



**COUNTY OF PLACER
COMMUNITY DEVELOPMENT RESOURCE/AGENCY PLANNING SERVICES
DIVISION**

Michael J Johnson, Agency Director

Paul Thompson,
Deputy Director of Planning

HEARING DATE: March 28, 2012
ITEM NO.: 2
TIME: 10:20 am

TO: Placer County Planning Commission
FROM: Development Review Committee
**SUBJECT: CONDITIONAL USE PERMIT (PCPA 20120215)
SQUAW VALLEY RED DOG CHAIRLIFT REPLACEMENT PROJECT
MITIGATED NEGATIVE DECLARATION**

COMMUNITY PLAN AREA: Squaw Valley

GENERAL PLAN DESIGNATION: Squaw Valley General Plan

ZONING: FR (Forest Recreation), VC (Village Commercial), HC (Heavy Commercial)

ASSESSORS PARCEL NUMBERS: 096-490-017, 096-221-011, 096-221-019, 096-221-026 and 096-010-012

STAFF PLANNER: Lisa Carnahan, Associate Planner

LOCATION:

The subject property is located at the Red Dog Face/Snow King Mountain area within the existing Squaw Valley USA Ski Resort located at the westerly terminus of Squaw Valley Road, west of State Route 89, Olympic Valley, Placer County.

APPLICANT: Mike Livak on behalf of Squaw Valley Resort, LLC

PROPOSAL:

The applicant is requesting approval of a Conditional Use Permit to allow for the removal of the existing Red Dog triple chairlift and replacement with a new high-speed, detachable, six-place chairlift.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA), and is included with this staff report as Attachment D. The Mitigated Negative Declaration was prepared pursuant to Section 15070 of the CEQA Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The public comment period for the Mitigated Negative Declaration closed on February 7, 2013. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended findings for this purpose are attached. An Errata to the Mitigated Negative

Declaration has been included with Attachment D in order to clarify the existing zoning and land uses of the site and surrounding parcels, as well as include an additional parcel number which had been unintentionally omitted. The clarification of zone districts and inclusion of the additional parcel number does not alter in any way the analysis conducted for the Mitigated Negative Declaration. All potential environmental impacts related to the parcels and land uses were fully analyzed within the Mitigated Negative Declaration.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the Squaw Valley Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

SITE CHARACTERISTICS:

Squaw Valley USA is located on private lands 42 miles west of Reno in the Sierra Nevada mountain range. Squaw Valley maintains 177 formal ski trails and 33 lifts across six (6) peaks on approximately 4,000 acres.

EXISTING ZONING AND LAND USE:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)/VC (Village Commercial)/HC (Heavy Commercial)	Squaw Valley FR, VC and HC	Ski Lifts / Ski Runs / Ski Trails/ Ski-Related Buildings
North	VC (Village Commercial)/ FR (Forest Recreation)/ HC (Heavy Commercial)	Squaw Valley VC, FR and HC	Village Center, Ski Lift/ Ski Runs/ Ski Trails/ Ski-Related Buildings/Parking/ Part of Golf Course
South	FR (Forest Recreation)/O (Open Space)	Squaw Valley FR, O	Ski Lifts / Ski Runs / Ski Trails
East	FR (Forest Recreation)/O (Open Space)	Squaw Valley FR, O	Ski Lifts / Ski Runs / Ski Trails/
West	FR (Forest Recreation)/VC (Village Commercial)/CP (Conservation Preserve)	Squaw Valley FR, VC and CP	same as project site

BACKGROUND/ PROJECT DESCRIPTION:

In order to improve the recreational experience for intermediate skiers and snowboarders, provide enhanced lift access to the weather-protected slopes on Snow King mountain, and quicken access to the Resort at Squaw Creek, the applicant is proposing to upgrade the Red Dog Chairlift to a high-speed, detachable chairlift.

The existing Red Dog chairlift is a fixed-grip triple chairlift that operates at an hourly capacity of 1,800 skiers per hour. The lift is approximately 3,700 feet long and there are 16 towers along the line. The existing tower placement results in a line profile that includes spans of significant length and height, which compromises rider comfort.

The applicant is proposing to replace the existing Red Dog triple chairlift with a new detachable six-place chairlift operating at an hourly capacity of 2,400 skiers per hour. The new lift would be on the same alignment as the existing lift.

According to the applicant, the Squaw Valley 2012 Capital Project replaced eight older chairlifts having an aggregate hourly capacity of 11,800 skiers per hour with three upgraded chairlifts having an aggregate hourly capacity of 7,200 skiers per hour, resulting in an overall decrease in capacity of 4,600 skiers per hour. In combination with the proposed Red Dog Lift Replacement Project, which would increase the operating capacity by 600 skiers per hour, the overall capacity at Squaw Valley would be reduced by 4,000 skiers per hour. However, the overall on-mountain experience will be enhanced by the upgraded chairlifts.

In order to improve the lift line profile and rider comfort by reducing the length and height of spans, the tower placement for the new Red Dog lift would be different than the existing lift. As a result, none of the existing towers and footings would be reused for the new lift. The top and bottom terminals of the new lift would be located in the same general area as the existing terminals, with potential for minor adjustments to improve skier circulation and milling areas.

According to additional information supplied by the applicant, the total disturbance area of previously-disturbed ground will be 0.76 acres, and the amount of previously undisturbed ground which will be disturbed by the project will be 1.19 acres, for a total of approximately 1.95 acres of disturbed ground. A comprehensive revegetation and restoration plan will be developed for the project, and will be supplied in conjunction with the Improvement Plans.

Removal of Existing Lift

For removal of the existing Red Dog terminal structures, construction equipment would utilize existing work roads to access the top and bottom terminals of the lift. The top and bottom steel terminal structures would be removed from the site by truck. Concrete footings at both terminal stations would require demolition and removal to make way for the new terminal footings, which would be located in about the same place. The earthen unload ramp at the existing lift's top terminal location, as well as the remnants from the demolished existing concrete footing, would be stockpiled on site and reused for the unload ramp of the new lift.

None of the existing intermediate line towers would be re-used for the new lift; therefore all existing towers would be removed. If necessary, and where existing work roads do not exist, construction access for removal of intermediate line towers would be by foot or by All Terrain Vehicle (ATV) (i.e., for transporting cutting torches and tools). Line towers and tower cross arms would be removed from the site by crane and truck, by excavation equipment (i.e., track-hoe excavator) over undisturbed ground, or by helicopter. Abandoned concrete tower footings would be left in place. Intermediate tower footings extend just above the ground and little or no backfilling would be required. Excavated material would be stabilized in accordance with the Best Management Practice (BMP) measures supplied by the applicant. Excess material would be utilized for new terminals to make for a balanced project. Disturbed areas would be revegetated immediately following construction activities. Equipment storage would be in a previously disturbed area and stabilized after construction activities.

Installation of New Lift

As a six-place chairlift, the new Red Dog lift would have a wider gauge than the existing triple chairlift. As a result, the cleared lift line corridor would need to be widened by about 15 feet, resulting in the removal of existing trees. In June of 2012, Under The Trees Forestry and Environmental Services conducted a tree survey for the Red Dog Lift Replacement Project. The tree survey indicated that there are 137 trees within the proposed lift corridor. Of these trees, 76 (55%) should be removed to

promote forest health and lift safety, 12 (8.7%) are standing dead, and 49 (36%) are healthy trees targeted for removal or pruning.

The new lower loading terminal of the proposed lift would be located at approximately 6,230 feet in elevation (in the current general area of the bottom terminal of the existing Red Dog lift), and excavation and grading would disturb an area estimated at about 0.5 acres. The new top terminal of the proposed lift would be located at approximately 7,520 feet in elevation (at the current site of the top terminal of the existing Red Dog lift), and excavation, grading and equipment storage would disturb an area estimated at less than 0.25 acres. The amount of grading at each terminal would be minimized to the extent that is practical in order to limit soil disruption.

The 16 existing towers on Red Dog would be removed and replaced by 18 new towers in new locations. Each new tower footing would require approximately 600 square feet of ground disturbance, for a total of 10,800 square feet or less than 0.25 acres.

Construction equipment for lift installation and removal would access the top and bottom terminals of the proposed lift via existing work roads. Excavation equipment (i.e., track-hoe excavator to dig foundation holes) would access each tower location over undisturbed ground, and care would be taken to minimize disturbance to the surface soil mantle and vegetation. Where excavation equipment access is not possible, tower footing holes would be dug by hand. Excavated material would be stored onsite and used for backfill, blended with surrounding ground contours and/or utilized for terminal stations to make for a balanced project. Excavated material would be stabilized in accordance with the measures contained in the final Construction Documents and BMP plans.

Concrete for tower and terminal footings would be hauled in by truck, or flown in and poured by helicopter where road access does not exist. Towers and cross arms would be transported and set by helicopter or by excavation equipment traveling over undisturbed ground, and by crane and truck where road access is possible. Terminal components would be transported to the site by truck, although it may be preferable in certain cases to transport some components by helicopter.

For the stabilization of exposed soils following the completion of lift tower installation, terminal foundation work and construction, and utility line installation, an approved seed mix would be spread and covered with mulch. Detailed specifications for vegetation management guidelines are included in the BMP and Revegetation plan which was submitted by the applicant.

New Lift Drive Equipment

The new Red Dog lift would be driven by an electric motor for primary operations and a diesel auxiliary motor for operation in the event of a power failure. The lift would also be equipped with a diesel evacuation motor that would be used in the event of a mechanical failure. All proposed new diesel motors would meet California Air Resources Board standards and the lowest emissions standards set forth by the Environmental Protection Agency (EPA) for diesel motors. The hours of operation for the diesel motors would not exceed 30 hours per year, including operation for maintenance and occasional interruptions of electrical power.

Project Components Common to all portions of the Construction Project

The following project components are common to all construction activities associated with this proposed project:

- BMPs will be installed and maintained prior to, during, and after construction activities.
- Disturbed areas will be revegetated immediately following construction activities.
- Final Construction Documents will be prepared that address all mitigations.

- Equipment storage will be in a previously disturbed area and stabilized after construction activities.
- All vehicles will be fueled in the Squaw Valley parking lot and/or maintenance building.
- Prior to grading, where practical, existing topsoil resources will be removed, either by machine or by hand, and stockpiled in an area where soils storage will not cause a long-term resource impact. Also piles will be covered or otherwise stabilized for wind erosion protection.
- Subsequent to approved grading activities, cleared topsoil will be re-spread on the disturbed site, mulched, and re-seeded.
- Where ground disturbance occurs, areas will be revegetated and mulch or matting will be applied.
- Temporary erosion control measures will be utilized on disturbed sites to minimize the potential for soil erosion during construction. Soil-disturbing activities will be avoided during periods of heavy rain or wet soils.
- Erosion control blankets (e.g., coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than 10 percent, or heavy mulch comprised of organic materials will be used.
- Re-seeding efforts related to the Red Dog Lift Replacement Project will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate.

DISCUSSION OF ISSUES:

General Plan / Community Plan / Zoning Consistency – Conditional Use Permit

The Squaw Valley General Plan applies to the proposed project. Section 102.12 – *Conditional Use Permits/Minor Use Permits* states that Conditional Use Permits or Minor Use Permits are required for the construction of new ski lifts and ski lift modifications. Such permits may be granted only if it is found that the establishment, maintenance or operation of the ski lift modification will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. Furthermore, the issuance of a Conditional Use Permit shall be required for the development of recreational facilities which disturb more than 2,500 square feet of ground and ski-lift construction or modification.

Additionally, per Section 102.14 *Design Review*, of the Squaw Valley General Plan, the project is subject to Site/Design Review and review for compliance with all provisions of the Squaw Valley Design Guidelines. A recommended Condition of Approval (No. 55) has been included which addresses the need for Design Review.

The project site of the proposed chairlift is located on four different parcels which contain three (3) different land use districts: Village Commercial (VC) Heavy Commercial (HC) and Forest Recreation (FR).

Section 220 of the Squaw Valley General Plan describes the Village Commercial (VC) land use district and indicates that this district is intended to provide lands that would promote interaction between people, and provide a focal point of a destination ski resort. With approval of a Conditional Use Permit, ski lifts are a permitted use within this district. Various other ski lift facilities, such as the Funitel lift are located within the VC land use district. The existing chairlift was previously determined to comply with the VC land use district, and as such, the proposed replacement of that chairlift was determined to be similarly compliant with the intent of the VC land use district.

The second land use district, Heavy Commercial (HC) is discussed within Section 226 of the Squaw Valley General Plan. The intent of the HC land use district is to identify lands where primarily service-oriented commercial uses and uses specifically related to the operation of a major ski resort can be carried out. This area is necessary to provide areas specifically for heavy equipment maintenance and storage as well as construction-related shop spaces. Heavy equipment utilized for the maintenance of the Red Dog chairlift would be stored and maintained within the maintenance buildings already existing within this area. The continued use of the buildings for maintenance purposes would be consistent with the HC district.

The Forest Recreation land use district is intended to retain the general character of the forest environment while at the same time permitting active recreational development. It is also the intent of the County in creating this district, to establish areas where public or private recreation facilities can be developed to meet the year round recreation needs of the residents and visitors in Squaw Valley. Ski lifts and ski trails are permitted principal uses within the Forest Recreation land use district per Section 250.10 of the Squaw Valley General Plan. The continued use of this upgraded lift will not create an inconsistency with this zone district.

Based upon the analysis above, the project as proposed complies with the Squaw Valley General Plan and Land Use Ordinance. Additionally, the recommended Conditions of Approval for the Conditional Use Permit will further ensure that the project will provide minimal disturbance to the existing natural resources to allow for necessary upgrades to continue the existing use.

Comments from State Agencies

The Lahontan Regional Water Quality Control Board (LRWQCB) provided written comments on the Mitigated Negative Declaration (see Attachment F).

The Lahontan Regional Water Quality Control Board (LRWQCB) provided an email correspondence regarding their review of the Mitigated Negative Declaration. With regards to the potential wetland impacts as a result of the Red Dog Chairlift upgrade, if impacts to any of the 0.08 acres of waters of the U.S. or 0.21 acres of wetland riparian habitat are unavoidable, the applicant will be required to apply for a Clean Water Act Section 401 Water Quality Certification and an exemption to the floodplain areas tributary to the Truckee River. The email further noted that if such a permit and exemption are required, appropriate in-kind mitigation will, in turn, be required. However, since it was noted that the new towers are planned for locations which completely avoid impact to the waters of the U.S. and the wetland riparian habitat, the LRWQCB stated that they fully supported the project.

SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL

The project was presented to the Squaw Valley Municipal Advisory Council (SVMAC) at their October 4, 2012 meeting. After hearing public comment, the SVMAC unanimously recommended approval of the project as proposed.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Errata as set forth in Attachment D, adopt the Mitigation Monitoring Plan included as Attachment E, and approve the Conditional Use Permit to allow the removal of the existing Red Dog fixed-grip triple chairlift and to allow the installation of a high-speed, detachable six-place chairlift at the same location, subject to the following findings and attached recommended Conditions of Approval (Attachment A).

FINDINGS:

CEQA

1. The Mitigated Negative Declaration and Errata have been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Additionally, mitigation measures are applied to address the construction practices to ensure water quality is maintained. Furthermore, to avoid any noise impacts the project is limiting hours of construction.
2. There is no substantial evidence in the record as a whole that the Project as mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration and Errata, as adopted for the Project, reflect the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Monitoring Program prepared for the Project as set forth in Attachment E is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.

CONDITIONAL USE PERMIT:

Having considered the staff report, supporting documents and public testimony, the Planning Commission hereby finds that:

1. The proposed Chairlift replacement project is consistent with all applicable provisions of Chapter 17, Placer County Zoning Ordinance and any applicable provisions of other chapters of the Code in that ski lifts are a principally permitted use and structure allowed within the Forest Recreation district and are permitted with approval of a Conditional Use Permit in the Village Commercial and Heavy Commercial zone districts contained within the Squaw Valley General Plan. The review of the Conditional Use Permit also found the modifications to the ski lift within the Village Commercial and Heavy Commercial zoning districts are consistent with these zoning districts and the ski lift use will continue to meet the intent of the Squaw Valley General Plan. The proposed project intends to replace an existing chairlift with an upgraded chairlift. The project complies with all applicable development standards, including but not limited to, setbacks, parking, circulation, and transit and the removal and replacement of the Squaw Valley Red Dog Chairlift Replacement Project will not create an increased capacity that could impact the parking, circulation, and transit for the ski resort.
2. The proposed removal and replacement of the Squaw Valley Red Dog chairlift is consistent with applicable policies and requirements of the Placer County General Plan, and the Squaw Valley General Plan. Specifically, the upgrade of the chairlift provides consistency with the objective of the Squaw Valley General Plan in that the upgrade will retain the general character of the forest environment with the reduced height of the towers, while at the same time permitting active and updated recreational development.
3. The establishment, maintenance or operation of the proposed removal and replacement of the Squaw Valley Red Dog Chairlift Replacement Project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general

welfare of the County; in that a Mitigated Negative Declaration was prepared for the project further determining that there will be not significant impacts generated from the proposed project and the project will not create a detriment to people, property or to the environment.

4. The proposed Squaw Valley Red Dog Chairlift Replacement Project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development in that the project site currently operates as a ski hill with existing chairlifts and the immediate neighborhood consists of the existing ski hills and operations of the Squaw Valley Ski Resort.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

Respectfully submitted,

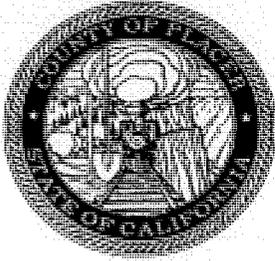


LISA CARNAHAN
Associate Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan and Project Plans
- Attachment D – Mitigated Negative Declaration and Errata
- Attachment E – Mitigation Monitoring Plan
- Attachment F – Correspondence

cc: Michael J. Johnson - Agency Director
Paul Thompson – Deputy Planning Director
Sarah Gillmore - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Division
Lisa Carnahan - Air Pollution
Karin Schwab - County Counsel's Office
Squaw Valley Development Company – Owners
Mike Livak – Applicant
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT "SQUAW VALLEY - RED DOG
CHAIRLIFT REPLACEMENT PROJECT" (PCPA 20120215)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Conditional Use Permit (PCPA 20120215) approves the removal and replacement of the existing Red Dog Chairlift located at the Squaw Valley Ski Resort and as described within the Project Description portion of the Planning Commission Staff report on file at the Community Development Resource Agency, as approved by the Planning Commission on March 28, 2013.

IMPROVEMENTS/IMPROVEMENT PLANS

2. To ensure there is no adverse effect on a scenic vista, the upper, the terminals and towers shall be painted to blend with the natural environment. The color of the terminals and towers shall be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans. (MM I.1)(PLN)

3. The 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 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. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the 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.

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ATTACHMENT A

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Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **MM VI.1 (ESD)**

4. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform 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 Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all 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 Engineering and Surveying Division (ESD).

The 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 to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **MM VI.2 (ESD)**

5. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (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 Engineering and Surveying Division (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains.

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, diversion dikes, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **MM VI.3 & MM IX.1 (ESD)**

6. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **MM VI.9 (ESD)**

7. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- a) Structural foundations
- b) Grading practices;
- c) Erosion/winterization;
- d) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- e) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **MM VI.10 (ESD)**

8. The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project: **(ESD)**

- a) Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- b) Graveling construction entrances to minimize tracking of earthen material to adjoining streets.
- c) Installing erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- d) Installing dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- e) Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- f) Installing permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- g) Disposing of excess excavated materials at appropriate disposal sites. Solid debris resulting from activities associated with the construction of the proposed project shall be kept out of Shirley Lake tributary drainages. **MM IX.2 (ESD)**

9. The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows: **(ESD)**

- a) Maintain all construction equipment to prevent oil or other fluid leaks.
- b) Keep stockpiled spill cleanup materials readily accessible.
- c) Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- d) Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

- e) Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- f) Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- g) Use drip pans for any oil or fluid changes.
- h) Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- i) Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- j) Purchase, transport to site, and use only the amount needed for the work on-site.
- k) When possible, purchase and use non-hazardous and environmentally friendly materials.
- l) Label and store all hazardous materials according to local, state and federal regulations.
- m) The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- n) Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- o) Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- p) Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff. **MM IX.3 (ESD)**

10. Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas. **MM IX.4 (ESD)**

11. Prepare and submit with the project Improvement Plans, a 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 offsite improvements and drainage easements to accommodate flows from the 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. **MM IX.5 (ESD)**

12. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

13. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a copy of the Lahontan Regional Water Quality Control Board approval or permit. **(ESD)**

14. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

GRADING

15. 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 RWQCB and the Placer County ESD. **MM VI.4 (ESD)**

16. All grading operations shall occur after snow has melted and when conditions are dry. **MM VI.5 (ESD)**

17. Truck routes are to be located across existing logging roads. **MM VI.6 (ESD)**

18. After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite. **MM VI.7 (ESD)**

19. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. **MM VI.8 (ESD)**

VEGETATION & OTHER SENSITIVE NATURAL AREAS

20. 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:

- a) Adjacent to any and all waters of the U.S. or wetland riparian habitats that are within 50 feet of any proposed construction activity;

- b) Outside the critical root zone (typically defined as the “drip-line”, or the area directly below the branches of the tree) of all trees to remain which are within 50 feet of any grading, road improvements, underground utilities, or other development activity.
- c) Efforts should be made to save trees where feasible. Any encroachment within the critical root zones of trees to be saved must first be approved by the Development Review Committee (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. **(MM IV.1)(PLN)**

21. The Improvement Plans shall include a note that includes the wording of this mitigation/condition of approval:

Prior to any 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 Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of any active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest(s) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two (2) months following the initial survey, if the initial survey occurs between March 1st and July 1st. 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 CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees removed by the project in accordance with Mitigation Measure MM I.2, which contain stick nests, may only be removed between September 1st and March 1st. **(MM IV.2)(PLN)**

22. Prior to approval of improvement plans and the issuance of any grading and/or building permits for the Red Dog Chairlift, the applicant shall avoid and/or relocate the proposed towers outside of the designated wetland areas. If avoidance of the designated wetland areas is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and calculate the total impacts to wetlands, based on a grading plan and a verified wetland delineation. Prior to Improvement Plan approval or issuance of a Building Permit, it will be necessary to implement one of the following mitigation measures to ensure no net loss in wetland habitat:

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- a) 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. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan; or
- b) 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; or
- c) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. **(MM IV.3)(PLN)**

23. If project impacts to waters of the U.S. are unavoidable, the applicant will be required to obtain a Section 404 Permit through the United States Army Corps of Engineers, a Section 401 Water Quality Certification through the Regional Water Quality Control Board, and/or a 1602 Streambed Alteration Agreement through the California Department of Fish and Game. Prior to approval of Improvement Plans and the issuance of any grading and/or building permits for the Red Dog Chairlift, the applicant shall provide evidence that either the wetlands will be avoided, or shall provide the required permits from the various agencies. **(MM IV.4)(PLN)**

24. 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) for the areas disturbed as a result of the Red Dog Chairlift Replacement Project. All areas that are disturbed within the project areas of the aforementioned project shall be re-established with hydro-seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 3-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer MARCH 2013 PC

County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the applicant fails to perform. (PLN)

25. Prior to Improvement Plan approval, the applicant shall provide to the Development Review Committee (DRC), a Vegetation Management Plan (VMP), prepared by a Registered Professional Forester, that evaluates tree/vegetation removal, and/or trees with disturbance to its critical root zone, addresses fuel load and fire hazard reduction, and identifies tree plantings designed to enhance wildlife habitat, aesthetic quality and forest health in the forest environment. The applicant shall provide to the DRC an implementation plan that demonstrates compliance with the recommendations of the VMP. (PLN)

26. Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands or streams on the property or within the general vicinity of the project site area. 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. (PLN)

27. Prior to the approval of the Improvement Plans, the wetlands report (if any wetlands are determined) shall be field verified by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game as deemed necessary by the Development Review Committee (DRC). If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider modification of the project's permit approvals. (PLN)

28. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval.

Prior to 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 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, MARCH 2013 PC

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 100percent deposit is made. With the exception of the 25 percent of the 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 three (3) 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 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 Applicant and/or Contractor fails to perform. (PLN)

29. The project shall comply with the Placer County Tree Preservation Ordinance. (MM I.2 PLN)

CULTURAL RESOURCES

30. The Grading Plans/Improvement Plans shall include a note stating that "If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site." (MM V.1)(PLN)

ENVIRONMENTAL HEALTH

31. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

32. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. **(EHS)**

33. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

34. Prior to building permit final, the property owner shall submit: **(EHS)**

- a) An updated business plan to Environmental Health Services (EHS) Hazardous Materials Section, for review and approval. The actual fees paid will be those in effect at the time payment occurs. "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

NOISE

35. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (PLN)

AIR QUALITY

36. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continued to be used without the consent of the District. (MM III.1) (PLN-AQ)

37. Prior to approval of Grading or Improvement Plans, (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. (To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements). If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. (MM III.2) (PLN-AQ)

38. Include the following standard notes on the Improvement/Grading Plan:-

- a) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- b) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- c) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (MM III.3)(PLN-AQ)

39. Include the following standard note on the Improvement/Grading Plan: During

construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(MM III.4)(PLN-AQ)**

40. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. **(MM III.5)(PLN-AQ)**

41. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). **(MM III.6)(PLN-AQ)**

42. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. **(MM III.7)(PLN-AQ)**

43. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. **(MM III.8)(PLN-AQ)**

44. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. **(MM III.9)(PLN-AQ)**

45. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **(MM III.10)(PLN-AQ)**

46. Include the following standard note on the Improvement/Grading Plan: During

construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (MM III.11)(PLN-AQ)

47. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (MM III.12)(PLN-AQ)

MISCELLANEOUS CONDITIONS

48. To ensure there is no glare created from the proposed project, the terminals and towers of the proposed Red Dog Chairlift shall be painted with non-reflective paint. (MM I.3) (PLN)

49. Prior to Grading/Improvement Plan approval, the applicant shall submit a public information plan for Development Review Committee review and approval. The applicant shall fund and operate a manned 24-hour, 7 days a week public information telephone hotline service (call center) to provide information on construction and offer a forum to receive and resolve complaints related to project development issues. Said telephone hotline shall remain operational until the County accepts all improvements for the project as complete. (PLN)

50. The applicant shall comply with any conditions imposed by the United States Forestry, the California Department of Forestry and Fire Protection and/or the serving fire district, North Tahoe Fire Department. (PLN)

51. The project shall comply with the requirements of Article 12.40 of the Placer County Code. Compliance with this condition shall be provided prior to the operation of the modified Red Dog Chairlift. (PLN)

52. Prior to operation of the upgraded Red Dog Chairlift, the applicants shall provide documentation that the existing Squaw Valley Mountain Safety and Avalanche Control will apply to the areas to be accessed by the Red Dog Chairlift. (PLN)

53. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Squaw Valley Red Dog Chairlift Replacement Project PCPA 20120215. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any

MARCH 2013 PC

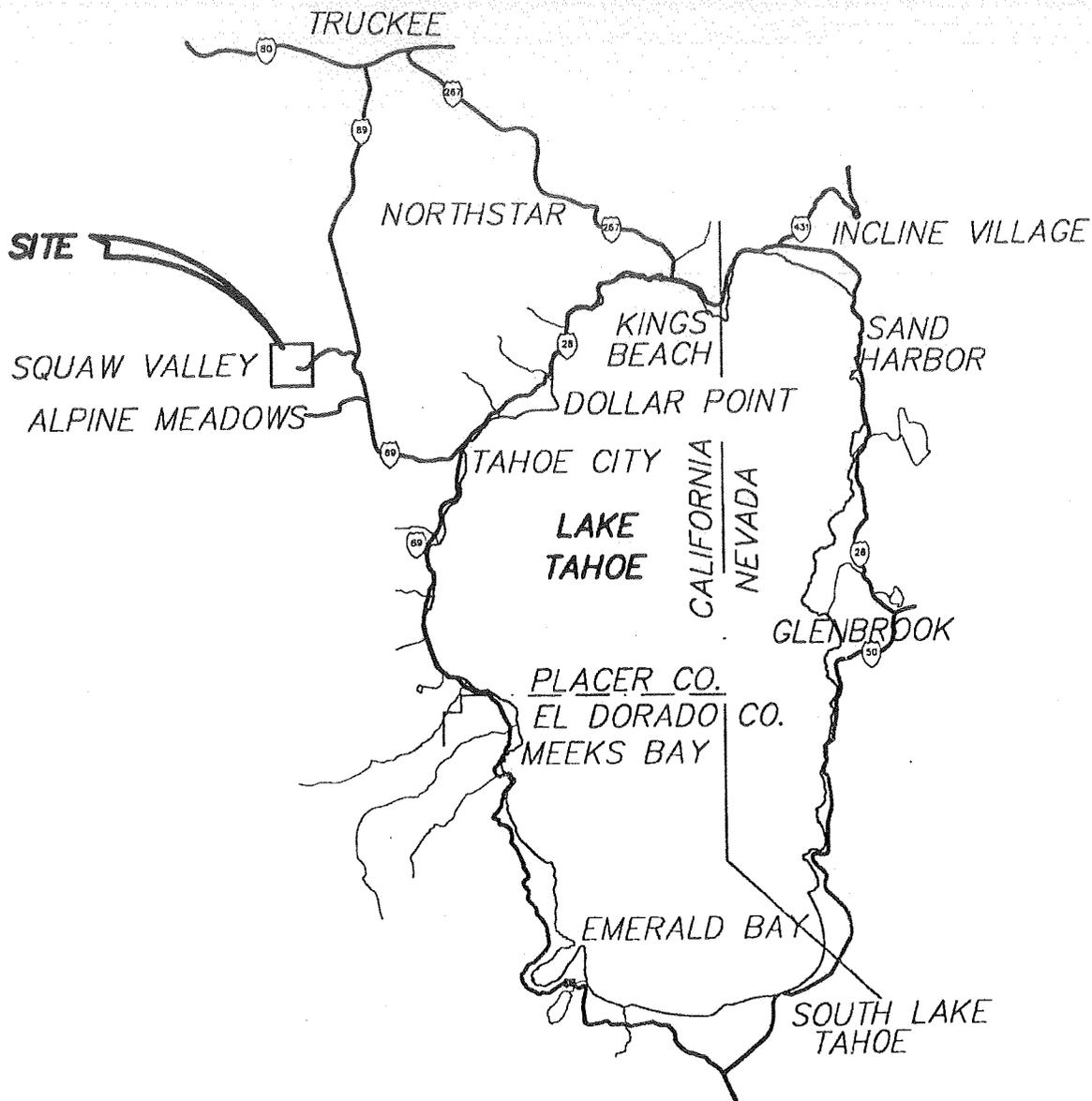
such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. **(CC)**

54. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

55. Prior to Improvement Plan approval, the Project shall be reviewed and approved by the Squaw Valley Design Review Committee. **(PLN)**

EXERCISE OF PERMIT

56. The effective date of approval shall be April 8, 2013. The applicant shall have twenty-four (24) months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on April 8, 2015.



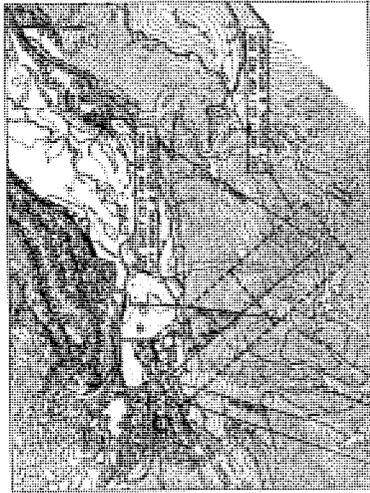
VICINITY MAP

RED DOG LIFT REPLACEMENT FINAL GRADING PLANS

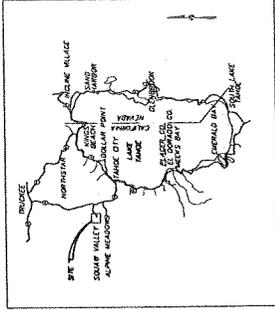
RED DOG LIFT REPLACEMENT
 SQUAW VALLEY SKI CORP.
 OLYMPIC VALLEY, CA
 PLACER COUNTY
 096-221-0111, -0119
 096-010-0112

**GARY DAVIS GROUP
 DESIGN AND ENGINEERING**

post office box 7409 | lakeview city, ca 95145
 tel 530-563-9222 | fax 530-563-9224
 garydavisgroup.com



LOCATION MAP
 SCALE 1" = 1000'



- SHEET INDEX:**
- C1.0 - TITLE SHEET
 - C1.1 - NOTES SHEET
 - C2.0 - PLAN AND PROFILE SHEET STA. 1+00 - 20+00
 - C2.1 - PLAN AND PROFILE SHEET STA. 20+00 - 36+00
 - C3.0 - TERMINAL AREA GRADING PLAN SHEET
 - C3.1 - CONSTRUCTION DETAILS SHEET AND BMP, EROSION & SEDIMENT CONTROL AND VEGETATION SHEET
 - C4.0 - BMP, EROSION & SEDIMENT CONTROL AND VEGETATION SHEET

BLACER COUNTY APPROVAL
 PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS. UNDISCOVERED ERRORS AND OMISSIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE. ALL ACCESSWAYS AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA STANDARD SPECIFICATIONS DATED 2010. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLACER COUNTY STANDARD SPECIFICATIONS DATED 2010. THE CONTRACTOR SHALL NOTIFY THE PLACER COUNTY ENGINEERING AND SURVEYING DIVISION OF ANY VIOLATIONS OF COMPLIANCE WITH CURRENT COUNTY STANDARDS. PAYMENT OF CURRENT FEES AND COMPLIANCE WITH CURRENT COUNTY STANDARDS.

COMMUNITY DEVELOPMENT RESOURCE AGENCY
 ENGINEERING AND SURVEYING DIVISION
 SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____
 COMMUNITY DEVELOPMENT RESOURCE AGENCY
 PLANNING DEPARTMENT
 SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 ENVIRONMENTAL HEALTH DIVISION
 SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____

**CALIFORNIA DEPARTMENT OF FORESTRY
 AND FIRE PROTECTION APPROVAL**

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS.
 SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____

- LEGEND**
- EXISTING CONTOUR (ELEVATION)
 - PROPOSED FINISH CONTOUR (ELEVATION)
 - LIMITS OF GRADING (E.G. DATUM)
 - EXISTING DIRT/DRAKE, SUMMER MAINTENANCE ROAD
 - EXISTING FLOWLINE
 - EXISTING TREE CANOPY OR BRUSH AREA
 - UTILITY TRENCH (POWER AND PHONE) (SEE UTILITY TRENCH DETAIL 1, SHEET C1.1)
 - SEEDING CONTROL FLOWLINE (SEE SHEET C4.0 FOR BMP NOTES & DETAILS)
 - CONSTRUCTION FLOWLINE (SEE SHEET C4.0)

INSTRUCTIONS TO CONTRACTORS

ALL WORK MUST BE COMPLETED PRIOR TO COMMENCING WORK. BEFORE COMMENCING WORK, ALL PLANS, SPECIFICATIONS AND PROGRAMS MUST BE SUBMITTED AND APPROVED IN CONFORMANCE WITH REQUIREMENTS OF SECTIONS 7-1.01E, 7-1.01C, AND 8-1-01 OF THE CALIFORNIA STANDARD SPECIFICATIONS DATED 2010. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY THE PLACER COUNTY ENGINEERING AND SURVEYING DIVISION OF ANY VIOLATIONS OF COMPLIANCE WITH CURRENT COUNTY STANDARDS. PAYMENT OF CURRENT FEES AND COMPLIANCE WITH CURRENT COUNTY STANDARDS.

SQUAW VALLEY FIRE DEPARTMENT APPROVAL

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS.
 SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____

DEVELOPERS RIGHT-OF-WAY CERTIFICATE
 NOT NEARLY LEFT REPLACEMENT/EXTENSION POINTS ASSOCIATED WITH THIS PROJECT. REQUIRED CONSTRUCTION AND/OR EXISTING CONSTRUCTION AND/OR EXISTING CONSTRUCTION DOCUMENTS MUST BE SUBMITTED TO THE DEVELOPER FOR REVIEW AND APPROVAL. DEVELOPER CERTIFIES THAT DOCUMENTATION IS SUBSTANTIAL AND THE GOODS ARE NOT OBTAINED OR ACQUIRED OR OBTAINED OR ACQUIRED BY OTHER PERSONS UNDER THE RESPONSIBILITY OF THE CONTRACTOR. ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS ON OTHER FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DESCRIBED.

AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).
 THE UNDERSIGNED AGREE TO DEVELOPERS THAT HE OR SHE HAS THE LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF THE DEVELOPER, AND TO SIGN DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.

SKINNER: _____ TITLE: _____
 PRINT NAME: _____ DATE: _____

DEVELOPMENT INFORMATION:

OWNER/OPERATOR: SQUAW VALLEY RESORT LLC
 1500 SQUAW VALLEY RD.
 SQUAW VALLEY, CA 96149
 (530) 563-9222
 www.squawvalley.com

ENVIRONMENTAL CONSULTANT: ADRIANNE GRAHAM
 5400 WILSON RD.
 SACRAMENTO, CA 95864
 (916) 204-0335
 adgraham@adgraham.com

SOA AREA PLANNER: ATRN: CHRIS CUSHING
 4609 SOUTH 27TH ST., SUITE 103
 COVINGTON, LA 70421
 (504) 894-2884
 ccushing@soa.com

CIVIL ENGINEER: ATRN: GARY DAVIS
 1000 SQUAW VALLEY RD.
 SQUAW VALLEY, CA 96149
 (530) 563-9222 x 11
 garydavis@adgraham.com

FIRE DISTRICT: SQUAW VALLEY FIRE DEPARTMENT
 CONTRACT: RETE BASHEN
 510 SQUAW VALLEY RD.
 SQUAW VALLEY, CA 96149
 (530) 563-9222
 bashen@fire.org

ELECTRICITY: LIBERTY ENERGY - CALIFORNIA PACIFIC ELECTRIC COMPANY
 2001 NATIONAL AVE.
 WEST GARDEN, CA 91784
 (909) 546-1736
 pac@calpac.com

TELEPHONE: AIRTEL PACIFIC BELL TELEPHONE
 1000 SQUAW VALLEY RD.
 SQUAW VALLEY, CA 96149
 (530) 568-2365
 61744@att.net

VERTICAL DATUM:

LOCAL ORDNANCE COORDINATES WITH TIES TO NAD83.
 VERTICAL DATUM:
 ALL ELEVATIONS SHALL BE BASED ON LOCAL VERTICAL DATUM ESTABLISHED BY SURVEYING POINTS (MAGNOMER-SOUTH) UNLESS NOTED OTHERWISE.

EARTHWORK QUANTITIES

(EXCLUDES CONNECTIONS/EXPRESSIONS)
 CUT = 475 CUBIC YARDS
 4 CUT = 180 CUBIC YARDS
 ALL EARTHWORK QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

RECEIVED
 FEB 20 2013
 PLANNING DEPT

TITLE SHEET
 45 NOTED
 787.77 - 1 - TITLE SHEET.dwg
 14 FEB. 2013
C1.0
 8 OF 7 SHEETS



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Squaw Valley Red Dog Chairlift Replacement (PCPA 20120215)

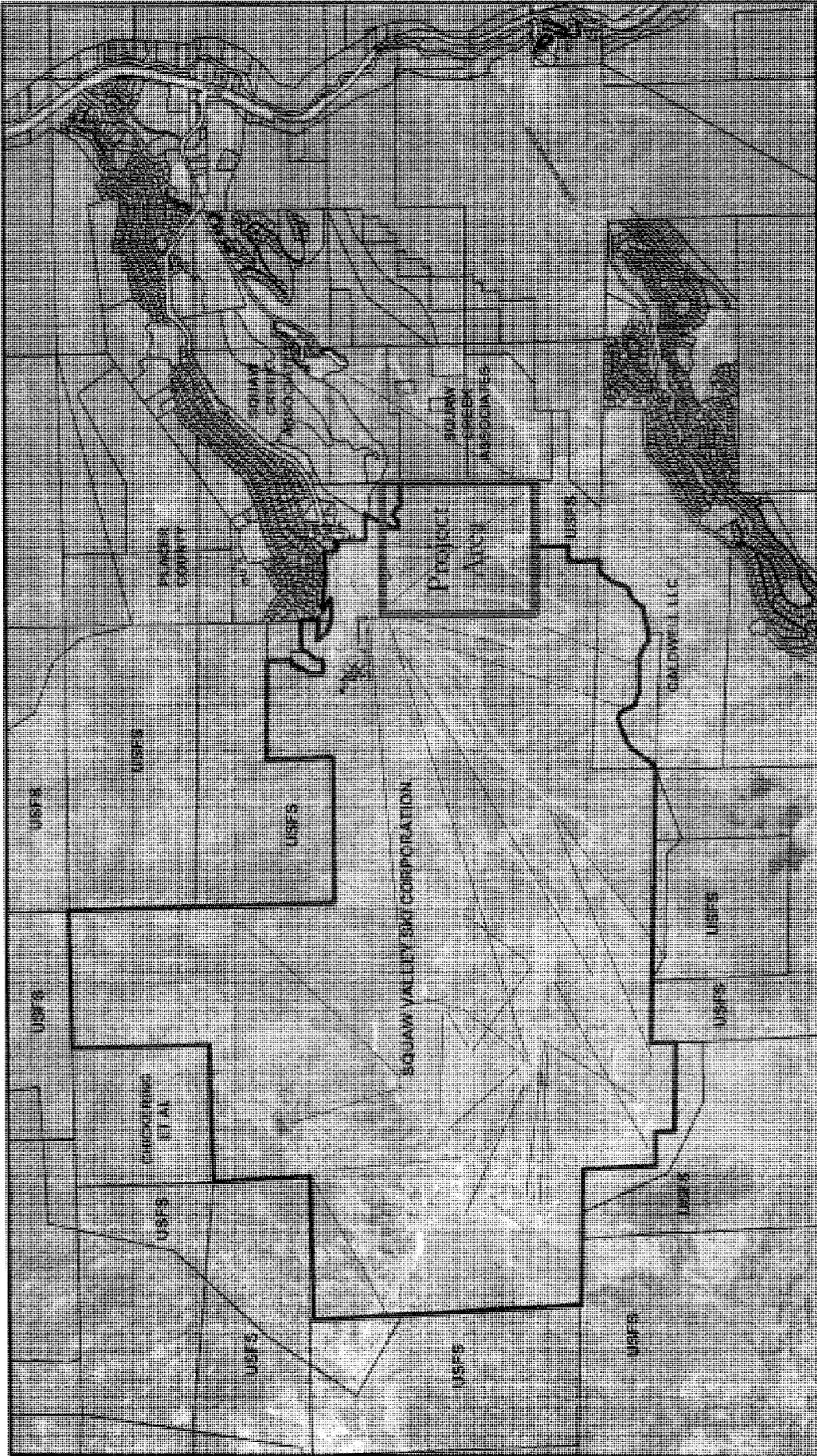
PROJECT DESCRIPTION: The project proposes the approval of a Conditional Use Permit for the removal of the old and the installation of the new Red Dog Chairlift.

PROJECT LOCATION: within the existing Squaw Valley, USA ski resort at the westerly terminus of Squaw Valley Road, west of State Route 89, Squaw Valley, Placer County

APPLICANT: Squaw Valley Development LLC, 1960 Squaw Valley Road, Olympic Valley, CA 96146

The comment period for this document closes on **February 7, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Placer County Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun, on Friday, January 11, 2013



- Legend
- Squaw Valley Boundary
 - Parcel Boundary
 - Existing Lifts



Red Dog Lift Replacement Project

Vacinity Map





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Community Development Resource Agency

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MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

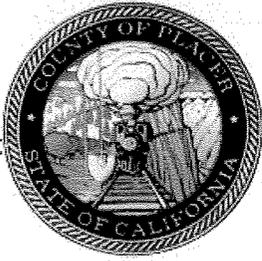
PROJECT INFORMATION

Title: Squaw Valley Red Dog Chairlift Replacement	Plus# PCPA 20120215
Description: The project proposes the approval of a Conditional Use Permit for the removal of the old and the installation of the new Red Dog Chairlift.	
Location: The proposed project would be located within the existing Squaw Valley, USA ski resort at the westerly terminus of Squaw Valley Road, west of State Route 89, Squaw Valley, Placer County	
Project Owner: Squaw Valley Resort, LLC., 1960 Squaw Valley Road, Olympic Valley, CA 96146	
Project Applicant: Adrienne Graham, 4533 Oxbow Drive, Sacramento, CA 95864	
County Contact Person: Lisa Carnahan, Associate Planner	530-745-3067

PUBLIC NOTICE

The comment period for this document closes on **February 7, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 4:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Squaw Valley Red Dog Chairlift Replacement	Plus# PCPA 20120215
Entitlement(s): Conditional Use Permit	
Site Area: Red Dog Face/Snow King Mountain area of Squaw Valley Ski Resort	APNs: 096-490-017, 096-221-026, 096-221-011, 096-010-012-510
Location: The proposed project would be located within the existing Squaw Valley, USA ski resort at the westerly terminus of Squaw Valley Road, west of State Route 89, Squaw Valley, Placer County	

A. BACKGROUND:

Project Description:

In order to improve the recreational experience for intermediate skiers and snowboarders, provide enhanced lift access to the weather-protected slopes on Snow King Mountain, and quicken access to the Resort at Squaw Creek, the applicant is proposing to upgrade the Red Dog Chairlift to a high-speed, detachable chairlift. Specifically, the applicant is requesting approval of a Conditional Use Permit for the removal and replacement of the Red Dog Lift.

The existing Red Dog chairlift is a fixed-grip triple chairlift that operates at an hourly capacity of 1,800 skiers per hour. The lift is approximately 3,700 feet long and there are 16 towers along the line. The existing tower placement results in a line profile that includes spans of significant length and height, which compromises rider comfort.

The applicant is proposing to replace the existing Red Dog triple chairlift with a new detachable 6-place chairlift operating at an hourly capacity of 2,400 skiers per hour. The new lift would be on the same alignment as the existing lift. As a detachable lift, the new Red Dog would be more appealing to all skiers and snowboarders and would improve utilization of Snow King Mountain terrain.

In order to improve the lift line profile and rider comfort by reducing the length and height of spans, the tower placement for the new Red Dog lift would be different than the existing lift. As a result, none of the existing towers and footings would be reused for the new lift. The top and bottom terminals of the new lift would be located in the same general area as the existing terminals, with potential for minor adjustments to improve skier circulation and milling areas.

According to information supplied by the applicant, the total disturbance area of previously-disturbed ground will be 0.76 acres, and the amount of previously undisturbed ground which will be disturbed by the project will be 1.19 acres. A comprehensive revegetation and restoration plan will be developed for the project, and will be supplied in conjunction with the Improvement Plans. Some BMP and revegetation notes and details, including the composition of the "Squaw Valley Seed Mix" to be used, were provided with the Initial Project Application.

Removal of Existing Lift

For removal of the existing Red Dog terminal structures, construction equipment would utilize existing work roads to access the top and bottom terminals of the lift. The top and bottom steel terminal structures would be removed from the site by truck. Concrete footings at both terminal stations would require demolition and removal to make way for the new terminal footings, which would be located in about the same place. The earthen unload ramp at the existing lift's top terminal location, as well as the remnants from the demolished existing concrete footing, would be stockpiled on site and reused for the unload ramp of the new lift.

None of the existing intermediate line towers would be re-used for the new lift; therefore all existing towers would be removed. If necessary, and where existing work roads do not exist, construction access for removal of intermediate line towers would be by foot or by ATV (i.e., for transporting cutting torches and tools). Line towers and tower cross arms would be removed from the site by crane and truck, by excavation equipment (e.g., track-hoe excavator) over undisturbed ground, or by helicopter. Abandoned concrete tower footings would be left in place. Intermediate tower footings extend just above the ground and little or no backfilling would be required.

Excavated material would be stabilized in accordance with the BMP measures supplied by the applicant. Excess material would be utilized for new terminals to make for a balanced project. Disturbed areas would be revegetated immediately following construction activities. Equipment storage would be in a previously disturbed area and stabilized after construction activities.

Installation of New Lift

As a 6-place chairlift, the new Red Dog lift would have a wider gauge than the existing triple chairlift. As a result, the cleared lift line corridor would need to be widened by about 15 feet. In June of 2012, Under The Trees Forestry and Environmental Services conducted a tree survey for the Red Dog Lift Replacement Project. The tree survey indicated that 137 trees fall within the proposed lift corridor. Of these trees, 76 (55%) should be removed to promote forest health and lift safety, 12 (8.7%) are standing dead, and 49 (36%) are healthy trees targeted for removal or pruning.

The new lower loading terminal of the proposed lift would be located at approximately 6,230 feet in elevation (in the current general area of the bottom terminal of the existing Red Dog lift), and excavation and grading would disturb an area estimated at about 0.5 acres. The new top terminal of the proposed lift would be located at approximately 7,520 feet in elevation (at the current site of the top terminal of the existing Red Dog lift), and excavation, grading and equipment storage would disturb an area estimated at less than 0.25 acres. The amount of grading at each terminal would be minimized to the extent that is practical.

The 16 existing towers on Red Dog would be removed and replaced by 18 new towers in new locations. Each new tower footing would require approximately 600 square feet of ground disturbance, for a total of 10,800 square feet or less than 0.25 acres.

Construction equipment for lift installation and removal would access the top and bottom terminals of the proposed lift via existing work roads. Excavation equipment (e.g., track-hoe excavator to dig foundation holes) would access each tower location over undisturbed ground, and care would be taken to minimize disturbance to the surface soil mantle and vegetation. Where excavation equipment access is not possible, tower footing holes would be dug by hand. Excavated material would be stored onsite and used for backfill, blended with surrounding ground contours and/or utilized for terminal stations to make for a balanced project. Excavated material would be stabilized in accordance with the measures contained in the final Construction Documents and BMP plans.

Concrete for tower and terminal footings would be hauled in by truck, or flown in and poured by helicopter where road access does not exist. Towers and cross arms would be transported and set by helicopter or by excavation equipment traveling over undisturbed ground, and by crane and truck where road access is possible. Terminal components would be transported to the site by truck, although it may be preferable in certain cases to transport some components by helicopter.

For the stabilization of exposed soils following the completion of lift tower installation, terminal foundation work and construction, and utility line installation, an approved seed mix would be spread and covered with mulch. Detailed specifications for vegetation management guidelines are detailed in the BMP and Revegetation plan which was submitted by the applicant.

New Lift Drive Equipment

The new Red Dog lift would be driven by an electric motor for primary operations and a diesel auxiliary motor for operation in the event of a power failure. The lift would also be equipped with a diesel evacuation motor that would be used in the event of a mechanical failure. All proposed new diesel motors would meet California Air Resources Board standards and the lowest emissions standards set forth by EPA for diesel motors. The hours of operation for the diesel motors would not exceed 30 hours per year, including operation for maintenance and occasional interruptions of electrical power.

Project Components Common to all portions of the Construction Project

The following project components are common to all construction activities associated with this proposed project:

- BMPs will be installed and maintained prior to, during, and after construction activities.
- Disturbed areas will be revegetated immediately following construction activities.
- Final Construction Documents will be prepared that address all mitigations.
- Equipment storage will be in a previously disturbed area and stabilized after construction activities.
- All vehicles will be fueled in the Squaw Valley parking lot and/or maintenance building.
- Prior to grading, where practical, existing topsoil resources will be removed, either by machine or by hand, and stockpiled in an area where soils storage will not cause a long-term resource impact. Also piles will be covered or otherwise stabilized for wind erosion protection.
- Subsequent to approved grading activities, cleared topsoil will be re-spread on the disturbed site, mulched, and re-seeded.
- Where ground disturbance occurs, areas will be revegetated and mulch or matting will be applied.
- Temporary erosion control measures will be utilized on disturbed sites to minimize the potential for soil erosion during construction. Soil-disturbing activities will be avoided during periods of heavy rain or wet soils.
- Erosion control blankets (e.g., coir or jute netting) may be required to aid in vegetation establishment within the project areas on slopes greater than 10 percent, or heavy mulch comprised of organic materials will be used.
- Re-seeding efforts related to the Red Dog Lift Replacement Project will utilize a native or naturalized seed-mix favoring cold tolerant plants to improve establishment and survival in the alpine climate.

The Squaw Valley 2012 Capital Projects Project replaced eight chairlifts having an aggregate hourly capacity of 11,800 skiers per hour with three chairlifts having an aggregate hourly capacity of 7,200 skiers per hour, resulting in an overall decrease in capacity of 4,600 skiers per hour. In combination with the proposed Red Dog Lift Replacement Project, which would increase the operating capacity by 600 skiers per hour, the overall capacity at Squaw Valley would be reduced by 4,000 skiers per hour.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)/ VC (Village Commercial)	Squaw Valley Alpine Commercial	Ski Lifts / Ski Runs / Ski Trails
North	VC (Village Commercial)	same as project site	Village Center
South	FR (Forest Recreation)	same as project site	same as project site
East	same as project site	same as project site	same as project site
West	same as project site	same as project site	same as project site

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C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Squaw Valley Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

- ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)		X		
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)		X		
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		X		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

Discussion- Items I-1,3:

As noted in the Project Description, the applicant would be removing one existing chairlift and replacing it with a new lift along the same alignment; therefore it can be determined that the proposed Chairlift is consistent with existing operations and visual impacts. To further lessen any potential visual impacts, a mitigation measure is included below to ensure that the terminals and towers are painted to blend with the natural environment they surround. The implementation of this mitigation measure will ensure that there are no significant visual impacts.

Mitigation Measures- Items I-1,3:

MM I.1 To ensure there is no adverse effect on a scenic vista, the terminals and towers shall be painted to blend with the natural environment. The color of the terminals and towers shall be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans.

Discussion- Item I-2:

The proposed new Red Dog lift would have a wider gauge than the existing triple chairlift. As a result, the cleared lift line corridor would need to be widened by about 15 feet, resulting in the removal of approximately 137 trees. According to the arborist's report, almost 64% of these trees were determined to be either unhealthy or standing dead and need to be removed for the health of the forest. The other 35% (49 trees) are healthy trees targeted for removal or pruning. Although the overall nature of the existing ski resort environment incorporates areas void of trees, the removal or pruning 49 of the healthy trees, in conjunction with the removal of the dead and/or diseased trees, may cause substantial damage to the existing scenic resources. The following mitigation measure is included to mitigate this impact.

Mitigation Measures- Item I-2:

MM I.2 The project shall comply with the Placer County Tree Preservation Ordinance.

Discussion- Item I-4:

The Project does not propose any new sources of light. To ensure that there will be no glare from the proposed Chairlift, the terminals and towers will be required to be painted with non-reflective paint.

Mitigation Measures- Item I-4:

MM I.3 To ensure there is no glare created from the proposed project, the terminals and towers of the proposed Red Dog Chairlift shall be painted with non-reflective paint.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:

There are no farmlands or agricultural operations on or in the vicinity of the project site. The approval of the project will not result in a need to rezone the property and the development of the site will not result in a significant loss or conversion of forest land to non-forest uses.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Items III-1,2,3:

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, and nonattainment for the state particulate matter standard (PM₁₀).

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OPERATIONAL EMISSIONS:

Project improvements for the lift network include the replacement of stationary source equipment with new models which will be subject to the current U.S. Environmental Protection Agency (USEPA) engine standards. Hours of operation for the proposed equipment would not exceed 30 hours per year for maintenance and would be limited to occasional involuntary interruptions of electrical power.

Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and is subject to the California Health & Safety Code, Section 39013. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District (District). The new equipment should result in lower emissions compared to the continued use of existing equipment. With the implementation of Mitigation Measure III.1, the project will not generate a significant impact to regional air quality, as the related operational emissions would be mitigated below the District's criteria pollutant threshold. Operation of the project will, therefore, not result in a significant obstruction to the Sacramento Ozone Attainment Plan.

Because existing stationary source equipment cannot be relocated without the consent of the District, the project will be required to obtain written consent to relocate any Chairlift engines or motors from the District, prior to construction.

CONSTRUCTION-RELATED EMISSIONS:

Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of Mitigation Measures III.2 through III.12, including submission of a dust control plan and notes on the grading/improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

Mitigation Measures- Items III-1,2,3:

MM III.1 Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharge 2 pounds per day or more of pollutants are subject to the District's Rule 501 and are subject to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continued to be used without the consent of the District.

MM III.2 Prior to approval of Grading or Improvement Plans, (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. (To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements). If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.3

1. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
2. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
3. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

MM III.4 Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

MM III.5 Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

MM III.6 Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

MM III.7 Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

MM III.8 Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

MM III.9 Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

MM III.10 Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

MM III.11 Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

MM III.12 Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Discussion- Items III-4,5:

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. Since the back-up diesel generators would only be utilized during power outages, and during annual maintenance, the project would not emit odor emissions which would affect a substantial number of people. No mitigation measures are required.

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IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,7:

An arborist's report prepared in July of 2012 by Kevin Whitlock of Under the Trees, Forestry and Environmental Services, identified that approximately 64% (88 trees) of the 137 trees within the project area are unhealthy or are standing dead, and should be removed to promote forest health and lift safety. Another 35% (or 49 trees) may need to be trimmed and/or removed to allow for the implementation of the proposed project. The species include white fir, red fir, mountain hemlock, western white pine, sierra juniper and jeffery pine. As is currently required by the Placer County Code, any impacts to trees will need to be mitigated in accordance with Placer County Tree Preservation Ordinance requirements. Mitigation measures are noted below which address impacts to trees.

A Biological Resources Evaluation was conducted on the project site from June 1 through July 11 of 2012 by Marcus H. Bole & Associates. Although several special status plant and wildlife species could potentially occur in the project area, none were observed within the 45-acre Biological Study Area. Based on the survey and the developed nature of the property, the likelihood of special status wildlife species occurring on the site is low because the site area is currently developed with ski runs. To preserve potential wildlife habitat, construction fencing will be utilized to protect certain areas.

As is typical with any project involving construction and disturbance, nesting raptors and migratory birds could potentially be affected, if present during tree removal. Therefore, to ensure there are no impacts to nesting raptors or migratory birds, mitigation shall be incorporated into the project's design.

Mitigation Measures- Items IV-1,2,7:

Refer to text in MM I.2

MM IV.1 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:

1. Adjacent to any and all waters of the U.S. or wetland riparian habitats that are within 50 feet of any proposed construction activity;
2. Outside the critical root zone (typically defined as the "drip-line", or the area directly below the branches of the tree) of all trees to remain which are within 50 feet of any grading, road improvements, underground utilities, or other development activity.
3. Efforts should be made to save trees where feasible. Any encroachment within the critical root zones of trees to be saved must first be approved by the Development Review Committee (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.

MM IV.2 The Improvement Plans shall include a note that includes the wording of this mitigation/condition of approval:

Prior to any 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 Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of any active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest(s) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two (2) months following the initial survey, if the initial survey occurs between March 1st and July 1st. 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 CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees removed by the project in accordance with Mitigation Measure MM I.2, which contain stick nests, may only be removed between September 1st and March 1st.

Discussion- Items IV-4,5:

Marcus H. Bole & Associates (MHBA) conducted biological and botanical surveys and a draft wetland delineation of the project sites. Based upon on-site evaluations, wetlands are present. Based on the draft wetland delineation (to be verified by the USCOE), approximately 0.08 acres of waters of the U.S., and 0.21 acres of wetland riparian habitat could be affected during tower/terminal replacement and upgrades. Although the placement of the new towers will be planned to avoid these areas, the following mitigation measures are added in the event that the project tower locations change and avoidance is not possible.

Mitigation Measures- Items IV-4,5:

MM IV.3 Prior to approval of improvement plans and the issuance of any grading and/or building permits for the Red Dog Chairlift, the applicant shall avoid and/or relocate the proposed towers outside of the designated wetland areas. If avoidance of the designated wetland areas is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and calculate the total impacts to wetlands, based on a grading plan and a verified wetland delineation. Prior to Improvement Plan approval or issuance of a Building Permit, it will be necessary to implement one of the following mitigation measures to ensure no net loss in wetland habitat:

1. 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. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan; or
2. 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; or
 3. Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.

MM IV.4 If project impacts to waters of the U.S. are unavoidable, the applicant will be required to obtain a Section 404 Permit through the United States Army Corps of Engineers, a Section 401 Water Quality Certification through the Regional Water Quality Control Board, and/or a 1602 Streambed Alteration Agreement through the California Department of Fish and Game. Prior to approval of Improvement Plans and the issuance of any grading and/or building permits for the Red Dog Chairlift, the applicant shall provide evidence that either the wetlands will be avoided, or shall provide the required permits from the various agencies. No mitigation measures are required.

Discussion- Items IV-3,8:

The project area does not include any oak woodlands, nor would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion- Item IV-6:

The project area consists of previously disturbed area with limited trees and/or vegetative groundcover. As the project area is already developed with ski chairlifts, the developed nature of the site is unlikely to result in impacts to migratory wildlife species within the project vicinity. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)		X		
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)		X		
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)		X		

Discussion- All Items:

Neither a records search conducted by the North Central Information Center, consultation with tribal representatives, consultation with the Native American Heritage Commission, nor a pedestrian survey of the proposed project area in June of 2012 by Sean Michael Jensen, M.A., identified any prehistoric sites or artifacts, traditional use areas, sacred land listings, or historical cultural resources within, adjacent or close to the project area. No unique paleontological resource or geologic features have been identified on the site.

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Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following mitigation measure would reduce this impact to a less-than-significant level by ensuring that any discovered resources are treated appropriately.

Mitigation Measures- All Items:

MM V.1 If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archaeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

With the inclusion of this standard Condition of Approval, any potential cultural resources issues would be reduced to less than significant issues.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

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Discussion- Item VI-1:

This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures. No mitigation measures are required.

Discussion- Items VI-2,5,6:

This project proposes to replace the existing triple chairlift with a high-speed detachable 6-place chairlift in the same alignment. The towers for the new Red Dog lift would be different than the existing towers. As a result, none of the existing towers and footings would be re-used for the new lift. The top and bottom terminals of the new lift will be located in the same general area as the existing terminals, with potential minor adjustments. Abandoned concrete tower footings extend just above the ground and would be left in place.

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the new top and bottom terminals and 18 new towers. According to the site plan, the total area to be disturbed is approximately 42,788 sf or just under 1 acre. The disruption of the soil increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on- and off- site drainage ways by transporting erosion sediment from the disturbed area to settle into and alter these local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of tower and terminal pads that would be responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures.

The project's impact due to disruptions, displacements, compaction or overcrowding of the soil as well as erosion of soils from the site can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Items VI-2,5,6:

MM VI.1 The 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 Department (ESD) for review and approval. The plans shall show all 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. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted facilities shall be included in the estimates used to determine these fees. It is the 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.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform 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 Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all 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.

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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 Engineering and Surveying Department (ESD).

The 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 to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 Appropriate BMPs (Best Management Practices) for stormwater quality and erosion control shall be installed and maintained as necessary for the protection of the local watersheds. Water quality treatment facilities/Best Management Practices (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 Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, diversion dikes, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan.

MM VI.4 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 RWQCB and the Placer County ESD.

MM VI.5 All grading operations shall occur after snow has melted and when conditions are dry.

MM VI.6 Truck routes are to be located across existing logging roads.

MM VI.7 After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.

MM VI.8 Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.9 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.10 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- B) Structural foundations
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval

of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion- Items VI-3,4:

The project proposes excavations for the 18 new towers and new upper and lower terminal foundations with minimal contour grading as shown on the preliminary grading plan. Slopes for this project are no steeper than 2:1, unless otherwise allowed by a Geotechnical Report. The proposed changes to topography are consistent with typical development of this type and with the Placer County General Plan, Squaw Valley General Plan, and the Grading Ordinance. No known unique geologic or physical features exist on the site that will be destroyed or modified. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item VI-7:

The existing Red Dog Lift alignment crosses two avalanche paths. The upper portion of the lift alignment travels through Poulsen Gully Path. The upper terminal is located just at the upper edge of this path. Part of the lower alignment crosses the Red Dog Path. The lower terminal is not in an avalanche path.

The proposed project would replace the existing lift along the same alignment, so the new lift would be subject to the same avalanche conditions as the existing lift. Some towers would be located within avalanche paths, which is common practice at ski resorts. Squaw Valley Ski Patrol has developed a comprehensive Avalanche Mitigation Program, which includes detailed weather and snowpack observations, avalanche hazard assessment and forecasting, and avalanche management. Explosive mitigation is used to release small avalanche releases in order to prevent larger avalanches. Skier compaction and snow compaction/grooming with heavy equipment after explosive mitigation further diminish the risk of avalanche. No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore these impacts are less than significant. No mitigation measures are required.

Discussion- Items VI-8,9:

There is no known landsliding or slope instability within the project site. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby faults. Based on soil reports for projects in the area, the soil conditions on site generally consists of silty sand with gravel and well graded sand with gravel. No highly plastic, compressible or potentially expansive soils are anticipated. Construction of the proposed towers and terminals will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, there is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by patrons and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in the operation of stationary source equipment and associated minor grading. Operation of the new equipment should result in fewer CO₂ emissions compared to the continued use of existing, older equipment. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG

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emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. A diesel-fueled engine is located at the project site for use in the event of a power outage or mechanical failure, and a diesel tank is incorporated into the design of this engine. A spill prevention plan and hazardous materials business plan is on file with Environmental Health Services. As a condition of this project, the proponent will update their spill prevention plan and hazardous materials business plan with Environmental Health Services. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no school sites located within one-quarter mile of the project area. In addition, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

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Discussion- Items VIII-4,9:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment

Discussion- Items VIII-5,6:

The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working within the project area.

Discussion- Item VIII-7:

Site development activities will include the removal of vegetation on the project site and the thinning of vegetation around the site, reducing the effect of wildland fires. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Discussion- Item VIII-8:

The project will not create a health hazard or potential health hazard.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole		X		

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Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				
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Discussion- Item IX-1:

Potable water will not be required or used by this project, so this project will not rely on groundwater wells as a potable water source. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item IX-2:

This project will not utilize groundwater and will not create an impermeable surface. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

Discussion- Item IX-3:

The proposed project involves approximately 0.98 acres of earth disturbance. The project site is located on generally north facing slopes within the ski area and slopes range from 10% to 30%. The affected areas are within already disturbed and natural terrain that is currently used for ski runs. The drainage courses within the site consist of intermittent drainage swales. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, August 2012). According to this report, the proposed improvements will restore the terrain to pre-project or better condition in terms of vegetative cover and infiltration capacity and drainage patterns will not be altered. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project would replace the existing lift with a new lift in the same alignment. The 16 existing towers would be removed. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, August 2012). Because of the nature of the terrain, peak storm events have numerous overland release paths and flows discharge rapidly down the mountain. Runoff is conveyed by the intermittent mountainous swales. Infiltration trenches are proposed to be installed around the roof drip lines of the new terminals. The Preliminary Drainage Report shows that the proposed improvements do not increase flows under post-developed conditions. As a result, any potential impacts resulting from increases in the amount and rate of runoff are considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1, MM VI.2

MM IX.1 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 Engineering and Surveying Department (ESD)). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.2 The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- Graveling construction entrances to minimize tracking of earthen material to adjoining streets.
- Installing erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- Installing dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- Installing permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- Disposing of excess excavated materials at appropriate disposal sites.

MM IX.3 The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
- Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- Purchase, transport to site, and use only the amount needed for the work on-site.
- When possible, purchase and use non-hazardous and environmentally friendly materials.
- Label and store all hazardous materials according to local, state and federal regulations.
- The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff.

MM IX.4 Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas.

MM IX.5 Prepare and submit with the project Improvement Plans, a 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 offsite improvements and drainage easements to accommodate flows from the 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.

Discussion- Item IX-7:

The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality.

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Discussion- Items IX-8,9,10:

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. Therefore, there is no impact.

Discussion- Item IX-11:

The project will not utilize groundwater. Therefore the project will not alter the direction or rate of flow of groundwater.

Discussion- Item IX-12:

The project area is located in Squaw Valley and drainage from the project area eventually flows into Squaw Creek. Soil disruption has the potential to increase siltation of Squaw Creek. Most project area drainage is by sheet flow, which is interrupted by downed timber, pine needle duff, and rock outcroppings. Therefore, existing drainage is primarily infiltrated into soil. The project's potential impacts to surface water quality can be mitigated to a less than significant level by implementing applicable Placer County General Plan and Squaw Valley General Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures- Item IX-12:

Refer to text in MM VI.1, MM VI.2, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

As the proposed project includes the removal and replacement of a chairlift within an existing ski resort area, the project as proposed will not physically divide an established community. The project site is located within the Squaw Valley General Plan, Forest Recreation District. Ski lifts and ski trails are permitted principal uses and structures within the Forest Recreation District. Permitting active recreational development is the intent of the

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Forest Recreation District of the Squaw Valley General Plan while at the same time retains the general character of the forest environment.

The project will not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The project as designed will avoid environmental effects to habitat.

The project area is currently used as a chairlift within the existing operations of the Squaw Valley ski resort. The removal of existing chairlift and the construction of the new chairlift will continue to be compatible with the existing operations of the ski resort. As previously discussed, the project will not affect agricultural and timber resources or operations in that the project will not impact soils or farmlands and timber harvest plans or create an incompatible land use.

As proposed, the project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The intent of the project is to provide more consistent operations by upgrading the chairlift to a facility with most modern advances in safety and operations which will further the economic and social situations on the ski hill.

No adverse land use impacts were identified.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project area does not contain known mineral resources that would be of value to the region and the residents of the state. The Squaw Valley General Plan does not delineate the project site as a source of any locally-important mineral resources. The development of the site will not result in a loss of availability of such resources.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	

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4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2,4,5:

The project site is situated within the existing Squaw Valley ski resort area, and the project area is already utilized for skiing purposes. The existing sources of noise in this vicinity include the noise from chairlift operations and the noise from skiers and snowboarders. The daily operations of the project will not exceed the existing noise thresholds and will not result in any substantial permanent increase in ambient noise levels.

Discussion- Items 3:

Construction of the proposed project will temporarily increase ambient noise levels in the immediate area. However, this impact is considered to be temporary and less than significant. The following standard note will be required on Grading Plans and will reduce any potential impact from construction noise to less than significant:

Construction noise emanating from any construction activities for which a Grading Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located near the lower terminal construction area of the project, as determined by the Development Review Committee, depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the owner/builder will respond and resolve noise violations.

No mitigation measures are required for construction noise.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- All Items:

The proposed project involves the removal of an existing chairlift and the construction of a new chairlift in the same area. Implementation of the proposed project will not induce population growth. The proposed project is a commercial development and will not displace housing.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)				X
5. Other governmental services? (ESD, PLN)				X

Discussion- All Items:

The proposed project, when combined with the Squaw Valley 2012 Capital Projects, will actually result in a decrease in the overall capacity at Squaw Valley by 4,000 skiers per hour. Therefore, the proposed project will not result in additional demand for any public services.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- All Items:

Implementation of the proposed project will improve recreational opportunities in the project area, and will not increase the use of any existing neighborhood or regional parks. The construction and operation of this facility will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. No recreational impacts will result.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in				X

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either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- All Items:

As the proposed project includes the removal and relocation of an existing chairlift and the construction of a new chairlift that will, in conjunction with the Squaw Valley 2012 Capital Projects project, result in a net reduction of skier capacity on the mountain. Implementation of the proposed project will not generate any new vehicle trips than would already be assigned to the ski resort. Development of the project as proposed, when combined with the 2012 projects, would reduce the overall hourly capacity of the ski lifts, so the project would not have an impact on transportation or traffic issues, and no traffic fees would be due.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X

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7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X
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Discussion- Items XVII-1,2:

The proposed project will not result in the construction of new water or wastewater delivery, collection, or treatment facilities. Therefore, there is no impact.

Discussion- Item XVII-3:

The project will not require sewage disposal and will not require or result in the construction of a new septic system.

Discussion- Item XVII-4:

The storm water runoff from the site will not be significantly changed after the proposed project construction. The existing drainage system has the capacity to accept flows from the proposed project. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XVII-5,6,7:

This project will not require water, sewer, or solid waste disposal services, as the project will not generate wastewater, solid waste or require treated water. Therefore, this project will not result in impacts associated with the provision of water, sewer, or solid waste disposal services.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

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G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Services Division, Lisa Carnahan, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Department, Sarah K. Gillmore
- Department of Public Works, Transportation
- Environmental Health Services, Justin Hansen
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date December 18, 2012

E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Wetland Delineation
	Engineering & Surveying Division	<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan

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Squaw Valley Red Dog Chairlift Replacement Project Initial Study/Mitigated Negative Declaration (PCPA 20120215) Errata Sheet

1. Page 1 of Initial Study and Checklist – General Project Information

Include Assessor's Parcel Number (APN) 096-221-019 within the list of APN's for the Project. The Project may touch the southeast boundary of this parcel. The APN was unintentionally omitted from page one of the Mitigated Negative Declaration, however, all potential impacts related to that parcel were fully analyzed.

2. Section B. Environmental Setting

Page 3 of Initial Study and Checklist

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)/VC (Village Commercial)	Squaw Valley Alpine Commercial	Ski Lifts / Ski Runs / Ski Trails
North	VC (Village Commercial)	same as project site	Village Center
South	FR (Forest Recreation)	same as project site	same as project site
East	same as project site	same as project site	same as project site
West	same as project site	same as project site	same as project site

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)/VC (Village Commercial)/HC (Heavy Commercial)	Squaw Valley FR, VC and HC	Ski Lifts / Ski Runs / Ski Trails/ Ski-Related Buildings
North	VC (Village Commercial)/ FR (Forest Recreation)/ HC (Heavy Commercial)	Squaw Valley VC, FR and HC	Village Center, Ski Lift/ Ski Runs/ Ski Trails/ Ski-Related Buildings/Parking/ Part of Golf Course
South	FR (Forest Recreation)/O (Open Space)	Squaw Valley FR, O	Ski Lifts / Ski Runs / Ski Trails
East	FR (Forest Recreation)/O (Open Space)	Squaw Valley FR, O	Ski Lifts / Ski Runs / Ski Trails/
West	FR (Forest Recreation)/VC (Village Commercial)/CP (Conservation Preserve)	Squaw Valley FR, VC and CP	same as project site

The changes to the zoning districts resulted from an unintentional clerical error. However, all impacts related to Land Uses were fully analyzed within the Mitigated Negative Declaration.

**Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PCPA 20120215
for Squaw Valley Red Dog Chairlift Replacement**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: I.1, I.2, I.3, III.1, III.2, III.3, III.4, III.5, III.6, III.7, III.8, III.9, III.10, III.11, III.12, IV.1, IV.2, IV.3, IV.4, V.1, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, VI.8, VI.9, VI.10, IX.1, IX.2, IX.3, IX.4, and IX.5.

Maywan Krach

From: Taxer, Eric@Waterboards [eric.taxer@waterboards.ca.gov]
Sent: Friday, February 01, 2013 5:18 PM
To: Maywan Krach; Placer County Environmental Coordination Services; Gibson, Ray@DGS
Cc: Ferguson, Scott@Waterboards; Hydro; Livak, Mike; Michael Gross
Subject: Comments on Proposed Squaw Valley Red Dog Chairlift Replacement: PCPA 20120215

Maywan –

Thank you for including us on the distribution list for the Notice of Intent to adopt a Mitigated Negative Declaration for the proposed Red Dog Chairlift Replacement at the Squaw Valley Ski Resort. We note that the initial study and checklist identifies the potential impact of approximately 0.08 acres of waters of the U.S. and 0.21 acres of wetland riparian habitat. It is also noted that it is planned to place the new towers in locations that completely avoid impacts to these areas. We fully support this plan.

However, if impacts to the waters of the U.S. and to wetland riparian areas are unavoidable, the applicant will need to apply for appropriate permits (Clean Water Act Section 401 Water Quality Certification) and exemption to floodplain areas tributary to the Truckee River. (It is assumed that these identified areas are tributary to the Truckee River). Such permit and exemption will require appropriate in-kind mitigation.

The initial study and checklist identifies the purchase of mitigation credits at a County-qualified wetland mitigation bank. Please note that such action may not qualify for in-kind mitigation that is acceptable to the Water Board.

Thank you for the opportunity to comment on this project. Please contact me at 530-542-5434 if you have any questions regarding these comments.

Sincerely,
Eric J. Taxer
Water Resource Control Engineer