

PLACER COUNTY LOCAL AGENCY FORMATION COMMISSION

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NOTICE OF PREPARATION

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Proposed Town of Olympic Valley Incorporation (Placer County LAFCO File No. 2013-02)

Date: October 27, 2014

To: Public Agencies and Interested Parties

From: Placer County Local Agency Formation Commission (LAFCO)

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Town of Olympic Valley Incorporation Project

Placer County LAFCO will be the Lead Agency and will prepare an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA), for the Town of Olympic Valley Incorporation Project. In accordance with Sections 15060(d) and 15082 of the CEQA Guidelines, Placer County LAFCO has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies and interested parties that an EIR will be prepared. The purpose of an NOP is to solicit guidance from these agencies as to the scope and content of the environmental information to be included in the EIR. Agencies should comment on the scope and content of the environmental information that is appropriate to the agencies' statutory responsibilities in connection with the proposed project.

SUBMISSION OF COMMENTS

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but not later than 5:00 p.m. on **November 25, 2014**. All comments must include full name and address in order for staff to respond appropriately and should be submitted to Placer County LAFCO as noted below:

Kristina Berry, AICP
Executive Officer
Placer County LAFCO
110 Maple Street
Auburn, CA 95603
kberry@placer.ca.gov

SCOPING MEETING

A CEQA public scoping meeting will be held during the 30-day NOP public review period to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

Date: November 18, 2014

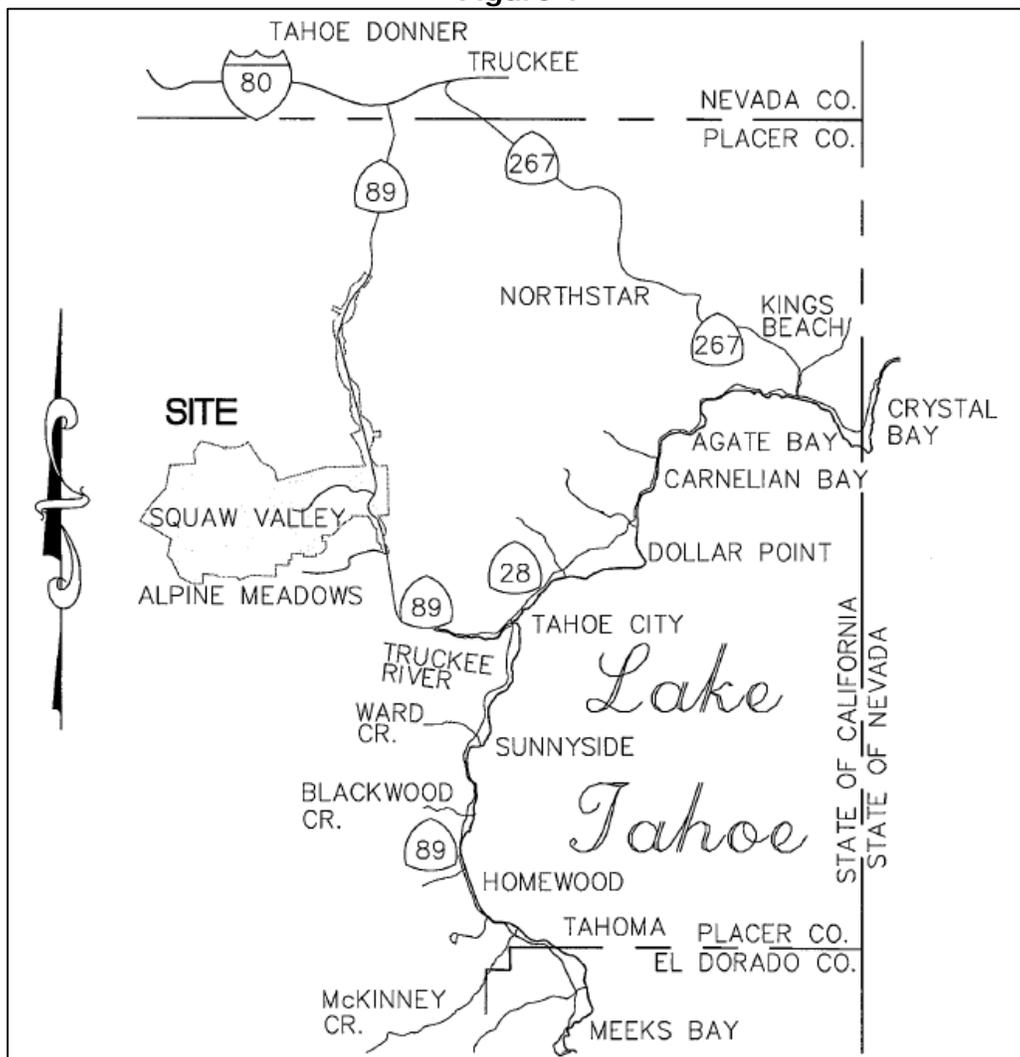
Start time: 5:00 PM

Location: Squaw Valley Public Service District, Community Room
(see attached map) 305 Squaw Valley Road
Olympic Valley, CA 96146

PROJECT LOCATION

Olympic Valley (also known as Squaw Valley) is located west of Highway 89, between Highway 28 and Interstate 80, northwest of Lake Tahoe (see Figure 1).

Figure 1



Surrounding Land Uses

Olympic Valley, site of the 1960 Olympics, is a valley primarily surrounded by conservation and wilderness areas on national forest lands. To the south of Olympic Valley is Alpine Meadows, which includes a ski area, a residential mix of single-family homes and condominium developments, office space, and open space and conservation areas, including wilderness areas. Roads connecting Olympic Valley and Alpine Meadows do not currently exist, with the exception of Highway 89. The Truckee River is located opposite of Highway 89 to the east.

PROJECT DESCRIPTION

According to the incorporation application, the applicant, Incorporate Olympic Valley, proposes to incorporate Olympic Valley in order for the community to obtain greater self-determination, including better utilization of the revenues generated in Olympic Valley, improvement of public services such as road maintenance and snow removal, increased prioritization of new services such as winter plowing of the bike trail, and obtaining local jurisdiction over land use and development.

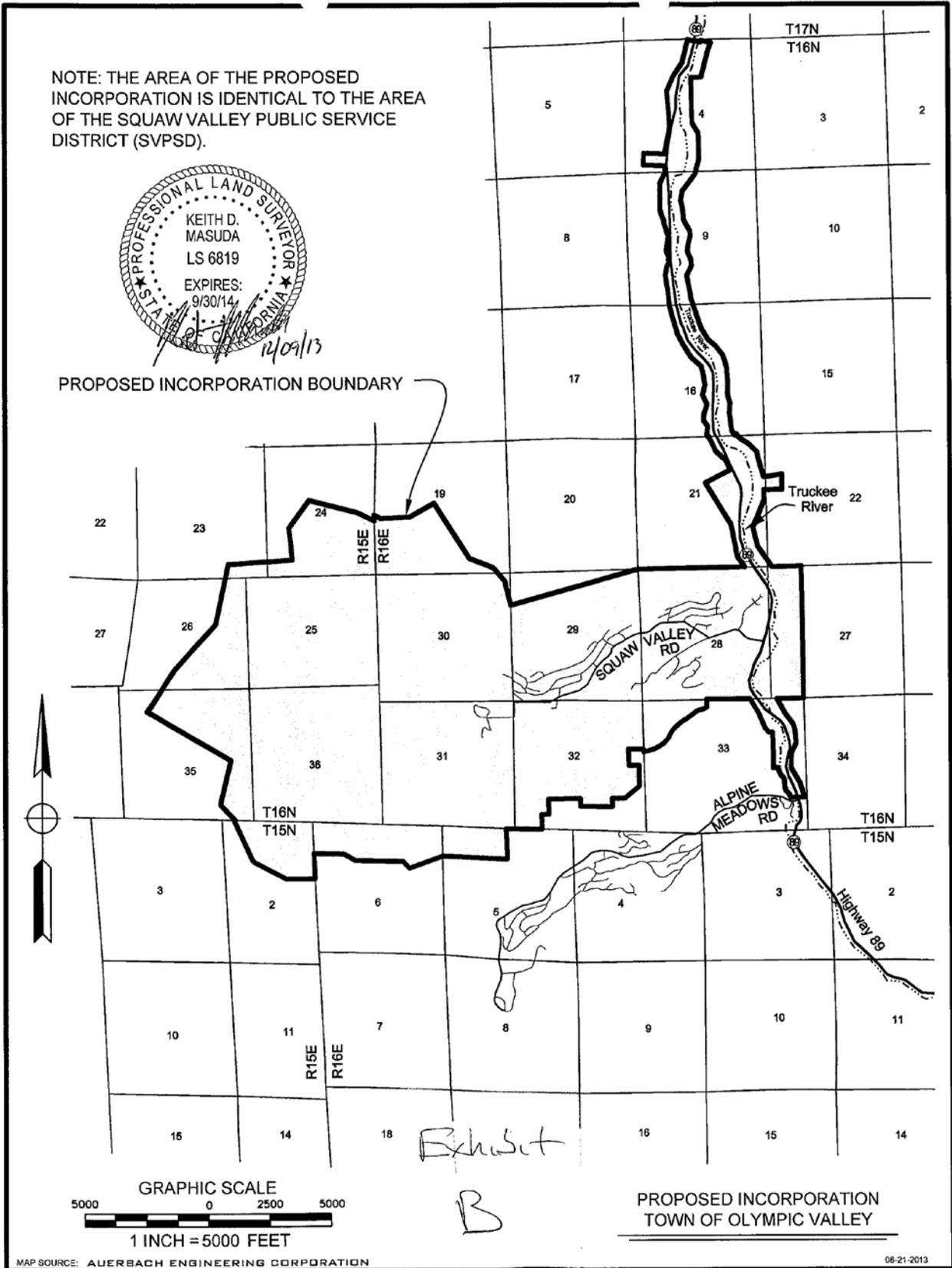
The proposed project is the incorporation of the Town of Olympic Valley. The boundaries of the proposed project consist of approximately 15 square miles and are coterminous with the boundaries of the Squaw Valley Public Service District (see Figure 2). The boundaries include a narrow corridor to the north and south along Highway 89 at the eastern border of the valley. Several single-family residences are located within the corridor, on the east side of Highway 89. Just south of the incorporation area is the entry to Alpine Meadows. Placer County LAFCO anticipates that the Sphere of Influence will be the same as the city limits.

Section 57376 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires that the new Town Council shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all Placer County ordinances previously applicable shall remain in full force and in effect as city ordinances for a period of 120 days after incorporation. The act of incorporation, if approved, will not alter either the existing County zoning designations or proposed land uses, or development within the Olympic Valley community. Furthermore, Placer LAFCO may not exercise direct land use authority during its consideration of the proposed incorporation of Olympic Valley. Government Code Section 65360 states that the legislative body of a newly incorporated city shall adopt a general plan within 30 months following incorporation.

Proposed Plan of Services

Currently, the community receives services from Placer County, the Squaw Valley Public Service District (SVPSD), and the California Department of Forestry and Fire Protection (CAL FIRE). Placer County provides health and human services, welfare, child protective services, judicial services, animal control, law enforcement, road maintenance, snow removal, planning and building, code enforcement, and park maintenance (contracted to Tahoe City Public Utilities District). The SVPSD provides water, sewer, and trash services, as well as fire protection and emergency medical services. CAL FIRE provides wildland fire suppression services and prevention.

Figure 2



Upon incorporation, the application indicates that SVPSD would continue to provide water, sewer, and solid waste services to the incorporated community. Placer County would continue to provide health and human services, welfare, child protective services, and judicial services. The Town of Olympic Valley intends to provide, on a contract basis, road maintenance; snow removal; planning; building and engineering services; code enforcement; and park maintenance. The application indicates that it is the applicant's intent to contract with Placer County for law enforcement, animal control, and accident investigation. With respect to wildland fire suppression, the applicant intends to contract with CAL FIRE.

Existing Setting

The community of Olympic Valley consists of approximately 1,000 year-round residents with 560 registered voters. However, transient seasonal and daily visitor populations peak during the winter holiday period, with increases to between 20,000 and 25,000.

The Olympic Valley area currently has a variety of land uses, including single-family residential, condominium/mixed-use development, commercial, hotel and resort, recreational, and ski facilities. Land use designations per the 1983 Squaw Valley General Plan and Land Use Ordinance include a mix of residential, Forest Recreation and Open Space, Village Commercial, Alpine Commercial, Entrance Commercial, and Conservation. Small areas of Heavy Commercial are mainly used for ski area maintenance.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

According to the Office of Planning and Research (OPR) document entitled *A Guide to the LAFCO Process for Incorporations*, incorporations are projects subject to CEQA and require environmental review. Placer County LAFCO, as lead agency, has determined that an EIR is needed to evaluate the potential environmental effects associated with the incorporation proposal. The EIR must conform to the requirements in the CEQA Guidelines and provide all of the analysis required by LAFCO law, thereby enabling Placer County LAFCO to rely upon the EIR for decision-making purposes. The environmental review process must be completed before LAFCO can make a final decision on the incorporation proposal.

Placer County LAFCO has reviewed the proposed project application and has determined that the EIR should address the topics identified below. Each technical chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential project-specific impacts, and, if applicable, mitigation measures. Cumulative impacts will be addressed in a separate chapter.

The analysis contained in the EIR chapters will be largely based upon the Comprehensive Fiscal Analysis (CFA) being prepared pursuant to Government Code Section 56800 for the Olympic Valley Incorporation by a consultant under contract with Placer County LAFCO. In addition, the Public Services and Utilities chapters of the EIR will be based upon the Municipal Service Review currently being prepared by Placer County LAFCO for the SVPSD.

Land Use and Planning: The Land Use and Planning chapter of the EIR will evaluate the proposed project's consistency with surrounding area adopted plans, policies, and ordinances, including the 1983 Squaw Valley General Plan and Land Use Ordinance, Placer County LAFCO policies and standards, and any other appropriate documents. Compatibility of the proposed project with the surrounding land uses, both existing and proposed, as well as the compatibility of land uses within the proposed project area, will be evaluated. The Land Use and Planning chapter will provide the necessary analysis outlined in Government Code Section 56668.

Public Services: The Public Services chapter of the EIR will summarize the current and proposed service providers of the proposed project area and identify any changes in service providers. Potential new demand for services, including fire protection, police protection, schools, parks, and recreation, as well as the Town of Olympic Valley's ability to provide adequate services to meet demands, will be addressed. With regards to fire protection services, the change from a State Responsibility Area to a Local Responsibility Area will be discussed. The potential effects on existing transit services provided by the Tahoe Area Regional Transit will be evaluated. An analysis of the proposed project's consistency with relevant Placer County LAFCO policies and standards will be included. Information from the Squaw Valley General Plan and Land Use Ordinance, Municipal Service Review for the SVPSD, and any other appropriate documents will be utilized. Local public services representatives will also be contacted in order to obtain the most recent information. The Public Services chapter will provide the necessary analysis outlined in Government Code Section 56668.

Utilities: The Utilities chapter of the EIR will summarize the current and proposed utility service providers of the proposed project area and identify any changes in providers. Potential new demand for utilities, including water, sewer, and energy, as well as the Town of Olympic Valley's ability to provide adequate services to meet demands, will be addressed. An analysis of the proposed project's consistency with relevant Placer County LAFCO policies and standards will be included. Information from the Squaw Valley General Plan and Land Use Ordinance, Municipal Service Review for the SVPSD, and any other appropriate documents will be utilized. Local utility provider representatives will also be contacted in order to obtain the most recent information. The Utilities section of the Draft EIR shall provide the necessary analysis outlined in Government Code Section 56668.

Climate Change: The Climate Change chapter will include an in-depth discussion of climate change regulations, past to present, as well as a full range of scientific findings related to climate change. The relationship between the proposed project and global climate change will be evaluated.

Cumulative Impacts and Other Statutorily Required Sections: In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts associated with the project will be undertaken and discussed. CEQA Guidelines Section 15355 define cumulative effects as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The individual and incremental effects of the proposed project when added to other closely related past, present, and foreseeable future projects will be addressed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential growth-inducing impacts of the proposed project, focusing on whether or not a removal of any impediments to growth would occur with implementation of the proposed project. This chapter will also identify any potentially significant and unavoidable, and significant and irreversible impacts.

ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of project alternatives, including the No Project Alternative. The Alternatives chapter will "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Any significant effects of the alternatives will be discussed, but in less detail than the significant

effects of the proposed project. The EIR will also include a discussion of the environmentally superior alternative, and a description of alternatives considered but rejected from detailed analysis.

At this time, the alternatives to be analyzed by the EIR are still under consideration. In addition to the No Project Alternative required by CEQA, it is anticipated that the EIR will include at least one alternative with modified incorporation boundaries.

NOP Scoping Meeting Location Map

