



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Memorandum

Date: February 27, 2014
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2012102023
Village at Squaw Valley Specific Plan and Phase I Project

On February 21st, 2014, the State Clearinghouse submitted the above Notice of Preparation to your agency for review. Per Lead Agency, please note that the project title on the **acknowledgement letter** from the State Clearinghouse was incorrect.

The correct project title is:

Village at Squaw Valley Specific Plan

We apologize for this error and request that you note the above information for your files. All other project information remains the same.

cc: Alex Fisch
Placer County, Planning Services Division
3091 County Center Drive
Auburn, CA 95603

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MAR 03 2014
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GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

February 21, 2014

To: Reviewing Agencies

Re: Village at Squaw Valley Specific Plan and Phase I Project
SCH# 2012102023

Attached for your review and comment is the Notice of Preparation (NOP) for the Village at Squaw Valley Specific Plan and Phase I Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Alex Fisch
Placer County, Planning Services Division
3091 County Center Drive
Auburn, CA 95603

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

RECEIVED
FEB 26 2014
PLANNING DEPT.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2012102023
Project Title Village at Squaw Valley Specific Plan and Phase I Project
Lead Agency Placer County

Type NOP Notice of Preparation
Description The Specific Plan proposes to amend the existing Squaw Valley General Plan and Land Use Ordinance (adopted in 1983) to comprehensively plan development of a recreation-based, all-season, resort community consisting of up to 750 fractional ownership resort residential and guest accommodation units. Other proposed land uses would include commercial, retail, and recreational uses similar to uses currently allowed as well as parking and other visitor amenities. The project would be developed over approximately 20-25 years with construction proposed to begin in 2016.

Lead Agency Contact

Name Alex Fisch
Agency Placer County, Planning Services Division
Phone (530) 745-3081 **Fax**
email
Address 3091 County Center Drive
City Auburn **State** CA **Zip** 95603

Project Location

County Placer
City Olympic Valley
Region
Cross Streets Squaw Valley Road
Lat / Long 39° 11' 50" N / 120° 14' 07" W
Parcel No. Multiple
Township 16N **Range** 16E **Section** 32NW **Base** CA21

Proximity to:

Highways Hwy 89
Airports
Railways
Waterways Squaw Creek, Truckee River
Schools Squaw Valley Academy
Land Use Low Density & High Density Residential, Heavy Commercial, Village Commercial, Forest Recreation, Conservation Preserve

Project Issues Agricultural Land; Schools/Universities; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Forest Land/Fire Hazard; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual; Air Quality

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Office of Emergency Services, California; Native American Heritage Commission; Tahoe Regional Planning Agency; Department of Housing and Community Development; Caltrans, District 3 S; Air Resources Board; Regional Water Quality Control Bd., Region 6 (So Lake Tahoe)

Date Received 02/21/2014 **Start of Review** 02/21/2014 **End of Review** 03/24/2014

<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Nicole Wong	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Armor	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Tanya Trujillo	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Jennifer Deleong	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 Gabrina Gatchel Habitat Conservation Program	<input type="checkbox"/> <u>Business, Trans & Housing</u>	<input type="checkbox"/> Caltrans, District 13 Mike Tollstrup	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Heidi Sickler Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Ctrimmins	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herota	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> California Highway Patrol Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> RWQCB 9 San Diego Region (9)	<input type="checkbox"/> Other _____
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman		
<input type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of Public Health Jeffery Worth Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez		
	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Caltrans, District 3 Gary Arnold		
<input type="checkbox"/> <u>ish and Game</u>	<input type="checkbox"/> <u>Independent Commissions, Boards</u>	<input type="checkbox"/> Caltrans, District 4 Erik Alm		
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> Delta Protection Commission Michael Machado	<input type="checkbox"/> Caltrans, District 5 David Murray		
<input type="checkbox"/> Fish & Wildlife Region 1 Donald Koch	<input type="checkbox"/> Cal EMA (Emergency Management Agency) Dennis Castrillo	<input type="checkbox"/> Caltrans, District 6 Michael Navarro		
		<input type="checkbox"/> Caltrans, District 7 Dianna Watson		
		<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance		
		<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality		
		<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights		
		<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center		
		<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator		

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 - MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0638
FAX (916) 263-1796
TTY 711



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March 24, 2014

032014-PLA-0010
PSPA 20110385
SCH# 2012102023

Alex Fisch, Senior Planner
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, California 95603

Village at Squaw Valley Specific Plan - Notice of Preparation (NOP)

Dear Mr. Fisch:

Thank you for including the California Department of Transportation (Caltrans) in the NOP review process for the Village at Squaw Valley Specific Plan NOP. The Village at Squaw Valley Specific Plan is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County. The Specific Plan is the first specific plan proposed under the *Squaw Valley General Plan and Land Use Ordinance* (SVGPLUO), which was adopted by Placer County in 1983. On October 10, 2012, the County issued the original Notice of Preparation (NOP) for an earlier version of the project (then called the "Village at Squaw Valley Specific Plan Phase 1"), which Caltrans reviewed. Since then the project has been reduced by approximately one-third, and currently proposes to construct 750 new residential units with a maximum bedroom count of 1,493, and 293,733 square feet of new commercial space (see page 7 of the NOP). The Specific Plan encompasses a project footprint of 94 acres (85 acres in the main Village area and approximately 9 acres referred to as the East Parcel). The plan area is located approximately two miles west of State Route (SR) 89, nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City. The project would be developed over approximately 20-25 years with construction proposed to begin in 2016. The following comments are based on the NOP received.

Traffic Impact Study

Based on the project location and anticipated trip generation, there will be additional trips on SR 89 and other highways in the region. Therefore, a TIS is required to assess the impacts of this project on the adjacent road network, with specific attention to regional impacts to the State Highway System. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. It is available at the following website address:

Alex Fisch, Senior Planner
County of Placer, Community Development Resource Agency
Village at Squaw Valley Specific Plan - Notice of Preparation (NOP)
March 24, 2014
Page 2

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf.

We request an opportunity to review the scope of the TIS before work begins.

The TIS should include analysis of Highway 89 from Donner Pass Road to Highway 28, and should include the following intersections:

- Highway 89 /Deerfield Drive
- Highway 89 /West River Street
- Highway 89 /Alpine Meadows Road
- Highway 89 /Squaw Valley Road
- Highway 89 /Highway 28

Please include analysis of project effects on existing traffic conditions, and potential cumulative traffic conditions. The effects of traffic demand management measures (e.g. staggered check in/checkouts, traffic flagging, etc.) and reduced flows due to upstream congestion should be documented and included in the analysis.

Please also consider including the following analysis in the TIS, which is consistent with analysis standards used in the Tahoe Basin:

- Vehicle Miles Traveled (VMT) analysis
- A Level of Service (LOS) analysis standard of 4 hours of LOS E per day (maximum) as a definition of congestion in this recreational area

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes and documents related to this development.

If you have any questions regarding these comments or require additional information, please contact Jeffrey Morneau, Intergovernmental Review Coordinator for Placer County at (916) 274-0679 or by email at: jeffrey.morneau@dot.ca.gov.

Sincerely,



MARLO TINNEY
Chief, Office of Transportation Planning – East

Cc: Scott Morgan, State Clearinghouse



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

13760 Lincoln Way
AUBURN, CA 95603
(530) 889-0111
Website: www.fire.ca.gov



March 3, 2014

TO: Maywan Krach
Placer County, Planning Services Division
3091 County Center Drive
Auburn, CA 95603

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MAR 03 2014

ENVIRONMENTAL COORDINATION SERVICES

RE: Village at Squaw Valley SCH# 2012102023

This project will require a Timberland Conversion and Timber Harvest Plan as per the following:

California Code of Regulations, per section 1103, and Public Resources Code 4581 requires a Timberland Conversion Permit and/or Timber Harvest Plan be filed with the California Department of Forestry and Fire Protection if the project involves the removal of a crop of trees of commercial species (regardless of size of trees or if trees are commercially harvested).

The Timberland Conversion Permit shall address the following:

- a. *The decrease in timber base in the county as a result of the project.*
- b. *The cover type, including commercial species, density, age, and size composition affected by the project.*
- c. *The ground slopes and aspects of the area affected by the project.*
- d. *The soil types affected by the project.*
- e. *Any significant problems that may affect the conversion.*

If you require further clarification, please contact Forester Jeff Dowling at (530) 587-8926.

Sincerely,

Brad Harris

CAL FIRE

Unit Chief

Jeff Dowling

Truckee Area Forester

jd

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95891
(916) 373-3710
Fax (916) 373-5471



February 25, 2014

Michael J. Johnson, AICP
Agency Director
Community Development Resource Agency
County of Placer

Sent by Fax: (530) 745-3080
Number of Pages: 2

RE: SCH# 2012102023, Village at Squaw Valley Specific Plan, Placer County

Dear Mr. Johnson:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is the tribe with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A *Sacred Lands File* search was completed with negative results. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: rw_nahc@pacbell.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Wood".

Rob Wood
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Tribal Consultation List
Placer County
February 25, 2014**



Washoe Tribe of Nevada and California
Darrel Kizer, Chairperson
919 Highway 395 South Washoe
Gardnerville, NV 89410
ktrovato@washoetribe.us
775-265-4191

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. Village at Squaw Valley Specific Plan (SCH# 2012102003)



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Engineer
Andrew Darrow, Development Coordinator

March 24, 2014

Maywan Krach
Placer County
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

RE: Village at Squaw Valley Specific Plan Project / Revised NOP of a Draft EIR

Maywan:

Regarding the preparation of a Draft EIR for the subject project we have the following comments.

The proposed Village at Squaw Valley Specific Plan Project has the potential to create the following impacts:

- a.) Increases in peak flow runoff downstream of the project site.
- b.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.
- c.) The alteration of 100-year floodplain boundaries.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to the subject project and propose mitigation measures if necessary.

Please call me at (530) 745-7541 if you have any questions regarding these comments.

Andrew Darrow, P.E., CFM
Development Coordinator

d:\data\letters\cn14-36.docx

SQUAWVALLEYMUTUAL WATER COMPANY

P.O. Box 2276

Olympic Valley, CA 96146

Phone: (530)583-3674 www.SVMWC.com Fax: (530) 583-1257

Maywan Krach
Environmental Coordination Services
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

March 10, 2014

Dear Ms. Krach:

The Squaw Valley Mutual Water Company ("SVMWC") received a copy of the notice of preparation ("NOP") of a draft environmental impact report ("EIR") for the proposed Village at Squaw Valley Specific Plan and Phase I Project ("project"). SVMWC provides the following comments to highlight issues that SVMWC believes the EIR must address during this California Environmental Quality Act ("CEQA") review process. SVMWC's concerns fall into five principal categories, as elaborated below: (1) hydrological studies; (2) water usage patterns and projections; (3) water sources; (4) water rights; and (5) cumulative impacts.

Regarding hydrological studies, SVMWC urges Placer County ("county") to outline early in the EIR process the analyses that the county and project proponent will complete to provide sufficient background information for determining the project's impacts on water resources. These studies should include consideration of the following concerns:

- Overall supply capacity of Squaw Valley's groundwater basin and surface water bodies and seasonal variations in that capacity;
- Determination of the sustainable yield of Squaw Valley's groundwater basin, and margins of safety to avoid groundwater depletion in multiple dry year scenarios;
- Status of underground storage tanks and migration of subterranean pollution plumes through the basin;
- Location of any proposed new pump(s) that the project proponent will construct as a condition of developing the location of SVMWC's current pumping stations and; determination of the feasibility of utilizing these proposed pump relocation sites (including the maintenance of water quantity, quality and reliability and the obtainment and location of easements for pipelines to connect to SVMWC's existing system). Specifically this would apply to SVMWC's well's # 1 & 2 including the combined pumping facility for both wells located within the proposed area of development. This includes the replacement of any facility displaced by the project ;

SQUAW VALLEY MUTUAL WATER COMPANY

P.O. Box 2276

Olympic Valley, CA 96146

Phone: (530) 583 3674 www.SVMWC.com Fax: (530) 583 257

- Maintenance and potential enhancement of the flow rates in Squaw Creek, including an examination of creek sinuosity and its impact on the supply capacity and sustainability of the groundwater basin.
- Impacts of climate change on the availability of water, in both temporal and quantitative terms; and
- Integration of the Todd Engineering report with the results of ongoing hydrological studies, such as the joint University of Nevada, Reno and Lawrence Livermore National Laboratory's investigations.

Regarding water usage patterns and projections, the EIR must analyze and disclose the following:

- Current water usage in the basin, disaggregated by user and time of use;
- Overall anticipated water usage of the proposed project in its various stages of completion, including consideration of any fluctuations in use due to expected seasonal variations and specifically in multiple dry years;
- Comparison between current water usage and projected usage after project completion;
- Storage mechanisms (and their environmental impacts) to level out variability and differences in demand and supply; and
- Enforceable means to make the resort's operations maximally water-efficient.

Regarding water sources, SVMWC believes that the EIR must examine the following aspects of the project:

- Locations and sources inside or outside Squaw Valley from which the project will draw its supply;
- The quantity of water that the project will draw from each of these locations and sources;
- Required measures that will take effect if any of the anticipated water sources lacks sufficient supply for the resort's needs; and
- Accommodation of fluctuations and increased variability in supply that are likely to result from climate change-driven alterations in the availability of water in California, particularly in the Sierra Nevada as snowpack decreases over time and hydrographs change in both the timing and amount of flows.

Regarding water rights, the EIR must consider the superiority of existing Squaw Valley water users' rights vis-a-vis any new users. The EIR must, therefore, examine how the project proponent will ensure respect for existing users' water rights, including the rights

SQUAW VALLEY MUTUAL WATER COMPANY

P.O. Box 2276

Olympic Valley, CA 96146

Phone: (530) 583-3674

www.SVMWC.com

Fax: (530) 583-1257

of SVMWC, in times of water shortage as demonstrated by the current three consecutive year drought. Any such shortages in supply should not be shared pro rata with all basin users; the superior rights of SVMWC and other users must be satisfied in full before new users receive any portion of the available supply within Squaw Valley. The EIR must identify measures to ensure respect for these superior rights and must contain contingency plans that the project will implement when the available supply is insufficient for all users. The county should also, to the extent possible, quantify water rights in the basin to understand the scope of senior users' rights.

Regarding cumulative impacts, the EIR must investigate other planned development projects in Squaw Valley to determine whether impacts to water resources will be cumulatively significant in light of these other projects. The county should identify the likely scale of any such anticipated developments and analyze whether the available water resources can accommodate them. Any insufficiency should result in additional mitigation measures to be implemented by the project proponent.

The abovementioned issues reflect SVMWC's concerns about the substantial scale of the proposed project and its impacts on Squaw Valley's water resources. SVMWC believes that the CEQA process will provide a vehicle for analysis of these various concerns, and SVMWC looks forward to engaging in this process to help produce an EIR that will address the needs and rights of existing Squaw Valley residents and water users while also protecting Squaw Valley's environment and appropriately accommodating new users.

Thank you for your attention to these issues.

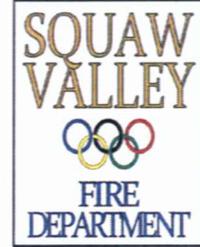
Sincerely,



John Johnson
President, SVMWC



SQUAW VALLEY PUBLIC SERVICE DISTRICT



March 24, 2014

County of Placer
Community Development Resource Agency
Planning Services Division
attn: Alex Fisch, Associate Planner
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: Comments on the Revised NOP of a Draft EIR for the Proposed Village at Squaw Valley Specific Plan

Dear Alex,

The District reviewed the *Revised Notice of Preparation of a Draft Environmental Impact Report for the Proposed Village at Squaw Valley Specific Plan* (NOP) dated February 21, 2014. Thank you for the opportunity to comment on the proposed project's potential environmental impacts.

As you know, the District provides fire protection and emergency medical services (EMS), water, sewer collection, and garbage collection services for the community in Olympic Valley and along the Truckee River corridor. We also perform snow removal on public bike trails in the valley. We have been requested by the project applicant to provide services to their proposed project.

It's our understanding the County will perform analyses of environmental impacts of the proposed project including those to the District's ability to maintain its current levels of service, the improvements required to mitigate them, and the effects of increased demands on our facilities and systems.

Improvements to the District's existing systems as well as new infrastructure necessary to provide additional capacity are expected to be delivered prior to construction of the project phase necessitating them. This approach is in lieu of constructing improvements after the demand of a specific phase triggers the improvements so the District and the community are protected from risks associated with changes in the project's ownership, scope or schedule. It is anticipated that the Development Agreement between Squaw Valley Real Estate (SVRE) and the

District will help define the scope and schedule of improvements.

Fire and Emergency Medical Services

The significant increase in residential volume and commercial services resulting from the project may require additional facilities and equipment to maintain current levels of service consistent with the Fire Department's *Capital Facilities Plan*, including construction of a **resident fire station**, procurement of **apparatus** and development of **ambulance** transport capability.

A **new resident fire station** including living quarters and a training facility as well as an **air-ambulance landing zone** should be included in the scope of the project with consideration given to land acquisition, permitting, and zoning necessary to construct it.

The anticipated increase in emergency call volume and predictable increase in simultaneous or overlapping calls for service will trigger the need for **additional staff**, which may necessitate gap-funding to bridge between the staffing impact and realization of the incremental increase in ad valorem tax revenue.

Emergency Vehicle Access (EVA) via maintained **easements** dedicated to the District inside the existing Village and proposed development is necessary to provide emergency response.

A separate **EVA between the Resort at Squaw Creek and the Village** area should be analyzed to improve emergency access to and from the proposed project as well as improving emergency preparedness by providing an alternative evacuation route for public health & safety.

Water

In consideration of the District's *existing* water system infrastructure, there are inadequate **water supply and storage** facilities to serve the project. Additional water supply will be necessary to serve the project as proposed.

As you know, the District is currently preparing the **Water Supply Assessment (WSA)** required by the project. The WSA will assess whether there is adequate water supply to meet the water demands prescribed in Senate Bill (SB) 610 during normal, single dry, and multiple dry years. Although the District is preparing the WSA, Placer County, in its role as Lead Agency, is required to approve the WSA pursuant to California Water Code §10912.

As an alternative, SVRE proposes to form a **new Mutual Water Company** to provide water for domestic consumption, fire protection, irrigation and recreational purposes. The District understands that if a new Mutual Water Company is formed, the District will not be requested to provide water service to the project and a new WSA would be prepared. There are multiple entities which draw water from the aquifer and the effects of pumping by the developer will affect the correlative rights of all pumpers, which should be addressed in the Draft EIR. If a new

Mutual Water Company is formed, the County should adopt enforceable mitigation measures requiring reduction of pumping and consumptive uses in the event of depletion of the water supply or lack of sufficiently available sources of supply.

This alternative proposal for water supply to the Project underlines the need for evaluation of a redundant and supplemental supply of water to enable the District to meet future demand as projected by the District, as well as contemplated by the Squaw Valley General Plan; to replace existing supply and projected sources of supply in the event of groundwater depletion (overdraft or drought) or contamination.

The proposed locations of existing and future wells to serve the existing, project, and anticipated future demand, should be analyzed to prove they are compliant with safe drinking water standards. New wells and existing wells will require replacement in the future as they age and deteriorate. The proposed project should consider reserving and maintaining additional space for well replacements.

The **location of the project** almost completely **overlies the portion of the aquifer** known to produce the highest quantity and best quality water. It is from this portion of the aquifer that the District and the Squaw Valley Mutual Water Company's entire service areas are provided its current potable water supply. To date, the only area being explored for additional water supplies necessary to serve the project has been constrained to this portion of the aquifer.

Dense development of the land overlying the aquifer poses unique risks to the District's ability to **access the aquifer** to rehabilitate and replace existing and proposed production wells. It also significantly reduces access to the aquifer to explore for additional water supply to meet future demands. The project should include a plan and dedicated areas (drilling islands) to allow for replacement and rehabilitation of wells, along with areas dedicated to access the aquifer to develop future water supplies.

The District is concerned that the proposed water supply source will result in a water supply framework that lacks **geographic diversity and redundancy**. Diversity in water supply sources provides necessary redundancy that will allow the District to continue to provide potable water service to its existing, proposed, and future customers if the single supply source is jeopardized by unforeseeable changes in the aquifer's production or its water quality (e.g., overdraft, drought, contamination). Investigations into, and evaluations of, alternative water supply solutions are necessary. They may include options identified by the District in the *2003 Squaw Valley Groundwater Development & Utilization Feasibility Study Update*, the *2009 Alternative / Supplemental Water Supply and Enhanced Utilities Feasibility Study*, or the *2014 Redundant Water Supply – Preferred Alternative Evaluation*. **Alternative water supply solutions** will likely require further environmental analyses.

A **utility corridor along the Truckee River** between Squaw Valley and Truckee will significantly benefit the community by providing a much needed redundant water supply, natural gas, fiber

optic and bike trail access. Placer County and the District have initiated work on this project and Placer County should consider an expansion of scope to include the utility corridor, bike trail, and an EVA. This project also achieves the goals of many long-term regional transportation plans.

All **new wells** must meet construction, performance and water quality standards set forth by the District as well as those of the California Department of Public Health (DPH). The locations of all new wells should be located such that they do not influence the production of other wells or flows in Squaw Creek. The District with financial support from the project applicant, SVRE, recently completed Phase II of the Creek Aquifer Interaction Study, which analyzed data collected in Phase I to provide quantitative information on the hydrological relationship of pumping in the aquifer and flows in Squaw Creek, including the trapezoidal channel.

The water budget for **snowmaking** operations at the ski resort is now better understood and it appears its demand and supply may influence the water budget being considered for potable supply in the valley, including the proposed project. Existing snowmaking demands are being evaluated in the current scope of the WSA. Future supply and demand for snowmaking operations should be evaluated to determine its impacts on the District's ability to ensure long term water supply solutions.

Water supply sources proposed to serve the project may require treatment to meet water quality standards required by the USEPA and DPH. A new **Water Treatment Plant (WTP)** should be included in the scope of the project with consideration given to land acquisition, permitting, and zoning necessary to construct it.

The impacts of the project's water demand on the District's distribution system are being evaluated primarily through hydraulic modeling. Other **infrastructure improvements** will be necessary to serve the proposed project at the same level of service currently provided and they include, but are not limited to production wells, water storage tanks, pressure-reducing vaults, and underground pipe.

Underground parking garages may impact the **aquifer's potable water storage** and should be reviewed.

There are known **contamination sites** in the aquifer resulting from leaking underground storage tanks; our understanding is that the tanks have been removed and the sites mitigated and closed-out by regulatory agencies having relevant jurisdiction. However, if contamination plumes remain, the locations of new wells need to be strategically located to avoid migration of contaminants.

Water quality in the District's system may be influenced by **stormwater quality** as well as accidental releases of **hazardous materials**. It appears the NOP has identified this issue and

plans to include applicable analyses in the Draft EIR.

Sewer

The impacts of the project's wastewater generation flows on the District's collection system are being evaluated through hydraulic modeling. Infrastructure improvements to increase **capacity in the collection system** will be necessary to serve the proposed project at the same level of service currently provided and they include, but are not limited to, the installation of sewer manholes and underground pipe.

Of particular concern is the District's sewer **siphon line** crossing under the Truckee River. Current modeling results, with the proposed project's sewer flows included, indicate that this section of the District's sewer main is over-capacity. This line will require replacement or the installation of a parallel, redundant sewer main. The environmental impacts of installing a sewer line under the Truckee River should be analyzed.

The Tahoe Truckee Sanitation Agency (**TTSA**) is the agency responsible for conveying wastewater collected from the District's system to its treatment facilities in Truckee and owns and operates the wastewater treatment facility. Analyses of the capacities in their trunk line and treatment facility should be included in the scope of the EIR.

Water and Sewer

The District's **corporation yard** may require expansion to serve the project. A new corporation yard, or expansion and consolidation of the existing corporation yards, should be included in the scope of the project with consideration given to land acquisition, permitting, and zoning necessary to construct it.

As our system operators live further from work due to the high cost of living and lack of local affordable housing, analyses of proposed infrastructure and systems are required to determine if on-site **overnight accommodations** are necessary to improve the District's emergency response.

The increase in demand on the District's water and sewer systems may necessitate the need for additional staffing, equipment, vehicles, and public service facilities.

Garbage

The District contracts with Tahoe Truckee Sierra Disposal (**TTSD**) for the collection of municipal solid waste for all residential properties within its service area. The project applicant plans to contract directly with TTSD for garbage collection, which is typical for commercial accounts in the District.

However, the District does own and operate a **dumpster facility** that serves its customers near

the project area. It is an essential facility that allows weekend visitors to dispose of their garbage prior to leaving the valley and helps prevent trash cans being left outside on the curb overnight for pick-up by TTSD. Benefits attributed to maintaining the dumpster site include fewer bear encounters, less litter, and easier snow removal operations. If the site is proposed to be relocated, an alternative site should be included in the scope of the project with consideration given to land acquisition, permitting, and zoning necessary to construct it.

Bike Trail Snow Removal

The District provides snow removal services and wintertime maintenance of bike trails in the valley. Feedback from the community indicates that the pilot project is successful and that there is desire for the District to continue the service into perpetuity. As the project proposes to extend the bike trail into the project area, **funding** mechanisms, **equipment** procurement, and **snow storage easements** may be required to support the District's seasonal program.

Conditions of Service

The developer will be required to negotiate a **Development Agreement** with the District to identify the conditions of service for the project. It may trigger additional environmental impacts that may be subject to review under CEQA (e.g., construction of water tanks, replacement of sewer mains, and other off-site improvements). Additional Development Agreements may be required for future phases.

Thanks again for the opportunity to provide comment on the Notice of Preparation for the project. If you have any questions or require additional information, please contact me at (530) 583-4692.

Sincerely,



Mike Geary, PE
General Manager

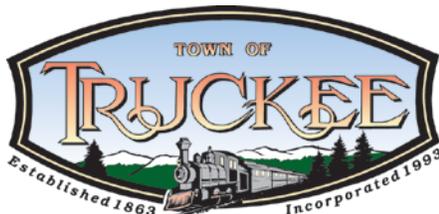
cc: Squaw Valley Public Service District Board of Directors
Pete Bansen, Fire Chief; Squaw Valley Fire Department
Jesse McGraw, Operations Manager; Squaw Valley PSD
Chevis Hosea, Vice-President of Development; Squaw Valley Real Estate

Town Council

Patrick Flora, Mayor

Alicia Barr, Vice Mayor

Dr. Mark Brown D.C., Council Member
Joan deRyk Jones, Council Member
Carolyn Wallace Dee, Council Member



Department Heads

Tony Lashbrook, Town Manager

Andy Morris, Town Attorney

Adam McGill, Chief of Police

John McLaughlin, Community Development Director

Kim Szczurek, Administrative Services Director

Judy Price, Town Clerk

Alex Terrazas, Assistant Town Manager

Daniel Wilkins, Public Works Director/Town Engineer

March 12, 2014

Maywan Krach
Environmental Coordination Services
Community Development Resources Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

RE: Revised Notice of Preparation, Village at Squaw Valley Specific Plan and project

Dear Ms. Krach:

Thank you for continuing to include the Town of Truckee in your circulation of the revised Notice of Preparation for the Environmental Impact Report for the Village at Squaw Valley Specific Plan and project.

Even with the significant downward revision of total housing and lodging units, the project is still substantial with regional construction, traffic and housing impacts that will affect the Town of Truckee. As such, the Town would like to reiterate the comments in the previous letter from Tony Lashbrook, Town Manager, dated November 9, 2012 (find attached).

The Town appreciates that "Additional information has also become available regarding several project components, including plans for employee housing." Moreover, the Town continues to stress the importance of explicitly detailing workforce housing needs within the project as well as analyzing the housing impacts stemming from the project on adjacent communities.

The Town of Truckee appreciates the opportunity to comment on this project and is committed to working with the County to clearly communicate and address our concerns.

Please contact me with any questions or concerns at (530) 582-2927 or csvensk@townoftruckee.com.

Sincerely,

A handwritten signature in blue ink that reads "Christian K. Svensk".

Christian Svensk
Senior Planner

Tahoe/Truckee



10183 Truckee Airport Road, Truckee, CA 96161-3306

www.townoftruckee.com

Administration: 530-582-7700 / Fax: 530-582-7710 / email: truckee@townoftruckee.com

Community Development: 530-582-7820 / Fax: 530-582-7889 / email: cdd@townoftruckee.com

Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: animalservices@townoftruckee.com

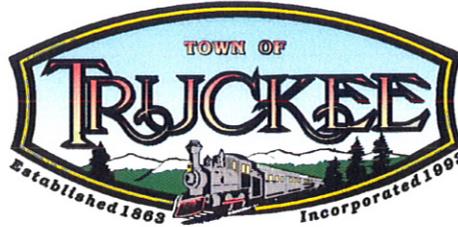
Police Department: 530-550-2328 / Fax: 530-550-2326 / email: policedepartment@townoftruckee.com

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Joan deRyk Jones, Mayor

Barbara Green, Vice Mayor

Dr. Mark Brown D.C., Council Member
Carolyn Wallace Dee, Council Member
Richard Anderson, Council Member



Tony Lashbrook, Town Manager
J. Dennis Crabb, Town Attorney
Adam McGill, Chief of Police
John McLaughlin, Community Development Director
Kim Szczurek, Administrative Services Director
Judy Price, Town Clerk
Alex Terrazas, Assistant Town Manager
Daniel Wilkins, Public Works Director/Town Engineer

November 9, 2012

Maywan Krach
Environmental Coordination Services
Community Development Resources Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

RE: Notice of Preparation, Village at Squaw Valley Specific Plan and Phase 1 project

Dear Ms. Krach;

Thank you for including the Town of Truckee in your circulation of the Notice of Preparation for the Environmental Impact Report for the Village at Squaw Valley Specific Plan and Phase 1 project. This project is significant, proposing 1300 housing/lodging units and significant support facilities over a 15 year build out. Phase one, proposed for development immediately, proposes nearly 1,000,000 sq. ft. of building area including several hundred housing/lodging units. While this project is large, it is located several miles south of the Town of Truckee so our comments and concerns focus on issues and impacts of regional concern or on potential impacts within the Town of Truckee that may result from the proposed project.

1. Transportation and traffic- A project of the magnitude proposed has the potential to generate substantial traffic during construction and operation. The EIR should address potential traffic impacts in detail. The analysis should address:
 - a. Construction trips- the project proposes to replace existing surface parking with underground parking. Construction of underground parking can generate significant excavated material (soil and rock). It is not clear in the project plans if this material will be used somewhere else within the site or necessitate significant "off-haul" of excess material. The EIR should address how much material will be "off-hauled" and where the "off-hauled" material will be transported to. The EIR should quantify the amount of truck traffic associated with the off-haul, the likely route of such traffic and the anticipated traffic, noise and land use impacts that may result from this activity. Other types of construction and material delivery impacts should also be analyzed as well. This analysis should quantify the expected number of construction workers and where they will likely be traveling to and from to work at the site. The EIR should

10183 Truckee Airport Road, Truckee, CA 96161-3306

www.townoftruckee.com

Administration: 530-582-7700 / Fax: 530-582-7710 / email: truckee@townoftruckee.com

Community Development: 530-582-7820 / Fax: 530-582-7889 / email: cdd@townoftruckee.com

Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: animalservices@townoftruckee.com

Police Department: 530-550-2328 / Fax: 530-550-2326 / email: policedepartment@townoftruckee.com

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analyze the impacts of these additional trips based upon time of year, days of the week and time of day.

- b. Operational trips- the region continues to be optimistic that significant tourist and lodging improvements such as those proposed by this project will result in "destination trips" that do not add traffic to peak holiday and weekend periods in the winter and summer. However, to date there has been no evidence that the significant "village" improvements constructed over the last 10 years at Squaw and Northstar have resulted in such a change to visitor patterns. Therefore, this EIR must quantify anticipated vehicular trips associated with use and occupancy of the proposed improvements. Trips analyzed must include visitors, residents, and employees including the background traffic of current and potential expanded capacity of skier days on the mountain and growth in Tahoe City and points east and south. Truckee requests particular focus on SR 89 including its intersections with West River Street, Deerfield Drive, the Interstate 80 ramps and Donner Pass Road. The EIR should also analyze the mainline constraint created by the narrowing of SR 89S at the "Mousehole" (UPRR/89 undercrossing).

Truckee also requests that the EIR analyze the impacts of the increased traffic on I-80 with particular attention paid to the impact on Donner Pass Road and other Town streets when I-80 is closed due to winter conditions resulting in "gridlock" conditions that spill over onto our streets. These conditions not only make travel within Truckee impossible but also constrain movement of emergency vehicles.

- c. Mitigations- Based upon the size and scope of this proposed development, combined with the limitations on developing regional roadway automobile carrying capacity, the Town encourages Placer County to place significant emphasis on upgrades to public transit infrastructure in the form of infrastructure improvements, ongoing operations funding, and transit use incentive programs as a means to mitigate regional traffic impacts associated with this project. The Town also encourages Placer County to place emphasis on requiring the project to fund and/or operate ongoing congestion management programs to mitigate peak period congestion and gridlock conditions along the SR 89 corridor.

In preparation of the traffic analysis, the EIR should recognize the existing Intergovernmental Agreement between Truckee and Placer County regarding cross jurisdictional Traffic Impact Fees. This agreement was entered into in June of 2007. The agreement identifies that the cross jurisdictional traffic impacts associated with traffic growth from new development in the Town and Placer County are roughly equivalent to one another, and as a result the two jurisdictions have agreed to not pursue traffic mitigation fees associated with new development from within each other's jurisdictional boundaries. This agreement was based upon a set of land use and traffic growth assumptions from the year 2005. The agreement also identifies that it should be updated every five years to take into account changes in land use and capital project needs that may be identified over time. Given the significance of this project, the Town requests that the County work in partnership with the Town to update the Cross Jurisdictional Traffic Impact Fee agreement and supporting technical documentation at this time in order to determine whether or not reliance on that agreement will be adequate to avoid significant cumulative impacts by this project on the roadway network within the Town of Truckee.

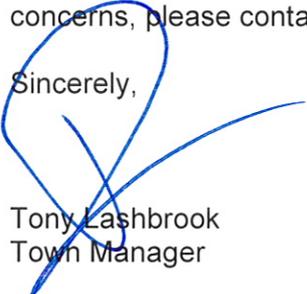
2. Workforce Housing- The provision of adequate workforce housing has been a high priority for the Town of Truckee and Placer County for well over a decade. Both jurisdictions have developed general plan policies, ordinance requirements and have invested public funds to improve this component of our infrastructure that is critical to supporting a growing resort economy. The initial study attached to the NOP and the draft Specific Plan recite the Placer County General Plan policies that requires that this and similar projects provide half of the housing necessary to accommodate their projected workforce housing demand. We were not able to locate any provision for workforce housing in the project description. Additionally, the project description states that a number of existing workforce housing units will be removed and eliminated by the construction of the proposed project. Finally, as a matter of background it is unclear if any workforce housing units were created to mitigate the workforce housing impact of the original (Intrawest) Squaw Valley Village project as required by the project EIR mitigation measures and project conditions.

Lacking any information related to this required element of the project, the Town believes that this application is not complete for processing and that the release of the Notice of Preparation is premature. The Town requests that the NOP be recirculated when the proposed specific plan and phase 1 project includes a specific proposal to address this requirement.

While the Town recognizes that the provision of workforce housing is not always considered an environmental factor that must be evaluated in an EIR there are other factors directly related that are. These include compliance with adopted land use plans and policies, traffic impacts associated with employees commuting long distances due to inadequate housing being available, etc. The Town requests that the EIR address the specific issues associated with the planned workforce housing (once such plans are developed) and further that the EIR evaluate the direct and indirect impacts associated with only ½ of the workforce housing requirement being addressed by this project.

The Town of Truckee sincerely appreciates the ability to review and comment on this important project early in the review process. We are committed to working closely with the County and the project team to clarify and address our concerns and will make key staff available to do so. Should you have any questions or need clarification related to any of our concerns, please contact me at 530.582.2901 or tlashbrook@townoftruckee.com.

Sincerely,



Tony Lashbrook
Town Manager

Cc
Truckee Town Council Members
Nevada County 5th District Supervisor
Placer County 5th District Supervisor
Andy Wirth, GM Squaw Valley USA
North Lake Tahoe Resort Association