

REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2012102023)

Date: February 21, 2014
To: Agencies and Interested Parties
From: Placer County
Subject: Revised Notice of Preparation of a Draft Environmental Impact Report for the Proposed Village at Squaw Valley Specific Plan
Review Period: February 21, 2014 to March 24, 2014

Squaw Valley Real Estate, LLC (project applicant) is requesting approval of various discretionary entitlements in support of the proposed Village at Squaw Valley Specific Plan project (proposed project), located at the west end of Squaw Valley. The project is a mixed-use development that includes resort residential, commercial, and recreation uses as well as parking and other visitor amenities. Placer County (County) has determined that an environmental impact report (EIR) will be prepared for the project to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.), and will serve as the lead agency for CEQA compliance.

PREVIOUS NOTICE OF PREPARATION AND INITIAL STUDY

On October 10, 2012, the County issued the original Notice of Preparation (NOP) for an earlier version of the Village at Squaw Valley Specific Plan. The NOP was issued in accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082) with the intent of informing agencies and interested parties that an EIR would be prepared for the above-referenced project. In response to public and agency comments received during the scoping process as well as changing market conditions and other factors, the project has since been substantially revised by the applicant.

Overall, project development has been reduced by approximately one-third since the October 2012 NOP was released. Maximum unit counts have been reduced from 1,295 to 750, and total maximum bedrooms have been reduced from 3,238 to 1,493. The project footprint has been reduced from approximately 101 acres to approximately 94 acres (85 acres in the main Village area and approximately 9 acres referred to as the East Parcel). Additional information has also become available regarding several project components, including plans for employee housing. A separate Phase I Project component, part of the 2012 NOP, is no longer included in the proposed project and will not be part of the EIR. The project will be considered in its entirety without a separate analysis of early phases. In response to these changes, the County has prepared this revised NOP to allow for public and agency comment on the scope and content of an EIR to be prepared for the revised project. Comments provided in response to this revised NOP will be considered and addressed in the Draft EIR. Comments provided previously, in response to the original NOP, will continue to be considered in the Draft EIR and need not be repeated in response to this revised NOP.

Concurrent with the original NOP, the County provided an Initial Study to identify the project's likely environmental effects and disclose issues to be addressed in the EIR. Although the project has since changed, the County does not plan to revise the Initial Study because the project's potential environmental effects are still adequately considered, although the magnitude of some impacts may be somewhat altered and/or lessened due to the project changes (e.g., smaller project footprint). All conclusions contained in the Initial Study checklist (Chapter 2) related to whether the project may have a potentially significant impact, a less-than-significant impact, or no impact, would continue to be valid, and the same environmental issue areas identified for evaluations in the EIR would continue to be evaluated (Note that there is no longer a Phase 1 project entitlement request and therefore a project-level analysis will not be completed for this EIR). The Initial Study is available for public review at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir.aspx>

PURPOSE OF THIS REVISED NOTICE OF PREPARATION

The purpose of an NOP is to provide sufficient information about the revised proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

The project location, description, and potential environmental effects are summarized below. The existing Initial Study provides additional information on potential environmental impacts, as described previously.

PROJECT LOCATION

The Specific Plan area (plan area) is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County (Exhibit 1). The plan area is located approximately two miles west of State Route (SR) 89, nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City.

The plan area encompasses a total of approximately 94 acres, including approximately 85 acres in the main Village area and an approximately 8.8-acre area referred to as the East Parcel (Exhibit 2). Most of the plan area has been previously developed or disturbed. The main plan area is generally bounded by Squaw Valley Road and residential development to the north; ski lifts and related ski operations to the south; lodging, single-family residences, and undisturbed areas to the west; and the meadow and golf course to the east. Additionally, the main plan area borders some existing developments on two or three sides, including the Squaw Valley Lodge and Olympic Village Inn. Access to the plan area is provided by Squaw Valley Road.

The East Parcel is located approximately 1.3 miles east of the main Village area and approximately 0.3 mile west of SR 89, northwest of the intersection of Squaw Valley Road and Tavern Circle, across from the Squaw Valley Public Services District and Fire Station (Exhibits 2 and 3).

PROJECT DESCRIPTION SUMMARY

The proposed Specific Plan is the first specific plan proposed under the *Squaw Valley General Plan and Land Use Ordinance* (SVGPLUO), which was adopted by Placer County in 1983. The Specific Plan proposes to amend the SVGPLUO to comprehensively plan development of a recreation-based, all-season, mountain resort community.

Proposed Land Uses

The Specific Plan would allow for development of resort residential, commercial, retail, and recreational uses similar to uses currently allowed under the SVGPLUO, including lodging, skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities.

The plan area would consist of two main zones within the Village: the Village Core, consisting of high-density, active, tourist-related mixed uses; and the Village Neighborhoods, consisting of medium-density resort residential neighborhoods and small-scale neighborhood-serving commercial uses. In addition, the plan area would include the approximately 8.8-acre East Parcel, which is planned for employee housing, off-site parking, and activities that are ancillary to the Village, such as receiving and distribution.

Table 1 identifies the development types that would be permitted in the plan area by land use designation. Exhibit 3 presents the proposed land use plan. As noted in Table 1, the Specific Plan allows for a maximum of 1,493 bedrooms (or 750 units) in the main Village area and up to 264 bedrooms (or 21 units) to accommodate employee housing on the East Parcel.

The developed character of properties in the plan area would reflect design concepts and details of traditional North American mountain architecture and utilize locally-available building materials. The maximum height of buildings in the main plan area would range from 35 to 108 feet tall, including podium parking levels. The maximum height of podium parking would be 21 feet above grade.

Exhibit 4 illustrates one scenario of how the Specific Plan could be implemented.



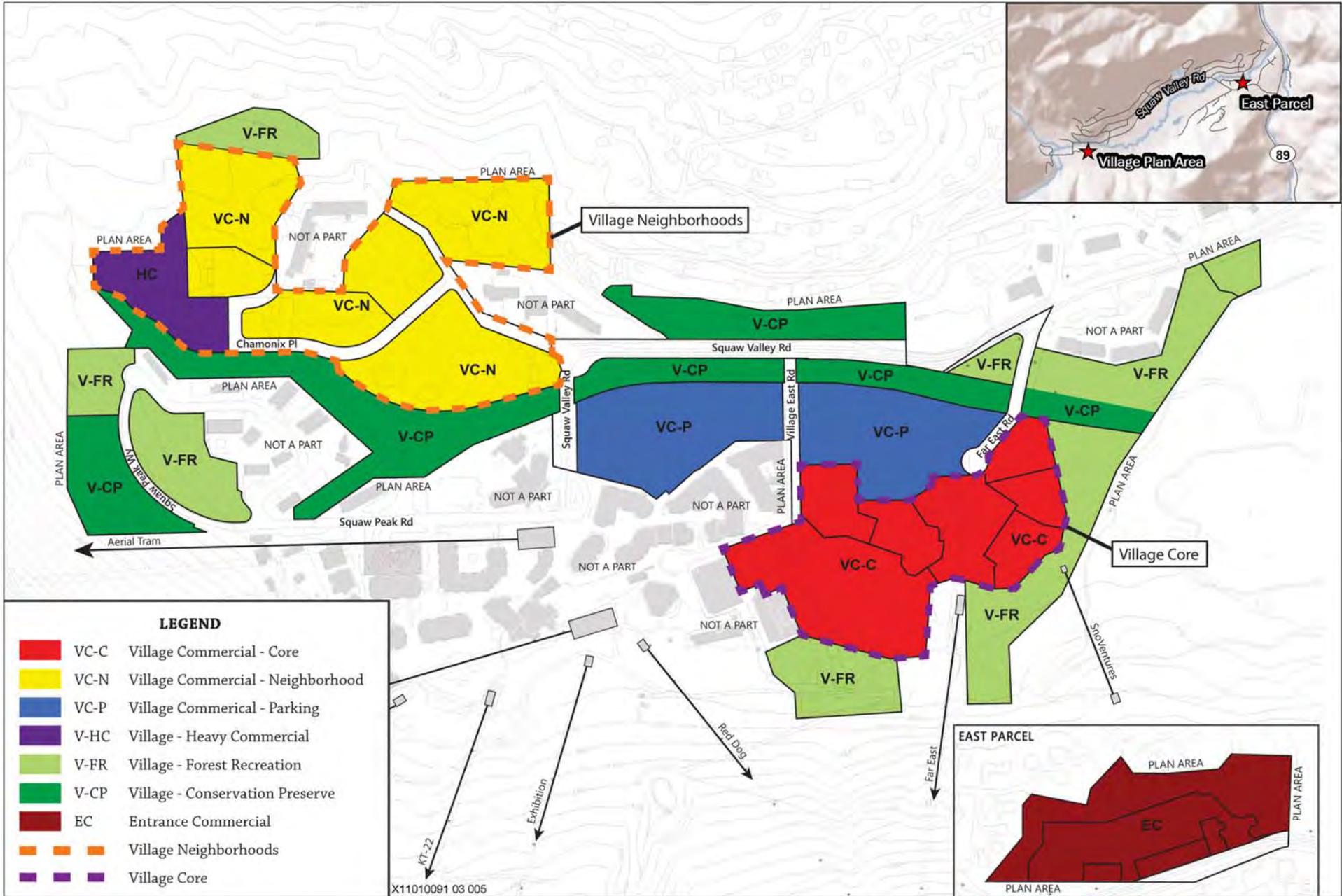
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Source: Squaw Valley Real Estate, LLC 2014

Exhibit 1

Regional Location



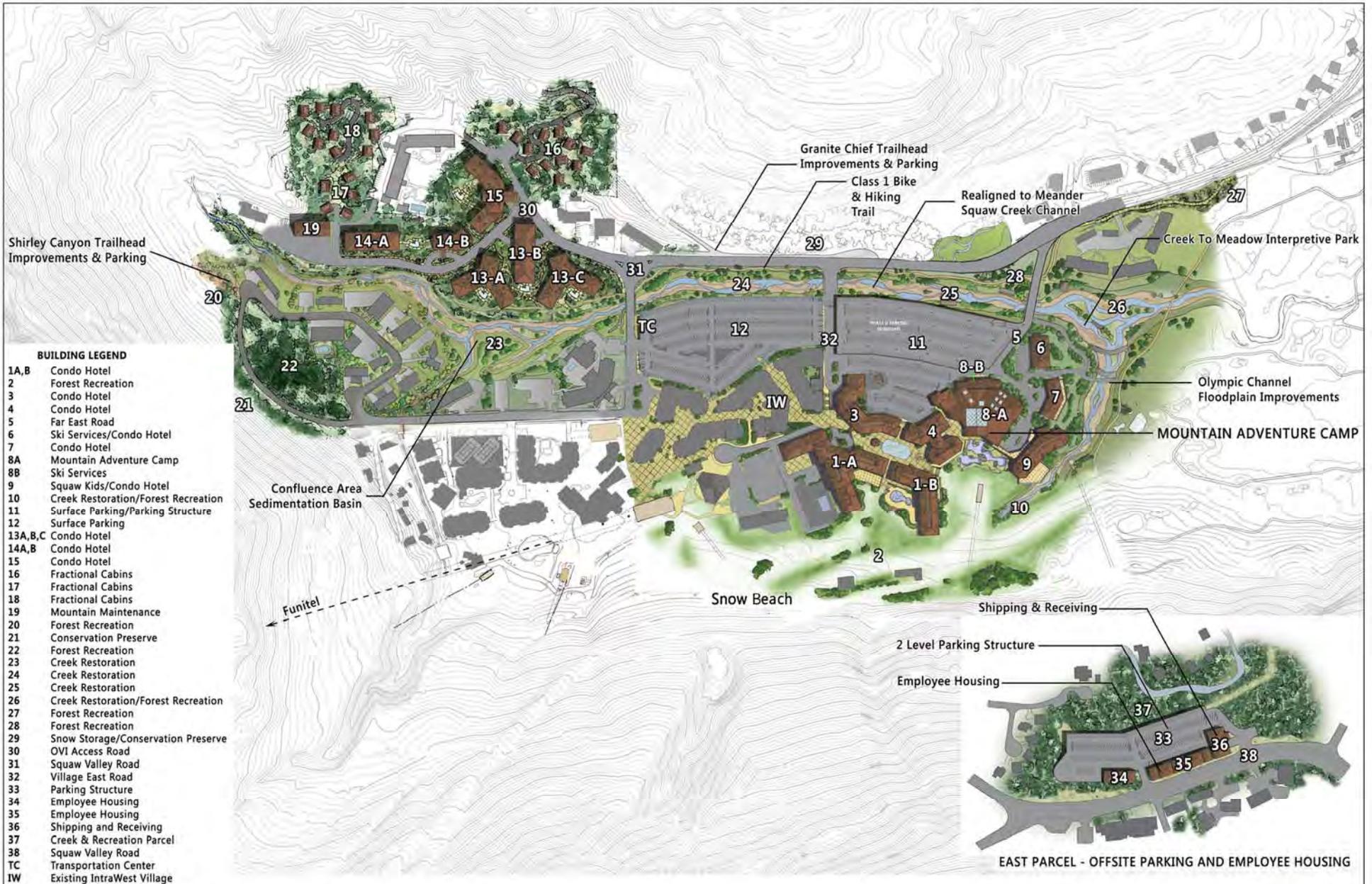


Source: Squaw Valley Real Estate, LLC 2014; adapted by Ascent Environmental, Inc. in 2014

Exhibit 3

Land Use





Plan illustrates one scenario of how the Specific Plan could be implemented. Proposed land uses may vary between planning areas and buildings.

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Source: Squaw Valley Real Estate, LLC 2014; adapted by Ascent Environmental, Inc. in 2014

Exhibit 4

Concept Plan



Land Use	Area (acres)	Maximum Units	Maximum Bedrooms	Maximum Density (br/acre)	Average Density (br/acre)	Maximum Commercial (sf) ¹	Existing Commercial to be Removed (sf)	Percent of Plan Area
Village Commercial – Core (VC-C)	13.43	431	847	105	63	221,490	70,057	17.2%
Village Commercial – Neighborhood (VC-N)	16.95	319	646	76	38	42,243	7,593	21.71%
Village Commercial – Parking (VC-P)	10.67	-	-	-	-	-	-	13.67%
Village – Heavy Commercial (V-HC)	2.85	-	-	-	-	10,000	-	3.65%
Developed Area Subtotal	43.9	750	1,493	-	34	273,733	77,650	56.24%
Village – Forest Recreation	17.34	-	-	-	-	-	-	18.5%
Village – Conservation Preserve	16.82	-	-	-	-	-	-	21.55%
Undeveloped Area Subtotal	34.16	-	-	-	-	-	-	43.76%
Entrance Commercial (East Parcel)	8.04	21	264	-	33	20,000	-	-
Roads	7.61	-	-	-	-	-	-	-
Transit Center (TC)	-	-	-	-	-	4,000	-	-
Total	93.71	771²	1,757	-	19	297,733²	77,650	-

Notes: br/acre = bedroom per acre; sf = square feet
¹ Includes replacement of existing commercial uses and maintenance facilities.
² Total development within the plan area shall not exceed the maximum units and commercial square footage shown.
Source: Compiled by Ascent Environmental in 2014 based on information from Squaw Valley Real Estate, LLC 2014

Notable changes from the 2012 NOP and Initial Study include the following: East Parcel (formerly Lot 4) is now included in the plan area; Mountain Adventure Camp (formerly Mountain Adventure and Aquatic Center or Grand Camp) has been reconfigured and its size reduced; the areas where formerly proposed Buildings A and O would have been located have been removed from the plan; maintenance and skier services have been distributed throughout the plan area and will no longer be housed in one all-encompassing facility (formerly Building F); all buildings, excluding the Fractional Cabins, have been reconfigured to preserve views; the Members Locker facility will be retained; and development of Olympic Valley Park has been removed from the plan. Table 2 identifies the changes from the 2012 NOP and Initial Study in unit counts and commercial square footage.

Land Use	October 2012 NOP ¹	January 2014 VSVSP ²	Difference
Condo-Hotel/Resort Residential Units³			
Units	1,295	750	-545
Rooms	3,238	1,493	-1,745
Commercial Square Footage			
Village Commercial-Core (VC-C)	356,000	221,490	-134,510
Village Commercial-Neighborhood (VC-N)	41,000	42,243	1,243
Village-Heavy Commercial	57,000	10,000	-47,000
Entrance Commercial	0	20,000	20,000
Total Commercial Square Feet	454,000	293,733	-160,267

Notes: VSVSP = Village at Squaw Valley Specific Plan
¹ From Table 1-1, VSVSP and Phase 1 Project Initial Study, October 2012.
² From Table 3.1, The Village at Squaw Valley Specific Plan, January 2014.
³ Does not include employee housing on East Parcel.

Parking and Circulation

The Specific Plan's roadway hierarchy and parking system would be designed to be pedestrian oriented, allowing arriving resort visitors to park quickly and stay at the resort without the need for a car. Various roadway improvements (e.g., striping, turn lanes, shoulders, bike lanes, walkways, curb and gutter, roundabouts) would be made to enhance safety, while expanding opportunities for regional and local transit use, walking, and biking. Additionally, a new Transit Center, within the main plan area, would provide a convenient transit hub for both public and private transit services.

Parking would be provided beneath the majority of lodging and residential buildings (primarily for guests/residents) and in surface parking lots (primarily for day skiers/visitors and guests of nearby lodging/residential properties). The surface parking lots would be converted to one level over grade structures (20 foot maximum) at a later time, as parking needs increased. The East Parcel parking facility will provide the key off-site parking area for employees and (as needed) by day skiers on peak ski days and for events. The East Parcel facility would have two levels over grade with a maximum height of 35 feet. The structures and their exterior surfaces will be designed to be consistent with surrounding buildings. Additional off-site parking areas would be provided on an as-needed basis and would primarily be used for employees and day skiers. Temporary parking outside the Olympic Valley may be considered, but no specific sites have been identified.

Notable changes from the 2012 NOP and Initial Study include the following: day skier surface parking lots have been retained in lieu of underground and podium parking; Chamonix Place has been rerouted; and a potential Emergency Vehicle Access (EVA) connection to the Resort at Squaw Creek is being considered. Any selected EVA route would be expected to maximize the use of existing paths, as feasible. The EVA route (if developed) would be intended for emergency vehicles and might be used for a shuttle between the Village and the Resort at Squaw Creek.

The existing Class I bicycle path located on the southern side of Squaw Valley Road east of Far East Road would be extended westward through the Village along the north side of the restored Squaw Creek (Squaw Creek restoration is described below). Multiple pedestrian and bicycle connections would be provided into the Village Core and linked to the Granite Chief and Shirley Canyon trailheads. From the Village, a series of radiating pedestrian thoroughfares and Class II bicycle paths would link the easternmost snow beach with the westernmost Village Neighborhoods and the major valley-wide bike path. Bicycle racks would be provided at three main locations throughout the Village, as well as at the Granite Chief and Shirley Canyon trailheads, and at all major lodging properties.

Public Services and Utilities

The project would require the provision of public services and utilities to provide necessary services to future tourist, resort residential, and commercial uses within the plan area. Law enforcement would continue to be provided by the Placer County Sheriff's Department and the California Highway Patrol, and the Squaw Valley Fire Department would continue to provide fire protection. If new or additional facilities are identified as being needed to provide these services (e.g., new fire station), they will be evaluated in the EIR. Electrical, solid waste, and propane service would also continue with existing providers. The following public services and utilities are described in more detail below: water supply (potable and irrigation), wastewater (collection, treatment, and disposal), storm drainage, and snow removal.

Notable changes from the 2012 NOP and Initial Study include the following: the potential to create a new water supplier (a mutual water company to be established) is being considered as an option; a new 0.7 million gallon water storage tank has been added (with the tank potentially being larger as described below); and potential methods for snow removal are being considered.

Water Supply

Potable and irrigation water is proposed to be provided either by the Squaw Valley Public Services District (SVPSD) or by a mutual water company that would be established as part of this project. A Water Supply

Assessment (WSA) will be prepared to evaluate water demand from the proposed project relative to available supply.

Water would be delivered to the plan area from strategically placed wells that would work in concert with existing wells in the Valley. Existing wells would be utilized where feasible. The number and location of wells may be influenced by whether a mutual water company is established as part of the project (which could require more new wells). Water would be distributed within the plan area via looped pipelines generally located within the roadway system and pedestrian network. The project is anticipated to include a new 0.7 million gallon water storage tank located adjacent to an existing 1.0 million gallon tank just north of the plan area. These two tanks are anticipated to provide sufficient pressure via gravity flow and capacity to store water for peak day demand plus fire flows for the plan area and existing development currently served by the 1.0 million gallon tank. If the two tanks cannot be connected to work in unison, the new tank may need to have a capacity up to 1.5 million gallons.

Wastewater

SVPSD owns and operates the wastewater collection system that serves Squaw Valley. The project would connect to existing SVPSD transmission lines. The Tahoe Truckee Sanitation Agency (TTSA) would provide wastewater treatment at its existing water reclamation plant, located in Nevada County along the Truckee River. New gravity wastewater lines would be installed to serve the plan area. These pipelines would generally flow from west to east, and would tie into the SVPSD main trunk sewer system, which extends from the plan area, crosses under SR 89 and the Truckee River, and discharges into the TTSA Truckee River Interceptor located along the Truckee River to the reclamation plant.

Storm Drainage

On-site drainage improvements would consist of a combination of conventional subsurface and surface drainage systems and construction of pipe and open channel conveyance systems. Stormwater would be discharged at or near existing outfalls into the Squaw Creek corridor. Vegetated swales, soft armoring, mechanical storm filters, structural interceptors, and other best management practices and/or low impact development (LID) features would be utilized at pipe outfalls or other appropriate locations for water quality management, and to convey stormwater runoff to receiving waters while minimizing impacts to open space resources.

Snow Removal

Snow removal in the Plan Area would continue to use traditional methods of plowing, blowing, and piling/storing. Snow storage bunkers may also be constructed within the podiums of new buildings to store snow until it can be moved to another location. Active melting of snow in the bunkers using various heat sources (e.g., propane, “waste” heat from resort activities) is also being considered.

Village Open Space Network

A network of natural and pedestrian oriented open space areas would weave through the plan area, providing views of the surrounding mountainsides, forest, and meadow. The basic components of this network include:

- ▲ **Primary pedestrian corridors** – The main pathways that interconnect all neighborhoods within the Village;
- ▲ **Secondary pedestrian corridors** – The smaller passageways, alleys, and lanes within each Village neighborhood;
- ▲ **Pedestrian parking lot corridors** – Pathways that provide safe pedestrian circulation between the surface parking lots and the Village;
- ▲ **Gathering spaces** – The snow beach (southern edge of plan area), plazas, courtyards, and event venue spaces along the pedestrian corridors;

- ▲ **Landscape Corridors and Buffers** – Landscaped open spaces within neighborhoods that provide visual buffers and links to the surrounding forested areas; and
- ▲ **The Squaw Creek Preservation Corridor** – A generous open space corridor set aside for future enhancement and restoration activities (see description below).

There are no changes to the Village open space network from that described in the 2012 NOP and Initial Study, other than those reflective of the change in the project boundaries.

Squaw Creek Restoration

The Specific Plan designates the Squaw Creek corridor as “Village – Conservation Preserve” (Exhibit 3). A 150 to 200-foot-wide corridor would be provided for the length of the creek through the plan area, and would allow for maintenance and/or improvement of riparian functions and values, which include groundwater recharge; sediment deposition; terrestrial, avian, and aquatic habitat; and flood protection. Additionally, a Class I bicycle and walking trail would be installed along the corridor, as well as interpretative signage and viewing areas.

The Specific Plan includes establishment of a sediment management and removal program at the confluence of the North and South Forks of Squaw Creek. Sediment removal would likely occur every 2 to 5 years, with the goals of reducing sediment supply to downstream areas and maintaining flood conveyance. In addition, the Conservation Preserve would be widest at the downstream (east) end of the plan area. This could include land north of Squaw Creek (outside of the plan area) which is now owned by Squaw Valley (formerly owned by Poulsen Land Company). The proposed width would allow for floodplain restoration, sediment deposition, and active sediment management/removal at the confluence of the Olympic Channel and Squaw Creek. Grade control structures and oxbow depression features would provide water retention, groundwater recharge, and collection and management of coarse sediment. Floodplain wetlands would be created, enhancing functionality and acreage of wetlands, and helping to mitigate for potential impacts to wetlands and waters of the United States and State of California associated with implementation of the Specific Plan.

There are no changes to the Village open space network from that described in the 2012 NOP and Initial Study.

Project Phasing

The Specific Plan would be developed over approximately 20–25 years with construction proposed to begin in 2016. Development sequencing may conceptually be expressed in two or more phases, but portions of each phase could occur concurrently, with the development of particular facilities and project features primarily being driven by market demands.

Notable changes from the 2012 NOP and Initial Study include the following: the number of project phases has been reduced from four to likely two phases, and the number of years over which project development would occur has been increased from 12–15 years to 20–25 years.

POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will describe the direct and indirect potentially significant and significant environmental impacts of the project. Based on the results of the Initial Study prepared for the project (available on the County’s website), the County has determined that the EIR will result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- ▲ Land Use and Forest Resources;
- ▲ Population, Employment, and Housing;
- ▲ Biological Resources;
- ▲ Cultural Resources;
- ▲ Visual Resources;
- ▲ Transportation and Circulation;

- ▲ Air Quality;
- ▲ Noise;
- ▲ Geology, Soils, and Seismicity;
- ▲ Hydrology and Water Quality;
- ▲ Public Services and Utilities;
- ▲ Hazardous Materials and Hazards; and
- ▲ Greenhouse Gases and Climate Change.

The following is a summary of environmental effects identified for each of these topic areas.

Land Use and Forest Resources

The proposed land use plan could result in inconsistencies with the *Placer County General Plan* and the SVGLUO, including potential development of incompatible land uses or land use conflicts. These issues will be evaluated in the EIR. Some tree removal would be required to construct the proposed Specific Plan. Moreover, the project includes rezoning portions of the plan area from Forest Recreation to Village Commercial and rezoning other portions of the plan area from Village Commercial to Forest Recreation. These issues will be evaluated in the EIR.

Population, Employment, and Housing

The project would increase the population of Squaw Valley, although ownership within the plan area would be fractional so the population would be essentially transient. However, the project would require additional employees, necessitating construction of employee housing, within the Olympic Valley (on East Parcel) and/or in nearby communities. Impacts associated with population and employment increases, including the potential for displacement of existing employee housing will be evaluated in the EIR.

Biological Resources

Although most of the plan area is already developed with parking lots and scattered buildings, some undeveloped area is also proposed for development. Special-status plant or wildlife species could potentially occur in the plan area. Squaw Creek flows in a west to east direction through the plan area and could provide habitat for various special-status plant and wildlife species, and may also provide a wildlife movement corridor. Additionally, the surrounding forested mountain areas—while disturbed due to residential development and recreational use—could provide habitat for special-status plant and wildlife species, and could be indirectly affected by project implementation (e.g., disturbance of nesting birds during construction). Therefore, project implementation could result in disturbance or take of special-status species or disturbance or removal of suitable habitat for these species.

Waters of the U.S. identified in the plan area include wetland swale, seep, wet meadow, perennial stream, intermittent stream, and ephemeral stream. The project could potentially remove, fill, or hydrologically interrupt wetlands identified in the plan area.

Placer County's Tree Preservation Ordinance (Placer County Code, Article 12.20) is applicable to all native, landmark trees, riparian zone trees, and certain commercial firewood operations. In accordance with the Tree Preservation Ordinance, a discretionary project shall evaluate the potential impacts to all protected trees sized 6-inches diameter at breast height or larger as part of the development review process. A tree survey conducted for the project indicated the presence of approximately 800 trees in the Village areas and approximately 350 trees on the East Parcel. Build-out of the Specific Plan would include removal of some of these trees, although the exact number is not yet known. These issues will be evaluated in the EIR.

Cultural Resources

The project area is considered archaeologically sensitive, and at least one recorded prehistoric site exists within the vicinity of the East Parcel. An archaeologist conducted a field survey of the entire plan area, and found no prehistoric or historic archaeological resources that would be considered significant. Nonetheless, it is possible that subsurface cultural resources could be located in the plan area, which could be undisturbed beneath the pavement and buildings that cover most of the plan area. Removal of the existing

surface material during grading and excavation activities could damage potential subsurface archaeological resources.

Additionally, three buildings located in the plan area were constructed for the 1960 Winter Olympics and could be considered historical resources; two of the three buildings are proposed for demolition, the third building (the California Spectators' Center) would be retained and would continue to serve as the Members Locker Room. This represents a notable change from the 2012 NOP and Initial Study, which described all three buildings as being proposed for demolition. These issues will be evaluated in the EIR.

Visual Resources

The project area is located within a scenic alpine setting, with steep mountains, jagged peaks, meadows, and creeks surrounding a largely paved project site. The project includes development of a Village Core, with maximum building heights ranging from 35 to 108 feet tall and other less intensive development that would potentially alter the viewshed. The project may result in adverse effects to scenic vistas, particularly as viewed from Squaw Valley Road (a County-designated scenic roadway) and from surrounding residential areas. In addition, the project would include new light sources that could increase light and glare and could adversely affect nighttime views, increasing "sky-glow" and disturbing residents of adjacent areas. These issues will be evaluated in the EIR.

Transportation and Circulation

Project construction would result in construction worker commute trips and haul truck trips (for delivery and transport of materials and equipment) to and from the project area, resulting in increased traffic levels on local roadways. Traffic associated with project operation would include the trips generated by new employees and guests, thereby increasing existing traffic levels compared to existing conditions. Similar to project construction, long-term project operation could result in adverse roadway conditions, including decreased level of service, an increase in traffic hazards, roadway degradation, and reduced emergency access, due to increase in traffic volumes. A detailed traffic analysis that evaluates local and more regional transportation impacts will be performed for the project, and this issue will be evaluated in the EIR. Impacts associated with potential conflicts with alternate transportation modes will also be evaluated in the EIR.

Air Quality

During project construction, criteria air pollutant emissions would be temporarily and intermittently generated. Project construction of this scale could potentially conflict with Placer County Air Pollution Control District's Air Quality Attainment Plan (AQAP). Project operation would result in air pollutant emissions from project-generated motor vehicle trips, area sources such as propane gas consumption, and stationary sources. Project operation could also potentially conflict with the AQAP. Construction- and operations-related emissions could adversely affect sensitive receptors in the vicinity. Nearby sensitive receptors include residences and a school (Squaw Valley Academy). These issues will be evaluated in the EIR.

Noise

Construction-related noise sources would include both mobile and stationary on-site equipment (e.g., bulldozers, backhoes, front end loaders, graders, pavers, generators, and compressors), as well as impact tools. Construction would also generate truck trips associated with the delivery of building supplies and hauling away of excess fill and construction debris. Construction noise levels could potentially exceed the daytime hourly and maximum standard of 55 and 70 A-weighted sound levels (dBA), respectively, and/or the nighttime performance standards defined by the Placer County Code. Project operation would result in additional guests and employees and associated daily vehicle trips. Additionally, the project includes outdoor performance venues, establishment of the mountain maintenance facility, and development of the East Parcel, all of which could generate noise that could disturb nearby sensitive land uses. The project's long-term operations could result in the exposure of people to additional long-term operational noise levels, and additional noise may exceed the applicable County noise standards. These issues will be evaluated in the EIR.

Geology, Soils, and Seismicity

Several unnamed fault traces run through Squaw Valley. The alignments of these faults have not been fully determined, but one or more might traverse the plan area. If an active fault does exist within the plan area, it could potentially rupture, causing damage to buildings in the immediate vicinity. There are also faults located throughout the Lake Tahoe region. If an earthquake occurred on one of these faults, it could expose people or structures to potential substantial adverse effects, including ground shaking, ground failure, and liquefaction. The project site could also include unstable or expansive soil units that could affect structures. Depending on wind and rain conditions, grading activities and improvements could result in the potential for erosion and sedimentation of site soils both on- and offsite. Finally, portions of the plan area are located within the run-out areas of some avalanche zones and could include construction of new buildings and uses within potential avalanche hazard areas. These impacts will be evaluated further in the EIR.

Hydrology and Water Quality

The plan area drains into Squaw Creek. The Creek runs west to east through the plan area in an engineered channel before flowing into a meadow area/golf course (Resort at Squaw Creek Golf Course) to the east of the plan area, and eventually flows into the Truckee River. The creek is degraded by excessive sediment loads. Construction activities could result in soil erosion, siltation, or flooding. Specifically, construction activities such as grading could result in disturbance of soils and sediments that could be carried into natural water bodies (including Squaw Creek) during storm events. Further, accidental discharges of construction-related fuels, oils, hydraulic fluid, and other hazardous substances could contaminate stormwater flows or increase siltation in nearby water bodies, resulting in a reduction in stormwater quality on or downstream of the plan area. New impervious surfaces that would be constructed as part of the project could increase the volume of runoff coming from the plan area. Runoff could contain oils, grease, fuel, sediments, brake dust, and other potential water pollutants. During storm events, these pollutants could be carried to downstream receiving waters of Squaw Creek and eventually the Truckee River. Use of groundwater to provide water supply for the project could affect water levels within Squaw Creek. Finally, the project proposes to incorporate a grey water system to collect and treat water from baths, showers, hand basins, and washing machines for landscape irrigation use and for flushing toilets to the extent feasible. The EIR will evaluate these issues, as well as the potential to place housing or other structures within a 100-year flood hazard area, and the potential impacts associated with proposed creek restoration activities.

Public Services and Utilities

The project would increase the demand for public services, including fire and police protection services. The EIR will assess the degree to which affected public service providers can adequately serve the project and the environmental effects of additional public services facilities (e.g., fire station) if they are needed. Water supply and sanitary sewer disposal demands will be quantified for the project to determine utility system capacities and evaluate the effect of development on current service levels. A WSA will be prepared to determine the project's water demand and whether available supplies are sufficient to meet project demands. These issues will be evaluated further in the EIR.

Hazardous Materials and Hazards

The plan area is identified by the U.S. Environmental Protection Agency (U.S. EPA) as a small generator of hazardous waste (U.S. EPA 2012). Past operations at the plan area could have resulted in elevated concentrations of hazardous constituents, such as petroleum hydrocarbons, which have been detected in some surface soils and groundwater within the plan area. Several underground storage tanks are located in the plan area. Hazardous materials, including various products such as paints, solvents, glues, and cements, would be stored, used, and transported in varying amounts during construction and long-term project operation. In addition, the project could generate substantial traffic (both during construction and long-term project operation) and could result in construction-related road closures. For this reason, the project could interfere with an adopted emergency response plan or evacuation plan, such as the Squaw Valley Fire Department's *Emergency Evacuation Plan* (2012). Furthermore, the project would result in the placement of housing and other structures that would contain substantial numbers of people in a wildland area, thereby potentially exposing people and structures to a risk of wildland fire. These issues will be evaluated in the EIR.

Greenhouse Gases and Climate Change

Greenhouse gas (GHG) emissions generated by the project during construction would predominantly be in the form of carbon dioxide (CO₂). Emissions would be associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment used in the plan area (e.g., excavators, graders). Project operation would add additional mobile sources of GHGs associated with an increased number of employees and guests. The project would also result in GHG emissions from area sources such as propane consumption (for heating and cooking) and off-site emissions from utility providers. These issues will be evaluated in the EIR.

Cumulative Impacts

Project implementation could potentially result in significant impacts to the above resource areas. When taken together with the effects of past projects, other current projects, and probable future projects, the proposed project's contribution to the overall cumulative effect of all these activities could be considerable. These issues will be evaluated in the EIR.

ALTERNATIVES TO BE EVALUATED IN THE EIR

In accordance with the State CEQA Guidelines (14 CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the proposed project that are capable of meeting most of the projects' objectives, and would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No-Project Alternative and will also identify the environmentally superior alternative.

POTENTIAL PERMITS AND APPROVALS REQUESTED

The project applicant requests adoption of a Specific Plan. The proposed Specific Plan includes a land use concept plan, development standards, and design guidelines for development of the Specific Plan area. Specifically, the project applicant is requesting the following actions and planning entitlements from Placer County:

- ▲ Certification of a Final Environmental Impact Report;
- ▲ Amendment of the *Placer County General Plan (1994)*;
- ▲ Amendment of the *Squaw Valley General Plan and Land Use Ordinance (1983)*;
- ▲ Rezone of the proposed Specific Plan area to include the Specific Plan (SPL) zoning designation;
- ▲ Adoption of the proposed Specific Plan;
- ▲ Approval of a Development Agreement; and
- ▲ Approval of a Large-lot Tentative Subdivision Map.

In addition, the project will require permit approvals from Responsible Agencies such as the Lahontan Regional Water Quality Control Board and the California Department of Fish and Wildlife. Restoration of Squaw Creek and conversion of wetlands would require federal agency permit approval.

DOCUMENTS AVAILABLE FOR PUBLIC REVIEW

This revised NOP is available for public review at the following locations:

Tahoe City Library
740 N. Lake Blvd
Tahoe City, CA 96145

Truckee Library
10031 Levon Avenue
Truckee, CA 96161

This revised NOP is also available for public review at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir.aspx>

In addition, project information including a PDF download of the complete Specific Plan and contact link is available for review at:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/villageatsquawvalleyspecificplan>

PROVIDING COMMENTS

Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on **March 24, 2014**. Please send all comments to:

Placer County, Planning Services Division
3091 County Center Drive Suite 190
Auburn, CA 95603
Attention: Maywan Krach, Community Development Technician
Telephone: (530) 745-3132 Fax: (530) 745-3080
Email: cdraecs@placer.ca.gov

Agencies that will need to use the EIR when considering permits or other project approvals should provide the name of a contact person. Comments provided by email should include "Village at Squaw Valley Specific Plan Project NOP Scoping Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR. Comments provided in response to the original NOP distributed October 10, 2012 will also be considered and addressed in the Draft EIR. Comments provided previously need not be repeated.

PUBLIC SCOPING MEETING

A public scoping meeting was held on November 1, 2012 at The Resort at Squaw Creek to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. A new public scoping meeting will not be held.

REFERENCES

Placer County. 1994 (August 16). *Placer County General Plan*. Placer County, CA.

———. 1983. *Squaw Valley General Plan and Land Use Ordinance*. Adopted June 14 and August 30, 1983; reflects modifications through 2006.

Squaw Valley Fire Department. 2012. *Emergency Evacuation Plan*. Available: <http://www.svpsd.org/fire/images/evacuation/docs/Evacuation%20Plan.pdf>. Accessed July 24, 2012.

Squaw Valley Real Estate, LLC. 2014 (January). *The Village at Squaw Valley Specific Plan, Draft*. Prepared for Placer County.

U.S. Environmental Protection Agency. 2012. Enviromapper for Envirofacts Database Search. Available: <http://www.epa.gov/emefdata/em4ef.html?minx=-121.26709&miny=38.74337&maxx=-120.16846&maxy=39.38314&pText=placer%20county>. Accessed March 12, 2012.

U.S. EPA. See U.S. Environmental Protection Agency.