous trees or to thinning needed to protect the health and vigor of remaining trees. ◤ Damage to trees not to be cut and to residual vegetation shall be avoided. Damaged trees shall be repaired with tree sealer and any necessary tree surgery. ◤ No tree shall be felled into a perennial or intermittent stream without specific approval of the permit-issuing authority. ◤ Any stump to be left in the ground shall be treated with approved chemicals or methods to prevent the spread of forest tree diseases. ◤ Ground skidding shall not be allowed within the dripline of trees. ◤ Slash, debris, and nonmerchantable timber generated by the operation shall be disposed of in the manner and to a location approved by the permit-issuing authority. ◤ All tree removal sites shall be winterized before the end of the construction season, or stabilized before the end of the construction season so as to prevent erosion and soil loss from the site. ◤ In the case of land use conversion, approval shall be conditioned on compliance with all requirements of the timberland conversion certificate issued by the appropriate State Division of Forestry. (Prior	

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		code Section 20.20) ◢ For hazardous, diseased, or insect infested trees the following conditions apply: ◤ In cutting trees for land use conversion, all diseased, infested, or overmature trees shall be removed prior to construction. ◤ All diseased and insect-infested trees shall be treated prior to removal by approved methods to prevent the spread of such disease or infestation. (Prior code Section 20.25)	
Impact 6-10: Effects of additional trail construction and improvements identified in the Specific Plan. To meet County requirements for provision of recreational facilities, existing trails could be improved, and new trails could be developed, outside the currently defined project site. Depending on the specific locations of these trails and the types and magnitude of their effects on biological resources, this impact would be potentially significant.	PS	**Mitigation Measure 6-10: Implement previous applicable mitigation measures during trail development.** Once a proposed alignment and the location of specific improvements are identified, a qualified biologist shall survey the new trail routes and segments of existing trails identified for improvements outside the project boundary identified in this EIR to determine the biological resources present and the impacts identified within this chapter that could occur. Based on the results of this site review, the biologist shall identify mitigation measures within this chapter applicable to the specific trail route segments and the mitigation measures shall be implemented as appropriate during trail construction/improvement.	LTS
Impact 6-11: Construction phase water quality degradation impacts to fish and aquatic resources. Implementation of the proposed project will require construction activities over multiple phases and several seasons, and include work within or adjacent to the Squaw Creek channel, the Olympic Channel, and other surface water bodies and drainage features that are vulnerable to direct and indirect discharges of sediment and other contaminants. Construction earthwork would remove vegetation and disturb surface soils, make excavations and stockpiles of material that could be eroded by stormwater (including snowmelt runoff) and conveyed to Squaw Creek and the Truckee River. Operation and servicing of construction equipment and vehicles could release contaminants directly to surface water and aquatic habitat, or degrade groundwater that supports surface water. If these activities are not properly managed through BMPs and other measures, adverse effects on water quality could result and cause substantial degradation of aquatic habitat and adverse effects to fish and other aquatic resources. This impact would be potentially significant.	PS	**Mitigation Measure 6-11: Implement Mitigation Measures 13-1 and 13-2.** ◢ The project applicant shall implement Mitigation Measures 13-1 and 13-2 provided in Chapter 13, "Hydrology and Water Quality." ◢ Implementation of Mitigation Measure 13-1, requires proper abandonment of sewer lines with review and approval of Placer County, helping ensure that existing codes and regulations that require measures to protect water quality are properly implemented during these activities, and ◢ Implementation of Mitigation Measure 13-2 (a and b), would ensure that construction phase, site-specific risks to water quality that might result from improper implementation of water quality protection measures and, discovery and disturbance of contaminated soil or water would be fully addressed and avoided.	LTS

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Impact 6-12: Construction phase dewatering impacts to fish and aquatic resources. Implementation of the proposed project would require construction activities within the active stream channels and dewatering and bypassing of flows around in-channel work areas. Some incidental injury or mortality of fish may occur during these activities, which could result in significant impacts to sport fisheries productivity if dewatering would result in mortality of breeding adults or suitable breeding habitat. This would be a potentially significant impact.	PS	**Mitigation Measure 6-12: Prepare and implement fish rescue plan.** A fish rescue plan shall be created prior to construction, to identify areas where fish are to be rescued and the methods to be used. The fish rescue plan shall be submitted to CDFW for approval with streambed alteration agreement applications. After the rescue, a report shall be submitted to CDFW stating the species captured, the number captured, the relocation sites, and any incidental injuries or mortalities that occurred.	LTS
Impact 6-13: Potential long-term impacts to fish and aquatic resources related to increased groundwater extraction, changes in groundwater elevations and flow directions, resulting changes to surface water flow, streambed drying, and off-site channel stability. The Specific Plan development will rely on groundwater as its primary water source, and the increase in total extraction, along with continued and increased pumping in existing and new wells, particularly near the stream corridor, could reduce groundwater support to streamflow and surface water elevations and/or expand the spatial extent of dry streambed and/or the duration of zero flow within and downstream of the main Village area. Although flow changes may occur, they would be minor in the specific context of hydrology and would have little effect on water quality. However, if the wellfield is not properly managed, vegetation loss could occur in the Squaw Creek corridor, leading to potential erosion and adverse impacts to fish and fish habitat. This impact would be potentially significant.	PS	**Mitigation Measure 6-13: Implement Mitigation Measures 13-4 and 6-1c.** The project applicant shall implement Mitigation Measure 13-4, provided in Chapter 13, "Hydrology and Water Quality," which requires that well-field configuration and operations are consistent with the parameters of the WSA and applicable groundwater plans. By confirming that groundwater management is implemented in a manner that is consistent with the operational parameters described in the WSA, Mitigation Measure 13-4 would also result in confirmation that groundwater pumping does not result in losses of riparian vegetation in the west channel or upper east channel of Squaw Creek. Furthermore, Mitigation Measure 6-1c requires monitoring of riparian vegetation in the portions of the creek that would be most affected by reduction in groundwater levels, and replacement of such vegetation if it is lost. The SVPSD and the project applicant are responsible for implementation of Mitigation Measure 13-4, but mechanisms are also included in Mitigation Measure 13-4 that require secondary approval by Placer County.	LTS
7 Cultural Resources			
Impact 7-1: Demolition of historically significant buildings. The proposed project would result in the demolition of 1960s Olympics-related buildings that have been determined eligible for the NRHP and CRHR. Demolition of these historic resources would result in a significant impact because the historic resources would no longer exist.	S	**Mitigation Measure 7-1a: Document historic buildings before removal.** The project applicant shall complete documentation of the Olympic Valley Lodge (formerly Athlete's Center) and Far East Center (formerly Nevada Spectator's Center) before any construction/demolition work conducted at these buildings. Documentation shall consist of a written history of the property, plans and drawings of the historic resource, and photographs, as described below. ◢ Written History. The Carey & Co. report, Historic Resource Evaluation Report, Squaw Valley Ski Resort, shall be used for the written history of each building. The report shall be reproduced on archival bond paper.	SU

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		◢ Plans and Drawings. An architectural historian (or historical architect, as appropriate) shall conduct research into the availability of plans and drawings of the Nevada Spectators' Center and the Athletes' Center as the buildings currently exist. If such plans/drawings exist, their usefulness as documentation for the two buildings shall be evaluated by the architectural historian. If deemed adequate, the plans/drawings shall be reproduced on archival mylar. If no plans/drawings are available, or if the existing plans/drawings are not found to be useful in documenting the historic resources, a historical architect shall prepare dimensioned plans and exterior elevations of each building. A combination of existing and new drawings is acceptable. All drawings shall be reproduced on archival mylar. The architectural historian shall conduct research into the existence of the original architectural plans and drawings of the two buildings as designed for the Winter Olympics. If found, the plans shall be reproduced on archival mylar. Alternatively, the architectural plans can be scanned and saved as TIFF files. The scanning resolution shall be not less than 300 dpi. All digital files, including drawing files, shall be saved on media and labeled following the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation Digital Photography Specifications. ◢ Photographs. Digital photographs shall be taken of the Nevada Spectators' Center and the Athletes' Center following the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation Digital Photography Standards. The documentation shall be prepared by an architectural historian, or historical architect as appropriate, meeting the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualification Standards. The documentation shall be submitted to the Placer County Library, Placer County Museums, and Squaw Valley Ski Museum Foundation. ◤ Consistent with Specific Plan Policy CR-3, before, or during demolition of the Nevada Spectator's Center and the Athlete's Center, significant architectural features and historic artifacts shall	

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		be salvaged and prominently displayed within the Squaw Valley Village as part of an interpretive exhibit, or made available to an appropriate historical society or museum dedicated to preservation and interpretation of data and information from the 1960 Winter Olympics. **Mitigation Measure 7-1b: Create an interpretive program, exhibit, or display.** The project applicant shall prepare a permanent exhibit/display of the history of each building including, but not limited to, historic and current photographs, interpretive text, drawings, video, interactive media, and oral histories. The exhibit/display shall be developed in consultation with Placer County, local historical organizations, and those with an interest in the history of the 1960 Winter Olympics. The exhibit/display shall be displayed in a location in Squaw Valley that is accessible to the public and may be incorporated into the interpretive exhibit identified as part of Specific Plan Policy CR-3.	
Impact 7-2: Accidental discovery of human remains. Although unlikely, construction and excavation activities associated with project development could unearth previously undiscovered or unrecorded human remains, if they are present. This impact would be potentially significant.	PS	**Mitigation Measure 7-2: Stop work if human remains are discovered.** California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and 7052 and California Public Resources Code Section 5097. If human remains are discovered during any demolition/construction activities, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the project applicant shall notify the Placer County coroner and the NAHC immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by the NAHC. Following the coroner's and NAHC's findings, the archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for	LTS

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		acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.94.	
Impact 7-3: Disturb archaeological resources or ethnic and cultural values. Implementation of the proposed project could cause a substantial change in the significance of an archaeological resource. One archaeological resource (CA-PLA-164) on the East Parcel, but outside currently planned ground-disturbing activities, has been determined eligible for listing in the NRHP and CRHR. Also, project-related ground-disturbing activities could cause a substantial change in the significance of an as yet undiscovered archaeological resource as defined in CEQA Guidelines Section 15064.5. This would be a potentially significant impact.	PS	**Mitigation Measure 7-3a: Conduct Native American monitoring.** Before commencement of earth-disturbing activities within 100 feet of the most up to date identified boundary of site CA-PLA-164 (including the extension), a tribal site monitor from the Washoe Tribe shall be contacted and retained, if possible, by the project applicant. The tribal monitor shall be on site for all earth-disturbing construction and pre-construction activities within 100 feet of site CA-PLA-164. In the event that no such Native American monitor is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted by the project applicant. If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions. **Mitigation Measure 7-3b: Develop and implement a Worker Environmental Awareness Program.** The project applicant shall design and implement a Worker Environmental Awareness Program (WEAP) that will be provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources. The topics to be addressed in the WEAP will include, at a minimum: ◢ types of heritage and cultural resources expected in the project area; ◢ types of evidence that indicates heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters mineralized, partially mineralized, or unmineralized bones and teeth, soft tissues, shells, wood, leaf impressions, footprints); ◢ what to do if a worker encounters a possible resource; ◢ what to do if a worker encounters bones or possible bones; and ◢ penalties for removing or intentionally disturbing heritage and cultural resources, such as those identified in the Archeological Resources Protection Act (ARPA). **Mitigation Measure 7-3c: Stop work in the event of an archaeological discovery.** In the	LTS

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		event that evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g., ceramic shard, trash scatters, lithic scatters), all ground-disturbing activity in the area of the discovery shall be halted until a qualified archaeologist can access the significance of the find. Consistent with Specific Plan Policy CR-1, the Placer County Planning Services Division and the Department of Museums will be notified of the potential find concurrent with the retention of a qualified archeologist. If an archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, the Planning Services Division shall be notified and a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if completed avoidance is not possible, follow accepted professional standards in recording any find including submittal of the standard DPR Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area (the NCIC). Consistent with Specific Plan Policy CR-4, artifacts that are found during project development that are related to the 1960 Winter Olympics, and which the project applicant has authority over or ownership of, shall be made available to the appropriate historical society or museum dedicated to preservation and interpretation of data and information from the 1960 Winter Olympics. **Mitigation Measure 7-3d: Prepare subsequent evaluation reports.** ◢ **Phase 2 Evaluation Report:** Once the exact location of the new sewer line has been determined and before commencement of earth-disturbing activities for construction of the sewer line, a Phase 2 Evaluation Report shall be prepared for the archaeological resources as identified in the report titled Squaw Valley Sewer Line Project Heritage Resources Study: Phase 1B Preliminary Report. In the Phase 2 Evaluation Report, resources will be evaluated and recorded on standard DPR Primary Record forms (Form DPR 523) in accordance	

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		with one or more national, state and/or regional criteria and a determination of eligibility/ineligibility to the NRHP and/or CRHR and/or local register will be recommended. The Phase 2 Evaluation Report shall be completed by a qualified archaeologist who meets the Secretary of the Interior's professional qualifications for Archaeology and submitted to the Placer County Planning Services Division with the first application for County construction permits. ◢ **Phase 3 Evaluation Report:** If significant resources are identified in the Phase 2 Evaluation Report, an assessment of project impacts on these resources will be included in a Phase 3 Evaluation Report, as well as detailed measures to avoid impacts. Avoidance measures could include, but are not limited to actions such as re-routing of the sewer line around the resources, direction drilling under the resource, site testing to confirm the boundary of a significant resource and avoidance of that boundary, and construction monitoring in sensitive areas to prevent disturbance of currently unknown subsurface resources. Adopted avoidance measures shall be implemented as appropriate during project design and construction. If project redesign to completely avoid impacts is infeasible, then measures shall be developed and implemented in coordination with Placer County Planning Services Division and appropriate Native American representatives to recover the significant information contained within these archaeological resources before disturbance of the resource site. The Phase 3 Evaluation Report and any data recovery (if needed) shall be completed by a qualified archaeologist who meets the Secretary of the Interior's professional qualifications for Archaeology. Mitigation, or data recovery, typically involves additional archival research, field excavation, photo documentation, mapping, and/or archaeological monitoring. If a Phase 3 Evaluation Report is needed, it will be submitted to the Placer County Planning and Services Division with the first application for County Construction permits. Any avoidance and data recovery measures shall be developed in consultation with the archeologist and finalized in consultation with the Placer County Planning Services Division to confirm the effectiveness of the measures.	

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8 Visual Resources			
Impact 8-1: Adverse effect on a scenic vista. The major scenic attribute of the west end of the Valley is the resort setting with the backdrop of mountain slopes and peaks. On-going construction activities, partially constructed buildings, and equipment would detract from the scenic vistas of the west end of the Valley. This would be a significant impact during construction. The project would add structures with mountain-village type architecture to an area that is largely paved and developed, and is adjacent to other resort buildings (main Village area). The increase in number and size of structures at the main Village area would increase the visibility of the built environment and would obscure the lower slopes on the mountain. However, the mountain peaks surrounding the resort would remain the primary point of visual interest and would continue to dominate the west end of the Valley. The increased prominence of structures would also be offset by the implementation of the VSVSP design guidelines, which would result in a unified architectural style and landscaping that would screen the lower portions of the new structures. Therefore, the proposed project would not substantially detract from or degrade scenic vistas. This impact would be less than significant to occasional visitors to the Valley, which constitute the majority of viewers. However, long-term residents have experienced a gradual change in visual conditions, from more natural conditions to more built up, with modifications such as the Resort at Squaw Creek and the IntraWest development altering the viewshed. Because the project would obstruct some views of the lower slopes and continue a long-term development trend within an overall highly scenic area, the impact would be significant to permanent residents of the Valley. The quality of views in the vicinity of the East Parcel is considered average within the context of the surrounding forested landscape and nearby (across the street) development, and views that incorporate this site do not present distinctive features that provide a scenic vista. Therefore, the proposed development on the East Parcel would not have an adverse effect on a scenic vista. The impact to residents and occasional visitors during construction and operation would be less than significant.	Main Village Construction: S East Parcel Construction: LTS Main Village Operation: Visitors-LTS Residents-S East Parcel Operation: LTS	**Mitigation Measure 8-1: Install screening to reduce the visual effects of construction.** Screening fences with opaque or semi-opaque mesh screening or similar shall be strategically employed to reduce the visual effects of construction on adjacent residential and resort areas. Prior to approval of Improvement Plans or Building Permits for each phase of construction, a screening plan shall be approved by the Placer County Planning Services Division. The screening plan shall be implemented concurrent with initial ground-disturbing phases of construction and maintained through completion of exterior construction phases for buildings. The screening plan shall include details to specify construction equipment staging areas and materials storage areas. Construction staging and materials storage areas shall be located away from Squaw Valley Road and adjacent existing resort facilities to the extent feasible.	Main Village Construction: SU East Parcel Construction: No Mitigation Necessary (LTS) Main Village Operation: SU East Parcel Operation: No Mitigation Necessary (LTS)
Impact 8-2: Substantially degrade the existing visual character or quality of the site and its surroundings. While the project site is largely developed (main Village area)	Construction-Main Village and	**Mitigation Measure 8-2a: Implement Mitigation Measure 8-1.** The project applicant shall implement Mitigation Measure 8-1, which requires the installation of screening to	Construction-Main Village and

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and/or modified from natural conditions (East Parcel), construction activity including ground disturbance, construction material staging areas, partially constructed buildings, and construction equipment would alter the existing visual character of these areas. This impact would be potentially significant during construction. The visual character of the project site is generally defined by existing resort development, paved parking lots, and smaller ancillary structures. The project would increase the number and size of structures on the project site and the built environment would become a more dominant aspect of the visual character of the site. This impact would be potentially significant during project operation.	East Parcel: PS Operation-Main Village and East Parcel: PS	reduce the visual effects of construction. **Mitigation Measure 8-2b: Comply with plan area development standards and obtain Design Review approval.** Prior to submittal of Improvement Plans or Building Permits, the project applicant shall obtain Design Review approval from the Placer County Design/Site Review Committee (D/SRC). All project phases must be compatible with the Plan Area Development Standards prescribed in Appendix B of the VSVSP. Review and approval by the County shall apply to such project components as: colors, materials, and textures of all structures; landscaping; signs; exterior lighting; and entry features.	East Parcel: SU Operation-Main Village and East Parcel: LTS
Impact 8-3: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway. Squaw Valley Road is a designated Placer County scenic route and is considered a scenic highway for the purposes of this analysis. The qualities of more distant views of the main Village area from Squaw Valley Road (i.e., views of the resort with an impressive backdrop of mountain slopes and peaks) are moderately high to high. Construction activity and equipment would detract from foreground views from Squaw Valley Road of the scenic vistas (see Impact 8-1). The changes would result in a substantial adverse effect on the scenic vistas provided from Squaw Valley Road during construction. This impact would be potentially significant for the main Village area during construction. The visual character of the East Parcel is modified from natural conditions, and construction activity would not alter important scenic resources visible from Squaw Valley Road. Therefore, this impact would be less than significant for the East Parcel during construction. Views from Squaw Valley Road of the meadow and surrounding peaks, which are the dominant visual resources in the study area, would not be blocked or altered with project implementation. In the main Village area, addition of structures to the foreground of views that are not consistent with the character of the natural setting and do not have a unified architectural style would have a potentially significant impact on the surrounding scenic resources, as viewed from a scenic route, during project operation. Development on the East Parcel would have a less-than-significant impact on scenic resources within a scenic route during project operation.	Main Village Construction: PS East Parcel Construction: LTS Main Village Operation: PS East Parcel Operation: LTS	**Mitigation Measure 8-3: Implement Mitigation Measures 8-1 and 8-2b.** The project applicant shall implement Mitigation Measures 8-1 and 8-2b, which require the installation of screening to reduce the visual effects of construction and adherence to the VSVSP design guidelines, respectively.	Main Village Construction: SU East Parcel Construction: No Mitigation Necessary (LTS) Main Village Operation: LTS East Parcel Operation: No Mitigation Necessary (LTS)

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Impact 8-5: Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The addition of construction lighting may detract from views of the night sky and surrounding resort area for residents and visitors. Residents do not have open views of the project site for the most part because their views are typically screened or blocked by vegetation. However, night lighting is more visible. Construction cranes and lighting on tall structures would make these features more noticeable at night than in daytime conditions. Taking into consideration that residents, and to some extent visitors, would have extended views of the project area, and have high sensitivity to visual conditions, this impact would be potentially significant for both the main Village area and the East Parcel. Lighting to serve the project, including employee housing and parking at the East Parcel, would create a new source of substantial nighttime lighting in the area and would potentially increase skyglow conditions in the area. This impact would be potentially significant for both the main Village area and the East Parcel.	Construction: PS Operation: PS	**Mitigation Measure 8-5a: Install landscaping on the north and west sides of the East Parcel to screen night lighting for adjacent residential areas.** Landscaping, consisting of a mixture of evergreen and deciduous trees and shrubs, shall be installed to enhance existing vegetation in the open space buffers on the west and north sides of the East Parcel to reduce the effects of night lighting on adjacent residential neighborhoods. Landscape screening shall be installed concurrent with the first phase of development on the East Parcel and shall be reviewed for effectiveness with each successive phase of development. If after the initial installation of landscape screening it is subsequently determined that additional screening is required to improve screening effectiveness, the Development Review Committee (DRC) may require installation of additional landscaping during future construction phases. **Mitigation Measure 8-5b: Implement Mitigation Measure 8-2b.** The project applicant shall implement Mitigation Measure 8-2b, which requires adherence to the VSVSP Design Guidelines. An Improvement Plan shall be developed that includes a detailed lighting and photometric plan. Specifically, the plan must: ◢ Demonstrate compliance with the VSVSP Master Lighting Plan (see Appendix B of the VSVSP). This includes minimizing impacts to adjoining and nearby land uses. No lighting shall be permitted on top of structures. ◢ Show streetlights designed in accordance with the Caltrans Traffic Manual and Standard Plans and installed to the satisfaction of the Department of Public Works. Streetlights shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. Streetlights shall not exceed the minimum number required by the Department of Public Works unless otherwise approved by the DRC. Street lighting would be kept to a minimum and full cut off luminaires shall be used. Streetlights lighting vehicular and pedestrian access ways at key intersections where safety is a concern would be no more than 30 feet tall, and in the commercial core streetlights would be no more than 20 feet tall. Parking lots would be lit, but would allow gaps in lighting.	Construction: SU Operation: East Parcel-LTS Main Village-SU

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		◢ Include the type of lighting fixtures proposed in parking areas, including pole height. All site lighting in parking lots shall be full cut-off design. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). ◢ Include building lighting that is shielded and directed downward, such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic. ◢ Include landscape lighting that will not impose glare on any pedestrian or vehicular traffic. The Improvement Plan will be submitted to the DRC for review and approval. **Mitigation Measure 8-5c: Design parking structures to block direct illumination of adjacent residential buildings.** Design of parking structures will be subject to design review by the DRC to ensure that parking structures are designed to avoid direct illumination of adjacent buildings from headlights. This may include design elements such as partial walls or other screening on all floors of the structure, and orientation of ramps and access points away from adjacent residential uses.	
9 Transportation and Circulation			
Impact 9-1: Impacts to Placer County roadways. Vehicle trips generated by the proposed project would worsen traffic conditions along the segment of Squaw Valley Road between Squaw Creek Road and the Village Area from LOS D to F during the Saturday winter daily condition. This would be a significant impact.	S	**Mitigation Measure 9-1a: Conduct traffic management along Squaw Valley Road between SR 89 and the Village area.** Prior to recordation of the first Small Lot Final Map, the project applicant shall prepare a traffic management plan (TMP) to the satisfaction of the Placer County Department of Public Works and the Engineering and Surveying Division. The TMP shall include but not be limited to: ◢ Prediction of days when traffic management is needed: The project applicant shall work with the County to develop a predictive model for identifying when the 13,500 ADT threshold is expected to be reached so that staff and equipment can be available to execute traffic management measures on the morning of ski days where the threshold	LTS

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		is expected to be crossed. The predictive model may take into account factors such as snow conditions; weather conditions; on-line lift ticket sales; hotel/condo reservations at Squaw Valley; available data on projected lodging occupancy in Truckee, Tahoe City, and other areas; previous day(s) traffic conditions; year-over-year data comparisons; holidays; and local/regional special events. ◢ Traffic management programs and implementation: The project applicant shall operate traffic management (i.e., three-lane operation with cones, signage, and traffic control personnel) along Squaw Valley Road between SR 89 and the Village Area during all ski days (including the morning peak period) in which the expected amount of daily traffic on Squaw Valley Road would reach or exceed 13,500 ADT unless, otherwise directed by the Placer County Department of Public Works that such activities are not necessary. ◢ A monitoring mechanism that demonstrates implementation when needed: Use of the predictive model will include a monitoring and adaptive management component to refine the accuracy of the model over time. The use of a 13,500 ADT threshold represents a five percent increase in traffic over the existing 12,900 ADT. During the 2011-2012 ski season, the volumes on Squaw Valley Road exceeded 13,500 ADT on four days (see Table 9-4). Given the increase in traffic due to the proposed project, it is expected that this threshold could be exceeded 10 to 15 days per year. The affected segment of Squaw Valley Road has a "per lane" capacity of 7,500 vehicles per day according to Table 9-7 (derived from the Placer County General Plan). The addition of a third lane as part of Mitigation Measure 9-1a would increase the roadway's capacity. However, the added capacity would not represent a full 50 percent increase because the three-lane operation would not be present throughout the entire day and the use of cones with limited shoulders and medians would act to reduce capacity to some degree. For these reasons, the third lane is conservatively assumed to provide only 25 percent of the capacity (1,875 ADT) of a typical lane for the purposes of this calculation. Accordingly, this segment of Squaw Valley Road would improve to LOS D with a v/c ratio of 0.89 (15,300 ÷ 16,875 ADT). Thus, with this mitigation in place, the LOS on this segment would be restored to pre-project levels and	

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		the v/c ratio increase would be less than 0.05. **Mitigation Measure 9-1b: Develop and distribute real-time information regarding Village area parking and average travel speeds on Squaw Valley Road.** Prior to recordation of the first Small Lot Final Map, the project applicant shall prepare a "real time" information system to the satisfaction of the Placer County Department of Public Works and the Engineering and Surveying Division. The system shall provide information for parking and roadway conditions, to be operated by the project applicant, which can be accessed via the internet and a smartphone app, or the equivalent in terms of access to information. The system shall be designed to display areas of available parking spaces in lots/garages in the Village Area and average travel speeds on Squaw Valley Road. Real-time data regarding available parking and travel speeds will be made available to day-use skiers via the information system and would enable day-use skiers to make more informed decisions regarding which ski resort they would prefer to visit. Many skiers/boarders have passes that provide access to multiple resorts. Other skiers/boarders may have the flexibility to make a last-minute decision to visit one resort over another, or to select alternative modes of transportation if continuing to Squaw Valley, if such information is available. These technologies are available and in use at other ski resorts (e.g., Vail, Colorado).	
Impact 9-2: Impacts to Placer County intersections. The proposed project would worsen operations to unacceptable levels or exacerbate already unacceptable operations at the Squaw Valley Road/Village East Road, Squaw Valley Road/Far East Road/Christy Hill Road, Squaw Valley Road/Wayne Road, and Squaw Valley Road/Squaw Creek Road intersections during one or more analysis peak hours. This would be a significant impact.	S	**Mitigation Measure 9-2a: Restrict and redirect northbound movements on Far East Road.** For all ski days in which the projected amount of daily traffic on Squaw Valley Road would reach or exceed 13,500 ADT (per results of predictive model described in Mitigation Measure 9-1a), the project applicant shall restrict northbound movements on Far East Road to right-turns only during the afternoon peak period, and direct those movements (via signage and coning) into the beginning of the outside of the two eastbound travel lanes (three-lane coning program from Mitigation Measure 9-1a). Information provided by the project applicant team suggests that the configuration may already be in existence when traffic management is implemented. This mitigation measure formalizes the need for this configuration to be employed during traffic management. In addition, temporary signs would need to be placed in Lot 11 (within the Village Core) at Far East Road to advise motorists that this route only directs	Squaw Valley Road/Village East Road intersection-SU

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		motorists to eastbound Squaw Valley Road. **Mitigation Measure 9-2b: Conduct traffic management at either the Squaw Valley Road/Wayne Road or Squaw Valley Road/Eric Road intersections.** For all ski days in which the projected amount of daily traffic on Squaw Valley Road would reach or exceed 13,500 ADT (per results of predictive model described in Mitigation Measure 9-1a), the project applicant shall situate traffic control personnel at either the Squaw Valley Road/Wayne Road or Squaw Valley Road/Eric Road intersection during the morning and afternoon peak periods to direct traffic. Traffic control personnel shall actively control traffic by stopping motorists on Squaw Valley Road to give the right-of-way to side-street traffic. The project applicant shall publicize this traffic control plan on the internet, with temporary signage, etc. such that residents know when traffic management would occur and are aware of the preferred access to/from the areas north of Squaw Valley Road. Residents in the area north of Squaw Valley Road who currently use Christy Hill Road, Eric Road, Wayne Road, and Russell Road to access Squaw Valley Road would be informed by the project applicant that a traffic management controlled intersection (either at Eric Road or Wayne Road) would be available on peak ski days. Traffic control personnel shall emphasize the need to balance delays for Squaw Valley Road through traffic and side-street traffic, while not causing excessive queuing along Squaw Valley Road. **Mitigation Measure 9-2c: Conduct traffic management at the Squaw Valley Road/Squaw Creek Road intersection (ski season).** For all ski days in which the projected amount of daily traffic on Squaw Valley Road would reach or exceed 13,500 ADT (per results of predictive model described in Mitigation Measure 9-1a), the project applicant shall situate traffic control personnel at the Squaw Valley Road/Squaw Creek Road intersection during the morning and afternoon peak periods to direct traffic. Traffic control personnel shall actively control traffic by stopping motorists on Squaw Valley Road to give the right-of-way to side-street traffic. **Mitigation Measure 9-2d: Monitor and when warranted, conduct traffic management at the Squaw Valley Road/Squaw Creek Road intersection (summer season).** Based on the analysis results, operations on the Squaw Creek Road approach are expected to	

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		degrade to LOS E upon development of approximately 50 percent of the project. The project applicant shall conduct annual summer season (for peak conditions) monitoring of delays on the Squaw Creek Road approach at such time that project buildout reaches 30 percent. Once operations are found to degrade to LOS E conditions, the project applicant shall situate traffic control personnel at the Squaw Valley Road/Squaw Creek Road intersection to direct traffic. Traffic control personnel shall actively control traffic (i.e., stop motorists on Squaw Valley Road to give the right-of-way to side-street traffic).	
Impact 9-4: Impacts caused by vehicular queuing at Caltrans intersections. The proposed project would cause an adverse vehicular queuing condition at the SR 89/Squaw Valley Road intersection during the winter Saturday a.m. peak hour that would not meet applicable design standards. This would be a significant impact.	S	**Mitigation Measure 9-4: Lengthen northbound left-turn lane and modify the traffic signal timing at the SR 89/Squaw Valley Road intersection.** Currently during the winter Saturday a.m. peak hour, the northbound left-turn phase at the SR 89/Squaw Valley Road intersection is given a maximum green time of 45 seconds per cycle. As long as vehicle demand exists, the left-turn arrow remains green for up to 45 seconds. If the maximum green time for this time period were to be increased from 45 to 55 seconds (and the maximum green time for the southbound through movement was decreased by ten seconds), the 95th percentile vehicle queue under existing plus project conditions would be reduced to 375 feet. This signal timing adjustment would not adversely affect overall delay at the intersection. To meet the applicable design standard, the turn lane (and taper) would need to have a combined length, including bay taper, of 610 feet (375 feet + 235 feet). Because the existing turn lane is 565 feet, the applicable design standard would be met by lengthening the turn lane 50 feet and implementing this (or another equally effective) signal timing modification. As evidenced by the existing condition, turn pockets on state highways do not always provide the deceleration and storage prescribed in the Highway Design Manual.	SU

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Impact 9-5: Impacts to Caltrans highways. The proposed project would exacerbate already unacceptable operations on the segments of SR 89 between Deerfield Drive and West River Street, and SR 28 east of SR 89 in Tahoe City during the summer Friday p.m. peak hour. This would be a significant impact.	S	**Mitigation Measure 9-5: Improve operations on select segments of SR 89 and SR 28.** The State Route 89 Transportation Corridor Concept Report (Caltrans 2012b) identifies the segment of SR 89 between Deerfield Drive and West River Street as a concept four-lane conventional highway. The document lists a conceptual widening from two to four lanes. However, such a widening project is not currently included in any adopted planning documents or fee programs. No capacity-increasing improvements are proposed for the segment of SR 28 east of SR 89 according to the State Route 28 Transportation Corridor Concept Report (Caltrans 2012c).	SU
Impact 9-7: Impacts to transit. The proposed Specific Plan describes several planned transit service expansions, some of which are listed as policies in the Specific Plan. However, the policies and service expansions do not explicitly require that the project applicant ensure that an adequate supply of public transit service be available to meet the anticipated demand. This would be a significant impact.	S	**Mitigation Measure 9-7: Contribute fair share or create a Community Service Area (CSA) or a Community Facilities District (CFD) to cover increased transit service.** The project applicant shall commit to providing fair share funding to the Department of Public Works and Facilities (DPW&F) or create a Community Service Area (CSA) or a Community Facilities District (CFD) to fund the costs of increased transit services. An Engineer's Report shall be complete prior to recordation of any Small Lot Final Map to the satisfaction of DPW&F to define the fair share or used for the creation of the CSA or CFD. If and when a CSA or CFD is formed, the project applicant shall no longer be responsible for making fair share payments to DPW&F for the increased transit service for the portion of the project covered by the CSA or CFD. This mitigation measure meets the intent of Specific Plan Policies CP-2 through CP-4, and clarifies how the project would contribute to enhanced transit operations. Increased service may consist of more frequent headways, longer hours of operations, and/or different routes. The fee calculations shall consider both capital expenses and on-going operations and maintenance expenses. **Mitigation Measure 9-7b: Maintain Membership in the Truckee North Tahoe Transportation Management Association (TNT/TMA).** The following mitigation measure, while not required to achieve or maintain a less-than-significant impact conclusion, would further reduce the project's impacts to transit. Prior to approval of improvement plans/final maps, the project applicant shall maintain membership in perpetuity in the Truckee North Tahoe Transportation Management Association (TNT/TMA). Once commercial and homeownership groups have been	LTS

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		formed, the project applicant shall shift the TNT/TMA membership to the associations and the associations shall maintain membership in perpetuity. It is not anticipated that membership will need to be cancelled; however, if for a reason unknown at this time cancellation of the membership is required, it shall be mutually agreed to by the County and the entity responsible for paying the annual dues.	
Impact 9-8: Construction impacts. Project construction would generate employee and truck trips, which would use segments of SR 89 and Squaw Valley Road. These activities could cause lane closures, damage to roadways, and increased conflicts with bicyclists and pedestrians. This would be a significant impact.	S	**Mitigation Measure 9-8: Develop a Construction Traffic Management Plan.** Prior to recordation of the first Small Lot Final Map, the project applicant shall prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Placer County Department of Public Works and the Engineering and Surveying Division. The plan shall include (but not be limited to) items such as: ◢ guidance on the number and size of trucks per day entering and leaving the project site; ◢ identification of arrival/departure times that would minimize traffic impacts; ◢ approved truck circulation patterns, including coordination with the Town of Truckee if the aggregate mine in the Town is used as a material source; ◢ locations of staging areas; ◢ locations of employee parking and methods to encourage carpooling and use of alternative transportation; ◢ methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions); ◢ criteria for use of flaggers and other traffic controls; ◢ preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; ◢ monitoring for roadbed damage and timing for completing repairs; ◢ limitations on construction activity during peak/holiday weekends and special events; ◢ preservation of emergency vehicle access; ◢ coordinate with applicants of other projects under construction concurrently in Olympic Valley to minimize potential additive	LTS

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		construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs); ◢ removing traffic obstructions during emergency evacuation events; and ◢ providing a point of contact for Olympic Valley residents and guest to obtain construction information, have questions answered, and convey complaints. The CTMP should be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards will be developed once details of more project construction are better known. 1) Delivery trucks do not idle/stage on Squaw Valley Road. 2) Squaw Valley Road does not feature any construction-related lane closures on peak activity days. 3) All construction employees shall park in designated lots owned or leased by Squaw Valley Resort. 4) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.	
10 Air Quality			
Impact 10-2: Long-term, operation-related (regional) emissions of criteria air pollutants and precursors. Operation of the Specific Plan under full buildout would result in days where the mass emissions of ROG and NOX, ozone precursors, in Placer County and the MCAB would exceed the PCAPCD-recommended mass emission threshold of 82 lb/day. Thus, long-term operational emissions of ROG and NOX could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of Placer County with respect to the NAAQS and CAAQS for ozone. This would be a significant impact.	S	**Mitigation Measure 10-2: Implement an ongoing ROG and NOX emissions review and reduction program.** This measure is designed to reduce the project's operational emissions of ROG or NOx to less than PCAPCD's project-level threshold of 82 lbs/day and to less than PCAPCD's cumulative threshold of 10 lbs/day. Mitigation measures for reducing operational emissions of ozone precursors were developed using PCAPCD guidance (PCAPCD 2012:C-1 through C-2) and mitigation guidance published by the California Air Pollution Control Officers Association (CAPCOA 2010) and the California Attorney General's Office (2010). The Lake Tahoe Sustainability Collaborative's Sustainability Action Plan was also reviewed for mitigation options as it includes multiple emission reduction measures that are well-suited to the	LTS

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		climate and development patterns in the Sierra Nevada (Lake Tahoe Sustainability Collaborative 2013:4-1 through 4-37). Prior to recordation of each Small Lot Final Map, the project applicant shall prepare, to the satisfaction of Placer County Planning Services Division and PCAPCD, a chart or table with supporting analysis, which demonstrates that construction and operation of the proposed phase, combined with emissions from all past approved phases, will not result in ROG or NOx emissions in excess of 10 lbs/day. Compliance with this threshold may be achieved through project design and/or other "on-site" measures, which may include any of the project-level reduction measures listed below. Alternatively, the project applicant may demonstrate compliance with this mitigation measure, partially or wholly, through off-site measures (i.e., emission reductions not directly associated with the proposed project but funded/implemented by the applicant, such as reducing emissions associated with ski operations) and/or purchase of offset credits identified below. Placer County Planning Services Division shall maintain a file for the charts to provide future applicants with the historical emissions record and approved tracking methodology. The project applicant shall be responsible for the funding and implementation of all identified reduction measures. The ROG and NOX reduction benefits achieved by all measures must occur during the ozone season (May through October). The method used to quantify the reduction or offset amount achieved by each measure must be approved by the County and PCAPCD. Subsequent to the implementation of all selected reduction measures, the project applicant shall evaluate and report the effectiveness of the measures annually to the County and PCAPCD to verify that the suite of measures result in the combined reduction in ROG and NOX that was expected. This annual reporting shall be completed and submitted to the County and PCAPCD within 30 days of the end of each ozone season. If it is determined that the effectiveness of reduction measures has been overestimated, then additional reduction measures must be implemented. Similarly, if it can be verified that reduction measures achieve better than anticipated results, or previous emission estimates were above actual emission levels, the overall emission	

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		reduction approach can be adjusted accordingly. Types of reduction and offset measures implemented by the project applicant may include, but are not limited to, the measures listed below, so long as the combination of selected measures results in calculated emissions below the target threshold. Note that not all of these measures need to be implemented; rather, the project applicant will be required to implement a combination of those measures needed to reduce ROG and NOX emissions below the 10 lbs/day threshold: TRIP EMISSION REDUCTION MEASURES ◢ Provide free or discounted transportation service between the Village and the Amtrak station in Truckee to all overnight visitors who arrive by train. This may be implemented in coordination with a local taxi service, the North Tahoe-Truckee Free Ski Shuttle, or other public or private shuttle service. ◢ Offer discounted overnight accommodations, meals, activities, or other incentives to visitors who arrive by train to the Amtrak station in Truckee and/or to groups who arrive by bus or some other emissions-efficient vehicle type. ◢ Provide preferential parking to alternatively-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles. ◢ Provide charging stations for electric vehicles. ◢ Designate a location for the future installation of a hydrogen fueling station in the event that hydrogen fuel vehicles become readily available and widely used. ◢ Offer free, shared, or discount rental bicycles to all visitors staying in the hotel or resort residential units. ◢ Provide shuttle service to other key destinations in the region (e.g., North/West Shore of Lake Tahoe, casinos, Truckee) to serve guests who want to tour regional offerings. ◢ Provide a covered bicycle parking area near entrance of all commercial establishments. ◢ Provide parking for, and subsidize a car-sharing service for resort employees and/or patrons.	

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		◢ Provide "end-of-trip" facilities for employees who bike to their work sites from outside of Olympic Valley including showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces. This measure is consistent with measure TRT-5 in guidance published by the California Air Pollution Control Officers Association (CAPCOA 2010:234-236). ◢ Provide free transit passes or reimburse the transit costs of employees who commute from outside Olympic Valley using Tahoe Area Regional Transit or another transit service. This measure is consistent with measure TRT-4 in CAPCOA's guidance (CAPCOA 2010:230-233). ◢ Provide adequate secure weather-protected bicycle lockers or storage area for employees living at the East Parcel. The number of lockers or size of the storage area shall be adequate to meet the demand of employee residents. ◢ Provide virtual and/or real bulletin boards in common areas of employee housing units and other areas where employees congregate to foster the development of carpools and other ride sharing opportunities. AREA-SOURCE MEASURES ◢ Prohibit diesel trucks from idling more than 5 minutes at all loading docks, including those at the East Parcel. Prior to the issuance of an Improvement/Grading Plan, the project applicant shall show on the submitted building elevations that all truck loading and unloading docks will be equipped with one 110/208 volt power outlet for every two dock doors. Diesel trucks idling for more than 5 minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. A requirement for minimum 2 foot by 3 foot signage at loading docks that indicates "Diesel engine Idling limited to a maximum of 5 minutes" shall be included with the submittal of building plans. This measure is recommended in PCAPCD's CEQA Handbook (PCAPCD 2012:C-1) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300-303). ◢ On- and off-road service and maintenance vehicles used by the operators of land uses developed under the Specific Plan, including	

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		landscape maintenance vehicles, housekeeping vehicles, and maintenance vehicles, shall be electric, electric-hybrids, or alternatively fueled. ◢ Electrify new and existing well pumps. ◢ Design and engineer new and remodeled resort-residential, commercial, institutional, and civic construction to exceed 2014 Title 24 State energy-efficiency requirements by a designated percentage. This measure is consistent with Specific Plan Policy CC-1, which encourages that 2014 Title 24 standards be exceeded by 15 percent. ◢ Design all new resort-residential buildings and major renovations to meet or exceed the guidelines for the California Energy Star Certified Homes Program or similar accreditation. The Energy Star Certified Homes Program is a joint program of EPA and the Department of Energy. The program establishes criteria for energy efficiency for household products and labels energy efficient products with the Energy Star seal. Homes and residential buildings can be qualified as Energy Star homes as well if they meet efficiency standards. In California, Energy Star homes must use at least 15 percent less energy than Title 24 regulations, pass the California Energy Star Homes Quality Insulation Installation Thermal Bypass Checklist Procedures, have Energy Star windows, and have minimal duct leakage. This measure is consistent with Specific Plan Policy CC-2, which encourages this performance standard. ◢ Only include outdoor cooking grills or outdoor cooking appliances that are fueled by propane or natural gas, or are electrified. No charcoal grills shall be allowed. This measure is recommended in PCAPCD's CEQA Handbook (PCAPCD 2012:C-1 and C-2). ◢ Install all pools with integrated insulation that has a verified insulation R-value that exceeds what is required by the building code at the time of construction, or insulate walls and floor of swimming pools with insulation that has a verified insulation R-value that exceeds what is required by the building code at the time of construction. ◢ Incorporate solar heating into pool heating systems. ◢ Cover outdoor pools with a cover designed to absorb heat from the sun	

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		when pools are not open (i.e., a transparent or bubble cover). ◢ Equip all heated swimming pools with energy efficient pumps and automatic covers for maintaining water temperature when not in use. This measure is recommended by the California Attorney General's Office (2010). ◢ Install into each dwelling unit Energy Star-rated programmable thermostats that can be controlled remotely (e.g., via internet and/or phone) by property owners/overnight patrons and building management/maintenance staff. The system should allow property management staff to monitor and adjust the thermostats when the dwelling units are unoccupied. Develop a system of default interior temperatures when dwelling units are unoccupied in order to prevent freezing water pipes and maximize heating and cooling efficiently throughout the occupied portions of the multi-story, multi-unit buildings. ◢ Install an occupancy-sensing energy management system into residential units. This occupancy sensing system may consist of a master keycard unit that relies on a key card's presence in an electronic sensor or a Passive Infra-Red System to positively determine room occupancy status. The system must prevent the use of all light fixtures, exhaust fans, ceiling fans, and televisions when the unit is unoccupied. ◢ Install Energy Star-rated ceiling fans in residential units. ◢ Install on-demand (tankless or instantaneous) hot water heaters in residential units and commercial areas that are not served by a central water boiler in the building. Install systems that recirculate hot water. ◢ Renovate off-site buildings to make them more energy efficient, particularly regarding their levels of propane consumption for space and water heating. ◢ Prohibit the application of ROG-emitting paint or other architectural coatings as part of regular ongoing maintenance during peak activity periods when ROG emissions from other sources are the highest. OFFSET MEASURES ◢ Establish mitigation off-site within the portion of Placer County that is	

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		within the MCAB by participating in an off-site mitigation program, coordinated through PCAPCD. Examples include, but are not limited to retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on-road haulers, boilers, ski lift equipment, grooming equipment); or other programs that the project proponent may propose to reduce emissions. ◢ Participate in PCAPCD's Off-site Mitigation Program by paying the equivalent amount of fees for the project's contribution of ROG and NOX that exceeds the 82 lbs/day. The applicable fee rates changes over time. At the time of writing this EIR, the fee rate is $18,030 per ton emitted during the ozone season. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects). CONSTRUCTION MEASURES ◢ Cease or substantially limit ROG- and NOX–generating construction activity during peak operations (i.e., peak occupancy periods) of buildings and facilities that are already built and operational under the Specific Plan. ◢ Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall submit a Construction Emission/Dust Control Plan to PCAPCD. The applicant shall deliver approval from the PCAPCD to the Placer County Planning Services Division. ◢ The prime contractor shall provide a plan for approval by PCAPCD demonstrating that the heavy-duty (50 horsepower [hp] or more) land-based, off-road vehicles to be used for project-related demolition and construction activity, including owned, leased, and subcontractor equipment, shall achieve a project wide fleet-average percent reduction in ROG and/or NOX compared to the most current ARB fleet average that exists at the time of construction. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels (such as LNG/CNG/biodiesel), engine retrofit technology, after-treatment products, and/or other options as they become available. The prime	

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		contract shall use SMAQMD's Construction Mitigation Calculator (SMAQMD 2012), which is approved by PCAPCD, to demonstrate that its selected equipment fleet achieves these reductions. ◢ During construction the contractors shall utilize existing power sources (e.g., power poles) or natural gas- or propane-fueled generators that emit less ROG and NOX rather than temporary diesel power generators. ◢ Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling shall be limited to a maximum of 5 minutes.	
11 Noise			
Impact 11-1: Construction noise impacts. Existing noise-sensitive receptors are located in close proximity to proposed construction areas and, as the Specific Plan is developed, newly constructed sensitive receptors may be located adjacent to, or in close proximity to, ongoing construction. Most construction activities are proposed during the daytime hours, when construction noise is exempt by the Placer County Municipal Code. Although construction noise occurring during the exempted hours of the day would comply with the Placer County noise ordinance, the relatively large scale of construction occurring over a long period of time, and in close proximity to existing and future sensitive receptors, may result in excessive noise levels that disturb nearby sensitive receptors. Further, construction activity may be required during the night for actions such as large continuous concrete pours and to protect the construction site and buildings from anticipated storms. Proposed nighttime construction activities would exceed Placer County nighttime standards for sensitive receptors and could potentially result in a temporary increase in ambient noise levels of 5 dB above current levels. This impact would be significant.	S	**Mitigation Measure 11-1a: Implement construction-noise reduction measures.** To minimize noise levels during construction activities, construction contractors shall comply with the following measures during all proposed construction work: ◢ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. ◢ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ◢ All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. ◢ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site) where feasible and consistent with building codes and other applicable laws and regulations. ◢ When existing and future noise sensitive uses are within close	SU

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		proximity to prolonged construction noise, noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. ◢ Construction on the East Parcel shall be designed to avoid intrusive noise, defined as an interior noise level of 45 dBA Leq /65 dBA Lmax or greater, during the time when classroom activities take place at the Squaw Valley Academy. The applicant shall coordinate with administrators at the academy and shall achieve these performance standards either by adjusting the timing of construction, adjusting construction methods during times of classroom instruction, temporary screening, and/or improving noise attenuation at the school by replacing windows, increasing insulation, etc., as needed. The applicant shall prepare and submit to Placer County an acoustical study that demonstrates these criteria will be met prior to approval of each Small Lot Tentative Map for all construction on the East Parcel. ◢ The project applicant shall sponsor and create a website that includes information on construction activities and includes when, where, and for how long noise generating construction activities would occur. In addition, prior to the beginning of each construction season written notification of construction activities shall be provided to all noise-sensitive receptors located within 2,500 feet of construction activities. Additional notifications may be provided if there are substantive changes in construction operations or noise generating activities (e.g., need for nighttime construction, special notice for blasting). Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. **Mitigation Measure 11-1b: Implement construction-noise reduction measures during noise-sensitive time periods.** For all construction activity that is to take place outside of the Placer County construction noise exception timeframes (i.e., 6:00 a.m. and 8:00 p.m., Monday through Friday, and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday), and that is anticipated to generate more than 45 dBA Leq / 65 dBA Lmax at	

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		50 feet, the construction contractor shall comply with the following measures: ◢ Consistent with Section 9.36.080 Exceptions, of the Placer County Code, obtain an exception to Article 9.36 Noise standards for nighttime construction. Implement noticing to adjacent landowners called for in Section 9.36.080 and implement conditions included in the exception, if approved. ◢ Install temporary noise curtains that meet the following parameters: ◤ Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). ◤ Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot. ◢ Noise-reducing enclosures and techniques shall be used around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors). ◢ Operate heavy-duty construction equipment at the lowest operating power possible.	
Impact 11-2: Construction vibration impacts. Pile driving could be considered as a construction method for some structures in the project area. Sensitive receptors and existing structures are located in close proximity to potential pile driving locations and could be exposed to excessive levels of vibration noise. Potential pile driving could possibly expose existing or future structures or occupied buildings to vibration in excess of 0.2 in/sec PPV with respect to structural damage and 80 VdB with respect to human disturbance. This impact would be potentially significant.	PS	**Mitigation Measure 11-2a: Implement vibration noise reduction measures.** To reduce vibration and noise impacts from construction activities, the construction contractor shall comply with the following measures: ◢ Pile driving activities shall be limited to the daytime hours between 6:00 a.m. and 8:00 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday. ◢ If pile driving is used, pile holes shall be predrilled to the maximum feasible depth to reduce the number of blows required to seat a pile. ◢ All construction equipment on construction sites shall be operated as far away from vibration-sensitive sites as reasonably possible. ◢ Earthmoving and ground-impacting operations shall be phased so as	LTS

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		not to occur simultaneously in areas close to sensitive receptors, to the extent feasible. The total vibration level produced could be significantly less when each vibration source is operated at separate times. **Mitigation Measure 11-2b: Develop and implement a vibration control plan.** This mitigation measure would be applicable to pile driving activities located within 100 feet of any building or within 300 feet of an occupied residence/building. A vibration control plan shall be developed by the project applicant and his/her construction contractors to be submitted to and approved by Placer County prior to issuance of any Improvement Plans or Grading Permits for the project. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile driving activities with the potential to result in structural damage or excessive noise. Items that shall be addressed in the plan include, but are not limited to, the following: ◢ Minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures. ◢ Minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving) for the purpose of preventing negative human response shall be established based on the proposed pile driving activities and locations, once determined. Established setback requirements (i.e., 300 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 80 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings	

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		are not being exposed to levels in excess of 80 VdB. ◢ All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed the recommended FTA and Caltrans levels. ◢ Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, non-displacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels.	
Impact 11-3: Exposure of existing sensitive receptors to new or additional operational project-generated stationary noise sources. The project would result in the development of various land uses (e.g., residential, lodging, commercial, and retail). Noise sources associated with these land uses include Heating Ventilation and Air Conditioning (HVAC) units, back-up emergency generators, vehicular and human activity in parking lots, loading dock and delivery activities at commercial/retail land uses, and activities at outdoor recreational land uses. Exact locations, building foot prints, and building orientation have not been finalized; it is unknown specifically where future stationary noise sources may be located. Therefore, considering the relatively large-scale of development and the close proximity to existing off-site sensitive receptors of proposed land use development, it is possible that new stationary noise sources would result in excessive noise levels at existing sensitive receptors and exceed applicable Placer County noise standards. This impact would be potentially significant.	PS	**Mitigation Measure 11-3: Reduce noise exposure to existing sensitive receptors from proposed stationary noise sources.** The project applicant shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources: ◢ Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications. ◢ External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. ◢ Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB Leq/ 70 dB Lmax and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB Leq / 65 dB Lmax) at any existing or planned	LTS

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		sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable. ◢ Parking lots and structures shall be located and designed so that noise emissions do not exceed the stationary noise source criteria identified in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB Leq/ 70 dB Lmax and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB Leq / 65 dB Lmax) at any existing or planned sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Reduction of parking lot noise can be achieved by locating parking lots away from noise sensitive land uses, constructing noise barriers between parking lots/structures and noise-sensitive land uses, incorporating noise barriers into parking structure designs (e.g., providing solid walls around the top levels of parking structures), or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.	
Impact 11-4: Exposure of new sensitive receptors to existing and new stationary noise sources. The project would result in the development of mixed-use resort type land uses including new noise-sensitive receptors (e.g., resort residential units, hotels). Existing ambient noise would not exceed Placer County land use noise standards for this type of development and, therefore, new sensitive receptors would not be exposed to excessive noise levels from existing sources. However, new sensitive receptors	PS	**Mitigation Measure 11-4a: Reduce stationary noise exposure to new sensitive receptors.** Implement Mitigation Measure 11-3, which would also reduce noise exposure to new sensitive receptors within the Specific Plan area. In addition, the project applicant shall comply with the following noise rules and regulations: ◢ For the quiet enjoyment by owners and guests, any onsite activities that could generate outdoor noise levels greater than 45 dB (e.g.,	LTS

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would be located in close proximity to new stationary noise sources (e.g., HVAC units, electrical generators, outdoor activity areas, parking lots, and commercial loading docks) associated with Specific Plan, which could expose these receptors to noise in excess of allowable noise levels. This impact would be potentially significant.		outdoor skating rink operations, outdoor entertainment events) should continue no later than 12 a.m./midnight each night. ◢ No outdoor amplified music that exceeds 65 dB at residential/transient lodging after 10:00 p.m., as measured at the exterior wall of structures. ◢ No ambient patio music after 11 p.m., unless special occasions warrant such and under no circumstances after 12 midnight. ◢ Exceptions to these noise standards can be provided on limited days for specific events through issuance of a Temporary Outdoor Event permit, subject to Placer County approval. ◢ The project applicant shall provide access to Placer County enforcement officers for the assessment and investigation of noise complaints and monitoring of noise generating activities, including the placement and operation of sound measurement equipment consistent with Placer County Code section 9.36.040 Sound measurement methodology. ◢ Should a noise complaint arise, it would be at the discretion of the individual Placer County enforcement officer at the time of noise violation to issue a fine to the band, business owner, event organizer, or other individual responsible for the noise violation. The process for addressing violations and fines would follow Placer County Code Article 9.36 Noise. **Mitigation Measure 11-4b: Conduct site-specific noise study.** To ensure compliance with Placer County night time interior noise standard and the California Building Code Section 1207, Sound Transmission interior noise standards of 45 dBA Ldn, the project applicant shall comply with the following: ◢ At the time of conformity review application submittal for discretionary entitlement for a structure containing residential units, the project applicant shall provide to the County a site specific noise study prepared by a qualified acoustical engineer addressing interior noise levels in residential units. ◢ The noise study shall consider the types of land uses being proposed in the same building as the residential units in a mixed use structure and	

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		existing noise sources adjacent to the proposed structure. ◢ The noise study shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB Ldn interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building.	
Impact 11-5: Exposure of new and existing sensitive receptors to operational project-generated transportation noise sources. Implementation of the project could expose existing and future planned sensitive receptors to transportation noise levels that exceed the Placer County noise standard of 60 dBA Ldn at the property line of residential land uses. Therefore, this impact would be significant.	S	**Mitigation Measure 11-5: Reduce roadway noise levels on Squaw Valley Road.** To reduce noise levels associated with increased traffic on Squaw Valley Road, the project applicant shall install a rubberized hot mix asphalt overlay (RHMA) or equivalent surface treatment with known noise reducing properties on top of the existing conventional asphalt of Squaw Valley Road along the segment identified below. Sufficient project generated traffic resulting in a significant contribution to the exceedance of noise standards does not occur until the later portions of project implementation. Therefore, the RHMA overlay need not be installed immediately at project initiation. The RHMA overlay shall be installed when development reaches 30 percent of all proposed Hotel/Condo/Cabin Units Land uses (i.e., 255 units or more), which would be the point where current modeling indicates traffic noise may exceed standards. The RHMA overlay shall meet the following conditions: ◢ A RHMA overlay shall be installed on top of the existing conventional asphalt on Squaw Valley Road beginning at its' intersection with SR 89 and terminating at its intersection with Christy Lane. ◢ The RHMA overlay shall be designed with appropriate thickness and rubber component quantity (typically 15 percent by weight of the total blend), such that traffic noise levels are reduced by an average of 4-6 dB (noise levels vary depending on travel speeds, meteorological conditions, and pavement quality) as compared to current noise levels. ◢ Prior to installation of any RHMA overlay, the applicant shall hire a qualified acoustical engineer to review all design parameters to ensure that the RHMA design is adequate, based on most current technology, practices, and availability of products, such that, at a minimum, 4 dB in noise reduction relative to conditions without a RHMA overlay would be	New Receptors: Exterior Noise Levels: LTS Interior Noise Levels: LTS Existing Receptors: Exterior Noise Levels: LTS Interior Noise Levels: LTS

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		achieved.	
12 Soils, Geology, and Seismicity			
Impact 12-1: Exposure of structures and persons to effects of ground rupture and shaking. Implementation of the proposed project would include construction of structures in the vicinity of earthquake fault traces in the main Village area that are possibly active and in a region subject to moderately strong ground shaking in the event of an earthquake on regional faults. Additionally, the steep terrain and relatively unconsolidated geologic materials surrounding and underlying the project site indicate that secondary effects could include triggered landslides that might affect structures and/or persons present. While foundations and structures would be designed based on site-specific geotechnical information and in accordance with the seismic standards of the CBC, uncertainty regarding potential activity status of on-site fault traces limits the ability of standard practices to adequately assure minimization of the risk. Therefore, this would be a significant impact.	S	**Mitigation Measure 12-1: Prepare final fault evaluation and implement recommendations.** As recommended by Holdrege & Kull's Preliminary Fault Evaluation Report (2012) and Fault Evaluation Report (2015), a focused study of the fault traces with uncertain activity status shall be made for any building or structure proposed within 200 feet of the mapped trace of Fault 2 or Fault 5, as identified in the Fault Evaluation Report. The focused study shall determine whether the on-site traces are 'active' and provide recommendations, including setbacks, or reconfigurations of building layouts if needed, and said recommendations shall be implemented during preparation of proposed Improvement Plans (see Mitigation Measure 13-2a in Chapter 13, "Hydrology and Water Quality," for more information on the content of Improvement Plans and the submittal and review process). ◢ Prior to the recordation of each Small Lot Tentative Map for any parcel that proposes a habitable building or structure within 200 feet of the mapped trace of Fault 2 or Fault 5, including podium parking and parking structures, the project applicant shall prepare and submit a Final Fault Evaluation Report produced by a California Registered Civil Engineer, Registered Geologist, Certified Engineering Geologist, or Geotechnical Engineer. The Final Fault Evaluation Report shall make recommendations which, at a minimum, include: ◤ A written text addressing existing conditions, evidence suggesting geologically recent fault activity, all appropriate calculations, logs, cross sections, testing, and test results, fault trace location map(s) overlaid with proposed on- and off-site improvements, and site maps showing applicable building setbacks, or possible setbacks, based on various scenarios resulting from the final investigation. ◤ In accordance with the Alquist Priolo Earthquake Fault Zoning Act and standard engineering practice, appropriate setbacks shall be established to reduce any hazards related with any determined surface rupture risks. ◤ The maps shall be of a suitable scale to accurately locate structure setbacks. Corresponding building setbacks shall also be shown on	LTS

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		Final Subdivision Map(s). ◢ Once approved by the Placer County Engineering and Surveying Division (ESD), two copies of the Final Fault Evaluation Report shall be provided to the ESD and one copy to the Building Services Division for its use.	
Impact 12-2: Exposure of structures and persons to risks of liquefaction and lateral spreading due to seismic shaking. Implementation of the proposed project would include construction of structures in an area with subsurface materials subject to liquefaction and lateral spreading that could produce instability, structural damage, or risks of injury to persons if not properly anticipated and addressed. While all buildings would be constructed in accordance with seismic standards of the CBC, implementation of the project over the estimated 25-year buildout may include buildings on specific locations with varied soil conditions and a range of risks. This would be a significant impact.	S	**Mitigation Measure 12-2: Prepare final geotechnical engineering report and implement recommendations.** The project applicant shall prepare and submit a site-specific geotechnical engineering report for each Improvement Plan submittal, to be produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval to confirm compliance with applicable seismic and building codes. The report shall address and make recommendations on the following: ◢ road, pavement, and parking area design; ◢ structural foundations, including retaining wall design; ◢ grading practices; ◢ erosion/winterization; ◢ special problems discovered on-site (i.e., groundwater, expansive/unstable soils, etc.); ◢ slope stability; and ◢ recommendations for areas potentially subject to debris flows, which could include relocation and/or layout modifications, off-site source area control, catchment structures, and/or deflection structures. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. The Building Services Division shall review all building permit applications to confirm that they incorporate the specifications of the corresponding Geotechnical Engineering Report. It is the responsibility of the project applicant to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.	LTS
Impact 12-3: Exposure of structures and persons to effects of snow avalanche. Implementation of the proposed project would include construction of structures	PS	**Mitigation Measure 12-3: Confirm implementation of avalanche hazard mitigation actions.** Prior to approval of a Tentative Small-Lot Subdivision Map that includes lands	LTS

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within areas currently designated as snow avalanche hazard zones (PAHAs). Project implementation would also increase the frequency and number of persons present in PAHAs. Updated PAHAs developed for the proposed project are slightly smaller in extent than those adopted under the existing ordinance, in part because ongoing active avalanche control programs and related mountain operations are considered. The updated PAHAs would not encompass proposed building footprints, but would affect portions of buildable parcels designated for public uses. The project would comply with recommendations of additional studies to guide building design standards within the lower risk zone ('potential' PAHA), and prepare and implement an Avalanche Hazard Mitigation plan. However, if the proposed risk reduction measures and Avalanche Hazard Mitigation Plan are not properly developed and implemented, or current avalanche control practices and related mountain operations that affect avalanche risk are altered, project development could increase the number of persons at significant risk in the event of an avalanche. This impact would be potentially significant.		within a PAHA, the project applicant shall provide the County a complete Avalanche Hazard Mitigation Plan. The plan shall be subject to review and approval by the County and the SVFD, and map approval will be conditioned on ongoing implementation of the plan. The Avalanche Hazard Mitigation Plan shall be reflected in Improvement Plans for areas within PAHAs (see Mitigation Measure 13-2a in Chapter 13, "Hydrology and Water Quality," for more information on the content of Improvement Plans and the submittal and review process) and supported by special avalanche hazard studies within the Geotechnical Engineering Report (see Mitigation Measure 12-2, above, which requires submittal of a final Geotechnical Engineering Report). The plan shall include all elements identified in the project specific Avalanche Hazard Study (Heywood 2014), as well as the following additional element: ◢ **On-site structures:** The Building Services Division shall review building permit applications for structures within moderate PAHAs to confirm that they incorporate the structural specifications of the Geotechnical Engineering Report. ◢ **Up-slope conditions:** Policy procedures and necessary agreements and permissions shall be included to ensure that operations on the ski terrain of Squaw Valley continue to implement avalanche mitigation programs and that slope development and management avoids the creation of new long continuous openings that could increase the potential for avalanche release and movement that could affect Specific Plan developments. No new large openings shall be created on slopes steeper than 30 degrees that could influence avalanche runouts leading to the Specific Plan area. ◢ **Persons in identified PAHA areas:** Policy and practices shall be included to inform and educate workers, visitors and residents congregating in identified PAHA areas about the on-site geological hazards, particular snow avalanche, and to include mapped information and physical noticing in outside areas within a PAHA as well as indoor spaces as required by the existing County ordinance. Educational information shall include preparedness guidance and specific emergency response and evacuation instructions at locations within PAHAs. Plans and measures shall be instituted to effectively provide notice of any urgent warnings, watches, or evacuation orders using multiple media and/or	

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		venues to communicate.	
13 Hydrology and Water Quality			
Impact 13-1: Well and sewer line construction and abandonment risks to groundwater and surface water quality. Implementation of the proposed project would result in the construction new water supply wells and destruction of some existing wells, and abandonment of some existing sewer lines. If wells are not properly sited, constructed, or destroyed, or if sewer lines are not properly abandoned, contamination of groundwater and/or discharge of contaminated groundwater to surface water could result. Various codes and regulations address the protection of water quality during these activities. If these codes and regulations are not properly adhered to, this impact would be potentially significant.	PS	**Mitigation Measure 13-1: Implement water and sewer infrastructure water quality protection measures.** The project applicant shall implement the following actions, including standard mitigation measures as required by the County, to protect water quality during the design, installation, and destruction/abandonment of wells and sewer lines: ◢ Prior to providing final authorization for drilling of a well (e.g., initiating an applicant directed test well, providing access to property for a well drilled by another entity, final agreement to fund a well drilled by another entity), the project applicant shall confirm that required fees are paid and a drilling permit is obtained from Environmental Health Services for each well and that the location of the well meets applicable DWR criteria for distances from utility infrastructure (e.g., stormwater, sewer, and petroleum pipelines and petroleum storage tanks). ◢ Prior to approval of a Final Subdivision Map, the applicant shall provide to Placer County Environmental Health Services final design drawings indicating that separation between any planned or existing wells in the map area and any planned or existing stormwater, sewer, and petroleum pipelines and petroleum storage tanks is sufficient to meet applicable DWR separation requirements. ◢ Prior to approval of a Final Small-Lot Subdivision Map, complete or provide for the proper destruction under permit and inspection, of existing wells and abandonment of sewer lines located within the project site. ◢ Prior to approval of an Improvement Plan that includes the need for well destruction or sewer line abandonment, well destruction and/or sewer line abandonment shall be shown on the Improvement Plans; the actions shall be included in the engineers' estimate of costs for subdivision improvements; and the Improvement Plan will include a Plan Note indicating proper destruction, under permit and inspection, of the existing wells and abandonment of sewer lines located within the	LTS

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		Improvement Plan area. The project applicant shall also implement relevant provisions of Mitigation Measures 13-2a and 13-2b.	
Impact 13-2: Construction phase degradation of surface and groundwater water quality. Implementation of the proposed project will require multiple phases and several seasons of construction activities that involve grading, earth moving, excavation, underground infrastructure installation, building construction, and crossings of the stream corridor; much of this construction activity will occur in locations overlying the unconfined aquifer. During each episode of project construction, portions of the plan area would be exposed to wind and water erosion, including stormwater and snowmelt runoff, and excavations may unearth subsurface materials, existing infrastructure, or groundwater that poses a risk of contamination to surface or groundwater water quality. This impact would be potentially significant.	PS	**Mitigation Measure 13-2a: Implement standard construction water quality protection measures.** The project applicant shall implement the following standard mitigation measures as required by the County to help ensure that water quality protection measures are implemented properly and to generally protect water quality during construction and over the project life: ◢ The project 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. 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. It is the project 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 Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. ◢ The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform	LTS

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		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 Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical). ◢ The project applicant shall revegetate all temporarily 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 ESD. ◢ The project 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 for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded 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 DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD	

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		to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. ◢ The project applicant shall prepare and submit a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. 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 improvements, all appropriate calculations, a watershed map, increases in downstream flows, 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 both during construction and for long-term post-construction water quality protection. Best Management Practice measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. ◢ The Subsequent Conformity Review Process and the Improvement Plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the ESD such as the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the ESD). Construction (Temporary) BMPs for the project include, but are not limited to: straw mulch, fiber rolls, silt fence, sedimentation basins, drain inlet protection, stabilized construction accesses and material management. ◢ There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the Lahontan RWQCB and the ESD.	

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		Mitigation Measure 13-2b: Implement additional construction water quality protection measures. Prepare a Hazardous Materials Contingency Plan: Prior to issuance of the first grading permit, provide to EHS a hazardous materials contingency plan. The plan will describe the necessary actions that would be taken if evidence of contaminated soil or groundwater is encountered during construction. The contingency plan shall identify conditions that could indicate potential hazardous materials contamination, including soil discoloration, petroleum or chemical odors, presence of USTs, or buried building material. Compliance with the plan will be included as a requirement within all construction bid specifications. If at any time during the course of constructing the proposed project evidence of soil and/or groundwater contamination with hazardous material is encountered, the project applicant shall immediately stop the project and contact Placer County EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem (through such mechanisms as soil or groundwater sampling and remediation if potentially hazardous materials are detected above threshold levels) to the satisfaction of Placer County EHS and to the Lahontan RWQCB. The plan, and obligations to abide by and implement the plan, shall be incorporated into the construction and contract specifications of the project. Sample Excavated Site Soils Intended for Reuse in Restoration of Squaw Creek: Final design plans and specifications for creek restoration activities shall require sampling of any excavated soils taken from outside the Squaw Creek or Olympic Channel corridors that would be reapplied within the Squaw Creek or Olympic Channel corridors, or any other surface water. Only soils that do not have potentially hazardous materials in excess of regulatory thresholds will be used for creek restoration. If any contaminated materials are found, they will be separated and properly transported and disposed of at legally permitted, off-site disposal facilities. Prepare a Construction Dewatering and Discharge Plan: A dewatering and discharge plan shall be developed and submitted to the Lahontan RWQCB for approval prior to initiating any excavation activities. The plan will be implemented during project construction to address protection of groundwater resources and surface water quality	

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		in the event that groundwater is intercepted during project activities. The dewatering and discharge plan shall provide methods to protect groundwater during excavations from potential contaminant releases during equipment use and refueling, such as specific spill control and clean up and response measures in the vicinity of excavations. Dewatering operations and creek and river diversions are authorized under the NPDES California General permit as long as activities conform to the following requirements: ◢ Construction site dewatering waste must not be discharged to surface waters or tributaries thereto, including municipal separate storm sewer systems. ◢ Before conducting dewatering or clear water diversion activities, the Discharger must prepare a dewatering/diversion plan as part of the SWPPP for review and approval by the Lahontan RWQCB. ◢ The Dewatering/Diversion plan must have the following minimum elements: ◤ location of the discharge area or outfall and name of receiving water; ◤ a description of the discharge or diversion method and plan drawings; ◤ the frequency and estimated volume and rate of discharge; ◤ expected pollutants and concentration in discharge, and control measures to be applied and maintained for pollutant control; and ◤ planned effluent and/or receiving water monitoring (visual and other). ◤ Protect Vulnerable Far East Bridge Sewer Pipeline Crossing During Squaw Creek Restoration Final design, specifications, and methods for the physical relocation and lowering of the existing Far East Bridge sewer pipeline crossing shall be coordinated with and implemented prior to, or concurrently with, the Squaw Creek Restoration Plan to avoid the increased potential for damage to the existing pipe during restoration implementation. Or,	

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		Improvement plans and specifications for the Squaw Creek Restoration Plan shall include special provisions to ensure that pre-construction verification of the existing Far East Bridge sewer crossing location, depth below ground surface, and condition across the entire proposed excavation area is performed; appropriate vertical and lateral buffers to avoid travel of heavy equipment over the pipe are specified and adhered to; specific rock placement techniques to reduce potential impact forces on the pipe are required and monitored; and, temporary limits on raw sewage conveyance and/or emergency shut off systems are in place and functional while excavations for creek restoration are underway in the vicinity of the pipe.	
Impact 13-4: Long-term land cover changes and increased groundwater production effects on groundwater patterns, recharge, and aquifer storage in the Olympic Valley Groundwater Basin. Implementation of the proposed project would result in a net increase in the area of impervious surfaces (e.g., paved surfaces and buildings) by 0.27 acre in the main Village area, but shift impervious surface within different elevation zones, with a net 3.16 acre increase for the zone below 6,200 feet elevation, a 2.89 acre decrease in the 6,200 to 6,300 feet zone, and zero increase above 6,300 feet. This minor total increase in impervious surface and the net reduction in the intermediate elevation zone would have a less-than-significant impact on potential groundwater recharge. Excavation of sub-grade facilities and infrastructure into the groundwater aquifer and/or groundwater recharge areas could result in a net reduction of aquifer storage capacity and/or an obstruction to groundwater recharge. However, geotechnical studies indicate proposed sub-grade facilities would not be large enough, deep enough, or in a location that would generate this effect. Implementation of the proposed project would rely on groundwater as its primary water source, and is estimated to require 234 acre feet per year at buildout, a 28 percent increase over the existing average annual production volume of 842 acre feet within the Olympic Valley. While the project would increase demand and groundwater pumping and could result in changes in groundwater flow paths and cause local draw-downs of varied durations, available studies indicate that it would not substantially reduce the aquifer storage relative to capacity or result in a long-term lowering of the local groundwater table. However, this conclusion is based on evaluation and modelling of a particular wellfield configuration with certain operating parameters as identified in the WSA. The ultimate configuration and/or operating procedures could	PS	**Mitigation Measure 13-4: Verify performance of groundwater pumping system.** The following mitigation measure would ensure that water supply provided to the proposed project is managed in a manner that is consistent with the system analyzed in the WSA. The WSA scenario was shown to be able to provide enough water to supply the existing, VSVSP and cumulative development within the operational parameters set by the SVPSD and without substantial adverse effects on water quality, Squaw Creek and/or biological habitat. Therefore, this measure focuses on ensuring that any changes to the scenario analyzed in the WSA are shown to have similar effects. In addition, the measure provides for coordination with the planning processes for groundwater in Olympic Valley. This measure mitigates the potential impacts addressed above, as well as other potential impacts addressed in Impact 13-5 (groundwater pumping changes to groundwater and surface water interactions), Impact 13-6 (reconfiguration of Squaw Creek and the Olympic Channel), Impact 6-1 (removal or degradation of sensitive habitats), Impact 6-3 (disturbances to nesting raptors and special-status birds), Impact 6-13 (long term impacts to fish and aquatic resources), and Impact 14-1 (increased demand for potable and irrigation water). This measure is written under the assumption that SVPSD would be the water provider to the proposed project; however, if a Mutual Water Company or other water provider is established that draws groundwater from the Olympic Valley aquifer, this mitigation measure would be applied to that entity. The SVPSD is the agency that would operate wells providing groundwater to the VSVSP. The SVPSD is responsible for groundwater planning and management for most of the Olympic Valley, including the project area. The SVPSD currently implements a	LTS

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differ from those evaluated in the WSA. Thus, there is a potential for the project to adversely affect groundwater availability and well operations. This would be a **potentially significant** impact.		monitoring plan that includes collection and analysis of groundwater elevation and use data from monitoring and production wells throughout the western portion of the Groundwater Basin. In addition, the SVPSD is among the group of stakeholders that develops and implements the Groundwater Management Plan (GMP) for the Groundwater Basin. The existing GMP includes goals and objectives for groundwater management in the Basin. The SVPSD will include the proposed new wells in the existing monitoring plan and assess future groundwater use and conditions against the goals and objectives in the GMP. The SVPSD has also stated that it will prepare and implement a Pumping Management Plan, and may also elect to prepare a Groundwater Sustainability Plan (GSP) in accordance with the recent Sustainable Groundwater Management Act of 2014 (SGMA). Any SVPSD Pumping Management Plan will be included as a component of future updates to the GMP or new GSP for the Groundwater Basin. These plans would address, at a minimum, the following topics that relate to the adequacy of supply and the minimization of impacts due to groundwater pumping: ◢ Standard operating procedures for well operation; ◢ Criteria for new well siting and well destruction that seek to manage water supply throughout the year and in low- and high-water years; ◢ Criteria that prioritize expansion of the well field in the west side of the valley in areas that have less effect on surface water and streamflow; ◢ A monitoring and reporting program that documents the effects of groundwater pumping on Squaw Creek; and ◢ Use of data from the existing SVPSD monitoring program and any future monitoring. Further, it is anticipated that, consistent with SVPSD's existing practice, the groundwater plans would be reviewed and updated on a periodic basis as new wells are installed, monitoring data is evaluated, and when assessments of groundwater plan effectiveness, groundwater model refinement, and additional groundwater assessment reports are completed. Future groundwater plans, whether a Pumping Management Plan, GMP update, or GSP, will guide installation and operation of groundwater wells needed to supply the proposed project. Therefore, any changes to the well field analyzed in the WSA must be	

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		consistent with and incorporated into these groundwater plans. The project applicant will enter into a Development Agreement with the SVPSD (or other water provider), which will specify the terms of service, including the roles and responsibilities of both parties. In order to ensure that the use of groundwater for the proposed project is consistent with applicable groundwater plans and that withdrawals are managed in a manner that maintains adequate water supply and protects water quality, Squaw Creek, and biological habitat that is affected by groundwater levels, the following measures shall be implemented. A. If the SVPSD (or other water provider) and/or applicant propose an individual well and/or all or a portion of a well-field to meet water demand associated with the project that would differ from the well field analyzed in the WSA, the new well(s) shall not be installed until the applicant provides additional modeling demonstrating that the following thresholds, or their functional equivalent, would be met. SVPSD shall be consulted during preparation of the analysis: i. Average saturated thickness in the western well-field wells does not fall below 65 percent for more than three consecutive months or more than four times total for the entire study period; ii. Drawdown from wells in proximity to the upper meadow (modelling Cells A through E) does not cause substantially more refugia pool drying than shown in the 2014 Potential Impacts of Increased Groundwater Pumping on Fisheries; iii. The well placement and well-field operation would meet all applicable criteria identified in the applicable groundwater plans; and iv. Any additional measures requested by the SVPSD (or other water provider) or the County to address operational concerns and protection of water quality. The SVPSD (or other water provider) and the County may alter the criteria in (i) through (iii) if it can be demonstrated that the revised criteria would maintain adequate water supply and would not result in degradation of water quality and/or loss of riparian vegetation and/or aquatic habitat substantially greater than	

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		described in Impacts 6-1, 6-3 and 6-13. The findings of the modeling shall be incorporated into the applicable groundwater plan(s). B. At a minimum, the Development Agreement between the SVPSD (or other water provider) and the applicant shall identify the roles and responsibilities for the testing, construction, verification of operational readiness and monitoring of new wells. In addition, the Development Agreement shall reflect the requirements of Item A above, and shall specify the process and funding responsibility for updating existing or future groundwater plans as needed to address new wells and/or changes to the proposed well field. C. Standard County procedures require the project applicant to provide a "will-serve" letter or "letter of availability" from the SVPSD (or other water provider) to Environmental Health Services prior to approval of an Improvement Plan. With the will-serve letter/letter of availability provided with each Improvement Plan, the applicant shall also provide the following: i. With the first Improvement Plan containing facilities that require domestic water service, the applicant shall provide verification from the SVPSD (or other water provider) that the water demands associated with the Improvement Plan can be met with existing or planned infrastructure and that operation of that infrastructure complies with the Development Agreement and applicable groundwater plan(s). ii. With all subsequent Improvement Plans the applicant shall provide a determination from the SVPSD (or other water provider) whether the water demand associated with the proposed development would require installation of a new well or wells to ensure that the overall groundwater system can be operated consistent with the assumptions of the WSA and the criteria of the applicable groundwater plan(s).	

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Impact 13-5: Groundwater pumping changes to groundwater and surface water interactions and water quality within and downstream of the plan area. The Specific Plan development will rely on groundwater as its primary water source, and the increase in total extraction, along with continued and increased pumping in existing and new wells, particularly near the stream corridor, could reduce groundwater support to streamflow and surface water elevations and/or expand the spatial extent of dry streambed and/or the duration of zero flow within and downstream of the main Village area. Although flow changes may occur, they would be minor in the specific context of hydrology and would have little effect on water quality. However, if the wellfield is not configured or operated in a manner consistent with the WSA and applicable groundwater plans, vegetation loss could occur in the Squaw Creek corridor, leading to potential erosion. This impact would be **potentially significant**.	PS	**Mitigation Measure 13-5: Implement Mitigation Measure 13-4.** The project applicant shall implement Mitigation Measure 13-4, which directs the construction and operation of a well system that is consistent with the parameters of the WSA and applicable groundwater plans. By confirming that groundwater management is implemented in a manner that is consistent with the operational parameters described in the WSA, Mitigation Measure 13-4 would also result in confirmation that groundwater pumping does not result in losses of riparian vegetation in the west channel or upper east channel of Squaw Creek. Furthermore, Mitigation Measure 6-1c requires monitoring of riparian vegetation in the portions of the creek that would be most affected by reduction in groundwater levels, and replacement of such vegetation if it is lost. The applicant and SVPSD (or other water provider) are responsible for implementation of Mitigation Measure 13-4, but mechanisms are also included in Mitigation Measure 13-4 that require secondary approval by Placer County.	LTS
Impact 13-6: Reconfiguration of Squaw Creek and the Olympic Channel. As part of proposed Squaw Creek Restoration, implementation of the proposed project would reconfigure the flow lines, channel shapes, sizes, and overbank areas along the segments of Squaw Creek and the Olympic Channel within the main Village area. This modification of the existing surface water features and drainage will help correct and compensate for past direct disturbances to these channels and restore more natural geomorphic conditions and channel and floodplain functions. While successful implementation would be a beneficial impact, without monitoring, adaptive management, and assurances of ongoing funding to support these activities, creek restoration efforts might not provide the anticipated benefits and could result in greater disturbance to hydrologic conditions and water quality than benefit. This impact would be potentially significant.	PS	**Mitigation Measure 13-6: Implement Mitigation Measures 6-1a and 6-1b.** The project applicant shall implement Mitigation Measures 6-1a and 6-1b, which assure the development of performance criteria for creek restoration, monitoring and adaptive management for the restoration, and ongoing funding to support these activities,	LTS
Impact 13-7: Long-term management of runoff volumes, peak flows, and snow storage, and risks of potential degradation to water quality. Implementation of the proposed project would enlarge the total area of impervious surfaces, upgrade the stormwater drainage system, improve the separation of mountain runoff from urban runoff, install additional traditional and Low Impact Development (LID) stormwater quality protection measures, and modify snow storage locations and practices. The restoration of Squaw Creek would include armoring of channel bed and banks to	Main Village: LTS East Parcel: PS	**Mitigation Measure 13-7: Reduction of long-term water quality degradation from snow and runoff management.** To minimize the potential for snow storage and snowmelt runoff to degrade the quality of runoff discharged overland or through the storm drainage to Squaw Creek adjacent to the East Parcel, the project applicant shall submit with the first Subsequent Conformity Review Process for the East Parcel, a final snow storage plan for the parcel that either: ◢ relocates snow storage away from margin of the stream and wetland to	Main Village: LTS East Parcel: LTS

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accommodate the 100-year peak flow through existing bridges without increased erosion. The Specific Plan would improve protection of the sewer undercrossing of Squaw Creek and as a separate action the SVPSD will replace the off-site sewer siphon under the Truckee River before initiation of the VSVSP. This impact in the main Village area would be less than significant and the impact to the East Parcel would be potentially significant.		an area within the core developed area (e.g., parallel to the road along the margin of the parking area); and/or ◢ provides specific containment and treatment features that would prevent discharge of sediment and/or urban pollutants to Squaw Creek and nearby wetland areas.	
Impact 13-8: Exposure of people to flood hazards. Completion of the Squaw Creek corridor restoration plan, including consideration of the build out hydrology, will modify the 100-year floodplain boundaries and water surface elevations. The existing parking areas prone to flooding during the 100-year event would continue to be vulnerable to inundation until completion of the creek restoration element. After the creek restoration is complete and the Specific Plan trails are constructed, future trail users could be exposed to flood hazards on the trail segments along Squaw Creek. This would be a potentially significant impact. The mountain systems components of the drainage network will convey the 100-year flows, while the on-site drainage components will be designed for 10-year flows, and some existing segments of the drainage network have uncertain capacity. As incremental modifications to the stormwater drainage network are designed and implemented, the design and implementation must consider and eliminate the potential for stormwater flows exceeding the system capacity to create injury hazards during large peak flows. This would be a potentially significant impact.	PS	**Mitigation Measure 13-8: Provide flood hazard prevention and signage.** The following measure shall be implemented to avoid the possibility of localized flooding within the on-site portion of the existing, interim, or developed drainage system: ◢ During the Subsequent Conformity Review Process, the final Drainage Master Plan shall require, and all interim and final storm drainage improvements shall comply with refined, iterative modelling to properly size conveyance facilities including consideration and avoidance of potential connections of mountain system drainage segments with 100-year conveyance capacity to any existing or proposed on-site system drainage segments of 10-year conveyance capacity. The following measure shall be implemented to avoid or minimize the risk of flood hazards to recreational trail users: ◢ Improvement Plans submitted to the County that include recreational facilities within the Squaw Creek 100-year flood hazard area (as identified by FEMA at the time of submittal) shall include identification of locations for installation of informational flood hazard warning signs. The signs shall including emergency response contact (e.g., 9-1-1) and shall be installed and maintained at key locations along trail segments within the 100-year floodplain boundary. The content and design of the signs shall be approved by the Placer County Office of Emergency Services.	LTS
14 Public Services and Utilities			
Impact 14-1: Increased demand for potable and irrigation water. Implementation of the project would result in additional water demand on the Olympic Valley alluvial aquifer of up to 234 AFY by 2040. By 2040, other cumulative growth is estimated to require up to 129 AFY, for a total additional demand of 363 AFY by 2040. Extracting	PS	**Mitigation Measure 14-1a: Implement Mitigation Measure 13-4.** The project applicant shall implement Mitigation Measure 13-4. Mitigation Measure 13-4 would ensure that wellfield configuration and operation are consistent with the parameters of the WSA and applicable groundwater plans, so that there is adequate water supply to serve the	LTS

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sufficient groundwater from the Basin to meet the forecasted demands would not be expected to reduce groundwater below adopted criteria if the well field is properly designed and wells are installed accordingly. However, because the wellfield that is ultimately constructed could differ from the configuration evaluated in the WSA, this impact would be **potentially significant**.		proposed project and projected growth even in dry and multiple dry years. **Mitigation Measure 14-1b: Obtain water supply verification letter from the public service district.** During the Subsequent Conformity Review Process, the project applicant shall provide written verification of the availability of a sufficient water supply from the proposed water supplier to describe whether the project would trigger construction of water supply improvements. **Mitigation Measure 14-1c: Obtain will-serve requirements letter from the public service district.** Prior to Improvement Plan approval, the project applicant shall submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the SVPSD or the identified water supplier for domestic water service. The project applicant shall connect the project to this treated domestic water supply.	
Impact 14-2: Increased demand for wastewater collection, conveyance, and treatment. The project would be served by existing and upgraded (as part of the project) sewer facilities that have sufficient capacity to collect, and convey wastewater through the project area. Further, T-TSA has sufficient capacity to treat wastewater at its treatment plant outside of Truckee. However, there may not be sufficient capacity in the Truckee River Interceptor during peak flow periods to serve existing plus project flows. The impact would be potentially significant.	PS	**Mitigation Measure 14-2a: Provide sufficient on-site wastewater storage.** In the event that T-TSA finds that project-generated peak wastewater flows may exceed the capacity of the TRI, wastewater detention facilities, such as enlarged pipes, vaults, or tanks, shall be incorporated into the Specific Plan to time wastewater flows to off-peak conditions when the TRI has sufficient capacity. These facilities will be located within the plan area and will be underground or otherwise incorporated into project's development footprint (e.g., incorporated into a building podium). All facilities will be designed and maintained according to applicable design standards such that effluent would be fully contained. The project applicant shall work directly with T-TSA to determine a sufficient volume of detention capacity for the project and to define the methodology for determining when wastewater detention facilities should be used, and timing for releases from these facilities. The capacity of the on-site storage shall only be sufficient to meet the peak capacity needs associated with the project. A SVPSD representative's signature shall be provided on the Improvement Plans. **Mitigation Measure 14-2b: Obtain will-serve requirements letter from the public service district.** Prior to Improvement Plan approval, the project applicant shall submit to Environmental Health Services a "will-serve" letter from the SVPSD indicating that the district can and will provide sewer service to the project. Connection of each lot in this project to a public sanitary sewer is required.	LTS

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Impact 14-7: Increased demand for fire protection and emergency medical services. The project would include development which would increase demand for fire protection and emergency medical services. If a new fire substation is not constructed to serve the west end of Squaw Valley, existing fire protection facilities and staffing may not be able to maintain targeted response times under all conditions. This impact would be significant.	S	**Mitigation Measure 14-7a: Implement Mitigation Measure 9-7.** The project applicant shall implement Mitigation Measure 9-7, provided in Chapter 9, "Transportation and Circulation," which would require that a Construction Traffic Management Plan be developed, and that measures contained therein be implemented to maintain emergency vehicle access on area roadways. **Mitigation Measure 14-7b: Provide additional fire protection facilities and staffing.** To ensure that there is sufficient funding and resources to maintain desired response times, the project applicant shall enter into a development agreement with the SVPSD containing defined benchmarks for staffing, facilities, and equipment at various phases of project development. A copy of this agreement shall be provided to Placer County prior to approval of the initial Small Lot Tentative Map. If benchmarks cannot be met with funding from development-generated fees and taxes, the project applicant shall provide the additional funding needed to meet the benchmarks to ensure that adequate levels of service are maintained. The following development benchmarks that trigger staffing additions may occur in any order, but the staffing increases outlined in the five steps below shall be followed in order, until the fifth staffing measure is met. ◢ development in Lots 1 through 8 triggers a staffing mitigation phase (described below), ◢ a single condo hotel on Lot 1 triggers a staffing mitigation phase, ◢ a single condo hotel on Lot 13 triggers a staffing mitigation phase, ◢ both condo hotels in Lots 14 and 15 cumulatively trigger a staffing mitigation phase, ◢ residential development at 25 percent plus any single condo hotel triggers a staffing mitigation phase, or ◢ medium-density residential development in Lots 16 and 18 cumulatively trigger a staffing mitigation phase. Fire Staffing Mitigation Phases: 1. Provide a career staffing level of four personnel on-duty 24/7/365 at the Certificate of Occupancy of the first of any of the development phases described	LTS

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		above. 2. Provide one part-time firefighter on 52 weekends for 10 hours per day at the Certificate of Occupancy of the second of any of the development phases described above. 3. Add a second part-time firefighter on 22 weekends for 10 hours per day at the Certificate of Occupancy of the third of any of the development phases described above. 4. Add a fifth career position 24/7/365 and drop the part-time firefighter on 22 weekends for 10 hours per day at the Certificate of Occupancy of the fourth of any of the development phases described above. 5. When the last phase, that includes one or more hotels and 75 percent of the residential units, has already been built, add a sixth career position 24/7/365 and drop the part-time firefighter on 52 weekends. Also included in the development agreement will be the provision for project applicant support of a new fire substation in the western Olympic Valley area. Support could consist of the provision of land within the Specific Plan area for the substation, provision of land elsewhere in the Village area, assistance with conversion of the "old" fire station on Chamonix Place to the substation, or other measures. The development agreement will include the condition that by the time 50 percent of any combination of the condo hotel units has been built, the SVFD will have the fire substation in place and active. The substation will, at a minimum, have the capacity to house a two-person crew on weekends and peak activity holidays. The apparatus bay shall be large enough for one quick attack unit and one fire department reserve unit or specialty unit (two bays wide, one unit deep). The developer will be responsible for funding it's equitable share of any gap in financing for the new fire substation, which is more specifically defined as it's pro-rata share of the cost (based on qualified assessment benefit engineering) less incremental and cumulative tax revenues earned by the SVPSD that are specifically related to development of the project that have not been employed in funding gaps for other required mitigation obligations of the project.	
15 Hazardous Materials and Hazards			

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Impact 15-2: Exposure of people and the environment to hazardous materials. Construction activities associated with project development would include demolition of existing structures, grubbing/clearing of on-site areas, excavation and relocation of soil on the project site, and backfilling and compaction of soils. Hazardous materials can present a risk to people or the environment through improper handling of hazardous materials or hazardous wastes, particularly by untrained personnel; environmentally unsound disposal methods; encountering existing naturally occurring hazardous materials; and disturbing existing undocumented contaminated soils or groundwater. Implementation of applicable local, state, and federal regulations and standards would help ensure that potential public health and environmental hazards would be minimized; however, if the project resulted in upset and/or accident conditions involving the release of hazardous materials into the environment, a potentially significant hazard to the public or environment could occur.	PS	**Mitigation Measure 15-2a: Minimize potential for accidental release of hazardous materials.** ◢ Prior to demolition of existing structures, the project applicant shall (1) identify locations that could contain hazardous residues; (2) remove plumbing fixtures known to contain, or potentially containing, hazardous materials; (3) determine the waste classification of the debris; (4) package contaminated items and wastes; and (5) identify disposal site(s) permitted to accept such wastes. These activities will be conducted in compliance with all applicable federal, state, and local laws. ◢ Prior to demolition of existing structures, the project applicant shall provide written documentation to the County that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws. ◢ Prior to demolition of existing structures, the project applicant shall provide written documentation to the County that lead-based paint testing and abatement, as appropriate, has been completed in accordance with applicable state and local laws and regulations. Abatement shall include the removal of lead contaminated soil (considered soil with lead concentrations greater than 400 parts per million in areas where children are likely to be present). If lead contaminated soil is to be removed, the project applicant shall submit a soil management plan to Placer County EHS. **Mitigation Measure 15-2b: Implement Mitigation Measure 13-2b.** Mitigation Measure 13-2b, which requires the preparation of a Hazardous Materials Contingency Plan, shall be implemented by all personnel during construction. The plan will develop a response to evidence of previously undocumented, potentially hazardous materials that includes cessation of work and notification of Placer County EHS.	LTS
Impact 15-4: Interference with an adopted emergency evacuation plan. The existing surface parking lots at the Squaw Valley Ski Resort are currently used as the emergency rally point during emergencies, and would continue to be used as such during project construction. In the long-term, the new parking structures on Lots 11 and 12 would serve as the emergency rally point. During project construction and peak	S	**Mitigation Measure 15-4: Implement Mitigation Measure 9-8.** The project applicant shall implement Mitigation Measure 9-8, which requires the preparation of a Construction Traffic Management Plan to, among other objectives, require removing potential traffic obstructions during emergency evacuation events.	LTS

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operational days, increased traffic congestion along Squaw Valley Road and SR 89 could interfere with the use of these main roadways for emergency evacuation routes. Although this impact would be temporary and intermittent over the 25-year construction period, this impact would nonetheless be significant.			
Impact 15-6: Expose people or structures to a significant risk of loss, injury, or death involving wildfires. Implementation of the Specific Plan would expose people and structures to an area with a high risk of wildfire. This impact would be potentially significant.	PS	**Mitigation Measure 15-6a: Verify compliance with CAL FIRE regulations, California Government Code 66474.02.** To verify compliance with California Government Code 66474.02, and to support the County's ability to make findings required by 66474.01, with each application for a tentative map with land in a state responsibility area or a high fire hazard severity zone, the project applicant will provide the following information related specifically to the lands within the state responsibility area or a high fire hazard severity zone: ◢ Documentation that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code. ◢ Documentation that structural fire protection and suppression services will be available for the subdivision through any of the following entities: ◤ A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or ◤ The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code. ◢ Documentation that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance. **Mitigation Measure 15-6b: Implement Mitigation Measures 14-7b and 9-7.** As described further in Chapter 14, "Public Services and Utilities," the project applicant would be required to enter into an agreement with the SVFD to ensure that they will be	LTS

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Impact	Significance before Mitigation	Mitigation Measure	Significance after Mitigation
		afforded the necessary assets to maintain or improve the level of service currently provided to existing customers; this agreement would include appropriate benchmarks and thresholds to correlate infrastructure needs with phases of development (see Mitigation Measure 14-7b). The project applicant shall implement Mitigation Measure 9-7, provided in Chapter 9, "Transportation and Circulation," which would require that a Construction Traffic Management Plan be developed, and that measures contained therein be implemented to maintain emergency vehicle access on area roadways.	
Impact 15-7: Create or expose people to an existing source of health hazards. Construction and operation of the Specific Plan could result in additional mosquito breeding habitat, which could contribute to an existing health hazard associated with vector control. This impact would be potentially significant.	PS	**Mitigation Measure 15-7: Address potential public health risks related to mosquitos.** The project applicant shall abide by the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Development. Prior to Final Subdivision Map(s) approval, a mosquito control management/maintenance program shall be prepared by the project applicant and approved by the Placer Mosquito Abatement District. If the District determines that the project would create new temporary or permanent mosquito breeding habitats during construction or operation, the District shall recommend design modifications and best management practices. In addition, the project applicant shall provide District technicians access to the project site to inspect and treat breeding habitats, as necessary to reduce risks to public health.	LTS
16 Greenhouse Gases and Climate Change			
Impact 16-2: Operational greenhouse gas emissions. GHGs associated with operation of the Specific Plan would exceed the Tier I mass-emission threshold of 1,100 MT CO2e/year. GHG emissions would be substantial when the project is completed. Therefore, operation of the Specific Plan has the potential to result in a substantial contribution to GHG emissions. This impact would be potentially significant.	PS	**Mitigation Measure 16-2: Implement ongoing operational greenhouse gas review and reduction program.** The state legislature or Governor's Office may establish new GHG targets or other programs or metrics that apply both before and after 2020, as discussed in the First Update to the Climate Change Scoping Plan, released by ARB in May 2014 (and discussed above in Section 16.2.2) and in response to CBD v CDFW as it relates to connecting Scoping Plan targets to individual projects. Any projects processed by the County will be required to reduce, to the extent needed and feasible, GHG emissions such that the project operates within the targets or adopted plan established at the time the project is submitted for approval, as explained below. The County shall require the following actions for all subdivision maps submitted for	PSU

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		approval: ◢ In consultation with the PCAPCD and Placer County, the applicant shall demonstrate, based on currently adopted regulations and industry-accepted GHG calculation methods, whether operation of the subdivision would be consistent with GHG targets adopted by the State. "Adopted" means that a specific GHG reduction target, such as is currently specified in the Global Warming Solutions Act of 2006 (achieve 1990 levels by 2020), is required by state legislative action, state administrative action, by legislative action of Placer County, or an applicable qualified Climate Action Plan or similar GHG reduction plan approved by Placer County. The target or plan shall be based on a substantiated linkage between the project (or Placer County projects in general if a countywide qualified GHG reduction plan is approved) and statewide GHG reduction goals. ◢ If the subdivision achieves or exceeds the reduction target or plan, no further actions shall be required. ◢ If the subdivision does not meet the target, then measures shall be incorporated into the subdivision to reduce GHG emissions to the target or plan level and to the extent feasible. Emissions reductions provided by these measures shall be calculated to determine if targets can be achieved. These measures may include any combination of GHG reduction actions needed to achieve the target, including: ◤ Actions included in Mitigation Measure 10-2 that also reduce GHG emissions (menu of options to reduce ROG and NOX emissions to a specified level such as trip reduction and energy management; nearly all of these measures would similarly reduce GHG emissions); ◤ Actions specified in Specific Plan Section 7.6, "Climate Change Initiatives," but with mandated actions (instead of "should" or "encourage" the actions, use "shall"), such as requiring that all buildings exceed Title 24 energy-efficiency requirements by 15 percent; requiring incorporation of on-site renewable energy production to meet at least 25 percent of the subdivision's electricity needs, etc.	

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		◤ Payment of GHG offset fees to an ARB-approved GHG reduction program. Project applicant will consent to any GHG reduction fees that may be applicable after January 1, 2020.	
18 Other CEQA Sections (Cumulative)			
Impact 18-12: Cumulative effect on historical resources.	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Impact 18-14: Substantial adverse cumulative effect on a scenic vista.	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Impact 18-15: Substantial contribution to the cumulative degradation of the existing visual character or quality of the site and its surroundings.	Construction: S Operation: LTS	There are no additional feasible mitigation measures available to reduce the cumulative impact related to construction activities to a less-than-significant level.	Construction: SU Operation: LTS
Impact 18-16: Substantial cumulative contribution to damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a scenic highway.	S	There are no additional feasible mitigation measures available to reduce the cumulative impact related to construction activities to a less-than-significant level.	SU
Impact 18-18: Contribute to cumulative light and glare or skyglow effects in the region.	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Impact 18-19: Cumulative impacts to Placer County roadways.	S	Mitigation Measure 18-19: Implement Mitigation Measures 9-1a and 9-1b. Implementation of Mitigation Measure 9-1a, which includes conducting traffic management when the expected amount of daily traffic on Squaw Valley Road would reach or exceed 13,500 ADT, and Mitigation Measure 9-1b, which includes developing and distributing real-time information regarding available parking spaces in lots/garages in the Village Area and average travel speeds on Squaw Valley Road, would reduce this cumulative impact to a less-than-significant level as a result of the added roadway capacity the measures would provide.	LTS

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Impact 18-20: Cumulative impacts to Placer County intersections.	S	**Mitigation Measure 18-20: Implement Mitigation Measures 9-2a through 9-2d.** Implementation of Mitigation Measures 9-2a through 9-2d, which include conducting traffic management along Squaw Valley Road, would reduce this cumulative impact to a less-than-significant level because operations would be restored to acceptable levels. The traffic management procedures recommended for the Squaw Valley Road/Wayne Road and Squaw Valley Road/Squaw Creek Road intersections were analyzed to determine how the LOS would change. With the use of traffic management personnel, they would each operate similar to a two-phased signalized intersection. Based on the cumulative plus project traffic volumes and anticipated right-of-way allocations, these intersections would operate at LOS C or better with traffic management except that the intersection of Squaw Valley Road/Village East Road, which would primarily operate at LOS C or better, would be subject to intermittent degradations during peak operations where temporary slippage to LOS F would occur. However, Specific Plan Policy CP-1 permits LOS F during limited peak periods if falling within the criteria outlined in this policy. This intersection falls within the parameters of policy CP-1. Therefore this impact would be less than significant.	LTS
Impact 18-21: Cumulative impacts to Caltrans intersections.	S	There are no known plans to improve the I-80/SR 89 interchange. The concept of replacing the traffic signal at the SR 89/Donner Pass Road intersection with a multi-lane roundabout is discussed in the State Route 89 Transportation Corridor Concept Report (Caltrans 2012a), the Nevada County Regional Transportation Plan (RTP), and the Town of Truckee General Plan. However, there are no known fee programs collecting funds to implement this improvement. Further, any improvements would require approval from Caltrans. Placer County cannot assure that Caltrans would agree to construct any proposed improvements. For these reasons, this cumulative impact would be significant and unavoidable because there is no timely mechanism available to achieve an acceptable LOS at the study intersections.	SU
Impact 18-22: Cumulative impacts caused by vehicular queuing at Caltrans intersections.	S	**Mitigation Measure 18-22: Lengthen northbound left-turn lane and modify the traffic signal timing at the SR 89/Squaw Valley Road intersection.** If the maximum green time for the winter Saturday a.m. peak hour were to be set to 55 seconds for the northbound left-turn movement and 40 seconds for the southbound through movement, the northbound left-turn 95th percentile queue would be reduced 675 feet. This signal timing adjustment would not adversely affect overall delay at the	SU

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		intersection. To meet the applicable design standard, the turn lane (and taper) would need to have a combined length including bay taper of 910 feet (675 feet + 235 feet). Because the existing turn lane is 565 feet, the applicable design standard would be met by lengthening the turn lane 350 feet and implementing this (or another equally effective) signal timing modification. As evidenced by the existing condition, turn pockets on state highways do not always provide the deceleration and storage prescribed in the Highway Design Manual.	
Impact 18-23: Cumulative impacts to Caltrans highways.	S	There are no known plans to improve any of the affected segments of SR 89 and SR 28. The State Route 89 Transportation Corridor Concept Report (Caltrans 2012a) indicates that widening of SR 89 is not feasible due to the environmental sensitivity of the area and topographic constraints. No capacity-increasing improvements are proposed for the segment of SR 28 east of SR 89 according to the State Route 28 Transportation Corridor Concept Report (Caltrans 2012b). Further, any improvements would require approval from Caltrans. Placer County cannot assure that Caltrans would agree to construct any proposed improvements. For these reasons, this cumulative impact would be significant and unavoidable because there is no timely mechanism available to achieve an acceptable LOS at these highway segments.	SU
Impact 18-24: Cumulative impacts to transit.	S	**Mitigation Measure 18-24: Implement Mitigation Measure 9-7**. Mitigation Measure 9-7 requires the creation of a Community Service Area (CSA) or Community Facilities District (CFD) and/or that the project pay its fair share to TART to provide additional funding to accommodate project demand. This would ensure that the project contribution to cumulative transit demand is not considerable, thus reducing this cumulative impact to a less-than-significant level.	LTS
Impact 18-25: Cumulative construction transportation impacts.	S	**Mitigation Measure 18-25: Implement Mitigation Measure 9-8**. Implementation of Mitigation Measure 9-8, which requires the development and implementation of a Construction Traffic Management Plan and would include coordination of activities between the proposed project and any other construction-activities in the Olympic Valley, would reduce this cumulative impact to a less-than-significant level.	LTS

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Impact 18-31: Cumulative short-term construction-generated noise.	S	There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	SU
Impact 18-32: Cumulative long-term ambient noise levels.	S	No additional mitigation is required.	LTS
Impact 18-43: Cumulative greenhouse gas emissions.	PS	Extensive mitigation is included in Chapter 16, "Greenhouse Gases and Climate Change," some of which may not be feasible because future targets, regulatory standards, and costs are not known. There are no additional feasible mitigation measures available to reduce this cumulative impact to a less-than-significant level.	PSU