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APPENDIX A

NOTICE OF PREPARATION
DISTRIBUTION LIST
COMMENT LETTERS
RESPONSES TO N.O.P. COMMENTS

RESPONSES TO NOTICE OF PREPARATION COMMENTS

CALIFORNIA DEPARTMENT OF TRANSPORTATION

Caltrans has indicated a concern with additional runoff as a result of increased impervious surface area. No net increase to stormwater peak discharge (100-year storm event) within the State's right-of-way and Caltrans drainage facility may be realized as a result of the completion of this project.

A hydrologic/hydraulic report has been prepared to determine on-site detention requirements. Infiltration basins and/or storm water filter facilities are planned between the proposed development and Squaw Creek. The basin will be sized to handle run-off up to the 20-year 1-hour storm. Anything over the 20-year 1-hour storm will overflow will overflow into Squaw Creek. The run-off that may enter Squaw Creek will meet discharge requirements of the Lahontan Basin Plan for the Truckee River Hydrologic Unit after treatment.

The proposed project will alter existing drainage patterns of the project area. However, a drainage system of underground storm drain pipes, infiltration galleries, and two infiltration basins and/or storm water filtration facilities are proposed to capture drainage and treat it prior to discharge into Squaw Creek. Pre-treatment of runoff is also proposed at all parking areas prior to run-off entering the infiltration basin.

An encroachment permit will be obtained from Caltrans for any work conducted within the State right-of-way.

CALIFORNIA DEPARTMENT OF FISH AND GAME

CDFG notes the presence of significant wildlife resources and habitat in the project area and indicates mitigation measures that should be included in the EIR. CDFG recommends permanent drainages and wetlands should be protected with at least a 100-foot buffer area and intermittent drainages should be protected with at least a 50-foot buffer area.

The EIR will address the habitats present and how project implementation will affect those habitats. Efforts will be made to avoid significant habitats in the project area. Unavoidable project impacts upon wetlands and other significant habitats (*i.e.*, vernal pools and riparian habitat) will be fully mitigated.

The EIR will address all special status species within the project area and potential impacts upon those species. The project will attempt to avoid impacts to these species. In the case of unavoidable impacts, mitigation measures will be outlined to reduce impacts to less than significant levels.

Growth inducing and cumulative impacts upon biological resources will be addressed as well as measures to alleviate human-wildlife conflicts. An analysis of project alternatives, which reduce impacts to biological resources, will be included in the EIR.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

RWQCB notes concerns with potential water quality impacts associated with the proposed project.

Potential project-related impacts to water quality (*e.g.*, absorption rates, drainage pattern changes, increased storm water runoff, floodplain impacts, and wetland impacts) will be fully evaluated in the EIR. The EIR will also discuss storm water treatment measures in project-level detail.

The following statement will be included in the EIR: If contaminated soil or groundwater is discovered during excavation, the contractor shall immediately stop and contact the Regional Board, which may then require an action plan be submitted and impose conditions of approval.

The EIR will also include the location and tentative design of the BMPs for the drainage pipes/stormwater filtration facilities, as well as how these facilities will be designed to comply with the Truckee River Hydrologic Unit Project Guidelines for Erosion Control. The EIR will demonstrate how compliance with the water quality objectives will be achieved.

NATIVE AMERICAN HERITAGE COMMISSION

Archaeologist Susan Lindström, Ph.D., prepared a technical cultural resources document in 1996 analyzing the project area (within ¼ mile radius). The document will be summarized for the purposes of this project.

During the construction phase of the project, appropriate mitigation measures (*e.g.*, provisions for identification and evaluation of accidentally discovered archaeological resources or human remains) will be implemented in order to protect potential cultural resources within the project area.

SQUAW VALLEY PUBLIC SERVICE DISTRICT

The District noted concerns with drainage/hydrology, fire protection, water, and sewage.

A storm water filtration facility is being examined as part of the proposed project in order to capture and treat runoff prior to discharge into Squaw Creek.

Fire protection services will be noted as being provided by the Squaw Valley Public Service District, through the Squaw Valley Fire Department.

The EIR will examine the adequacy of the water system in the project area using the water system computer hydraulic model. This analysis will determine whether or not there is an adequate amount of water in the project area to be used for fire protection. Water usage calculations prepared for the project will be available for review by the District.

Statements regarding the water treatment facility being studied will be clarified to reflect the comments made by the District.

Prior to relocating the existing sewer line to Squaw Peak Road, a sewer hydraulic model will be used to determine the adequacy of the sewer capacity in the vicinity of the project. Relocation of the sewer line will occur in full consideration of the potential well on the project site. The project will conform to California Department of Health Services guidelines regarding sewer line development/relocation.

PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 889-7470/FAX (530) 889-7499
Web Page: http://www.placer.ca.gov/planning E-Mail: ljlawren@placer.ca.gov

RECEIVED
JAN 28 2002
K.B. FOSTER
CIVIL ENGINEERING, INC.

January 23, 2002

Suzanne Larson
K.B. Foster Civil Engineering, Inc.
P.O. Box 129
Carnelian Bay, CA 96140

Subject: **PlumpJack Squaw Valley Inn (EIAQ-3598)**

Dear Suzanne:

The Notice of Preparation (NOP) review period for the subject proposal has ended. Comments regarding the NOP are attached for your review and response in the Environmental Impact Report (EIR). Any additional comments that may be received will be forwarded to you by fax.

The first administrative draft EIR (10 copies) should be received by this office no later than 90 days from contract approval. The submittal shall be accompanied by the current EIR review fee. If you require additional time in order to prepare the EIR, please do not hesitate to contact this office and request a suspension of the processing timeframes.

Sincerely,

Lori Lawrence for
MICHAEL WELLS
Associate Planner

Attached comments:
Department of Transportation (Caltrans), 1/17/02
California Regional Water Quality Control Board (Lahontan Region), 1/14/02
Native American Heritage Commission, 12/31/01
Squaw Valley Public Service District, 1/17/02

cc: Karen Kelly
ERC members

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3, SACRAMENTO AREA OFFICE – MS 41
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 327-3859
FAX (916) 323-7669
TTY (530) 741-4509

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PLACER COUNTY
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JAN 22 2002
PLANNING DEPARTMENT

January 17, 2002

01PLA0137
SCH#2001122074
PlumpJack Squaw Valley Inn
Expansion Project (EIAQ-3598)
NOP EIR
03PLA089 PM 13.720

Paul Thompson
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Thompson:

Thank you for the opportunity to comment on the proposed PlumpJack Squaw Valley Inn. Our comments are as follows:

- Much of the proposed project site is currently developed as paved surface parking. Proposed improvements include some additional impervious surface area. Runoff from this site discharges to Squaw Creek, which enters the State's highway right of way and passes beneath SR 89 at the Squaw Creek Bridge at PM 14.21 (Br. No. 19-31) before joining with the Truckee River.

- No net increase to the stormwater peak runoff discharge (100 year storm event) within the State's right-of-way and Caltrans drainage facilities may be realized as a result of the completion of this development. It is the developer's responsibility to ensure that increases in stormwater runoff discharge from the project site that will enter the State's right-of-way and/or Caltrans drainage facilities, whether discharged directly or indirectly, does not increase peak flows within the state's right-of-way or Caltrans drainage facility. This may be accomplished through the implementation of stormwater management BMPs (i.e. detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.) as applicable.

- The proponent/developer must perpetuate, maintain or improve existing drainage patterns and/or facilities affected by the proposed development/project to the

satisfaction of the State and Caltrans. This includes, but is not limited to, altering stormwater pathways and storage areas, whether engineered or naturally occurring. Altering existing drainage patterns and/or facilities without proper mitigation may lead to adverse drainage impacts to State facilities or to other local public or private properties. The proponent/developer may be held liable for future damages caused by diverted or increased drainage flows determined to be the result of the proposed development/project that were not properly mitigated.

- No drainage plans, drawings, or calculations were included in the application package. Likewise, a hydrologic/hydraulic study or report is needed. These documents are required to adequately evaluate project impacts upon Caltrans right of way and drainage facilities. The documents should be prepared to indicate "pre-construction" coverage quantities for buildings, streets, parking, etc. as well as "post-construction" coverage quantities. Please request these documents from the project proponent and send them to our office for review and comment prior to final project approval.

- A Caltrans Encroachment Permit will be required for any work conducted within State right-of-way. Please contact Mr. Bruce Capaul, Caltrans, District 3 Office of Permits, at (530) 741-4408, for an application and assistance.

Please provide Caltrans with a copy of any final conditions of approval regarding this project. If you have any questions regarding these comments, please contact Jennifer Hayes at (916) 324-6634.

Sincerely,

JEFFREY PULVERMAN, Chief
Office Of Regional Planning

California Regional Water Quality Control Board

Lahontan Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov/rwqcb6
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150
Phone (530) 542-5400 • FAX (530) 544-2271

Gray Davis
Governor

PLACER COUNTY
DATE
RECEIVED

JAN 18 2002

PLANNING DEPARTMENT

January 14, 2002

Paul Thompson
Placer County planning Department
11414 B Avenue
Auburn, California 95603

COMMENTS ON THE NOTICE OF PREPARATION (NOP) FOR THE PLUMPJACK SQUAW VALLEY INN EXPANSION DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), OLYMPIC VALLEY – PLACER COUNTY ASSESSOR'S PARCEL NO. 96-02-23, STATE CLEARINGHOUSE NO. 2001122074

Thank you for providing us the opportunity to comment on the above-mentioned project. It is the Regional Board's understanding that the project consists of constructing a 152,179 square foot building on a 3.2-acre site located at 1920 Squaw Valley Road in Olympic Valley. The existing area for which the building is proposed is a paved parking lot with landscaping and basketball courts. The proposed building will directly abut an existing 20-foot public utility easement, and the easement/sewer line will be relocated to Squaw Peak Road. The project will involve removing existing stormwater runoff basins and appropriately replacing them. 50.8% of the site is currently covered with impervious surfaces, and the proposed project will result in a total of 64.6% of impervious surface coverage at the site.

Regional Board staff commented on the initial questionnaire on March 14, 2001, and we commented on the revised expanded environmental impact assessment questionnaire on August 27, 2001. Copies of those letters are enclosed. The issues raised in those letters still apply, and we request that those issues be appropriately addressed in the final EIR.

Regional Board staff also concurs with the probable water-quality impacts identified in the NOP that will be fully evaluated in the EIR. Those potential impacts include changes in absorption rates, changes in drainage patterns, an increase in storm water runoff to Squaw Creek, floodplain impacts and downstream flooding impacts, and wetland impacts. Please be aware that the draft EIR must discuss storm water treatment measures in project-level detail so that Regional Board staff can fully evaluate the potential effects upon surface and groundwater quality.

Please contact me at (530) 542-5434 if you have any questions regarding this matter or if I can provide any additional information.

Sincerely,

Eric J. Taxer, P.E.
Water Resources Control Engineer
Northern Watersheds Unit

Enclosure: Truckee River Hydrologic Unit Project Guidelines for Erosion Control
March 14, 2001 Comment Letter
August 27, 2001 Comment Letter

Cc (w/enc): Katie Shulte Joung, Office of Research and Planning
Hilary Newsom, PlumpJack Development Fund
Suzanne Larson, K.B. Foster Civil Engineering, Inc.
Tom Cavanaugh, US Army Corps of Engineers/Sacramento District, Regulatory Branch
Rick Lierman, Squaw Valley Public Service District

EJT/crT: PlumpJack Squaw Valley Inn Expansion NOP.doc
[31; Pending/PlumpJack Squaw Valley Inn Expansion Project]

TRUCKEE RIVER HYDROLOGIC UNIT
PROJECT GUIDELINES FOR EROSION CONTROL

In the interest of protecting surface water quality from unnatural or accelerated erosion caused by land development, the following guidelines shall be followed:

1. Surplus or waste material and/or fill of earthen material shall not be placed in drainage ways or within the 100-year flood plain of any surface water of the Truckee River Hydrologic Unit.

2. All loose piles of soil, silt, clay, sand, debris, or other earthen materials should be protected in a reasonable manner to prevent the discharge of these materials to waters of the State.

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

4. Dewatering should be done in a manner so as to eliminate the discharge of earthen materials from the site.

5. Land disturbance associated with project construction is prohibited between October 15th and May 1st. For projects taking one construction season, erosion control measures are to be effective prior to the onset of winter. For projects taking longer than one season, complete winterization is required.

6. Where possible, existing drainage patterns should not be significantly modified.

7. Drainage swales disturbed by construction activities should be stabilized by appropriate soil stabilization measures to prevent erosion.

8. All non-construction areas should be protected by fencing or other means to prevent unnecessary disturbance.

9. During construction, temporary gravel, hay bale, earthen, or sand bag dikes and/or non-woven filter fabric fence should be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

10. Runoff from impervious surfaces shall be treated or contained onsite for up to and the including a 20-year, 1-hour storm. A 20-year, 1-hour storm would drop 0.7 inches of rain in the California portion of the Truckee River Basin. Runoff leaving the project site must meet specific constituent levels prior to discharge to storm drainage systems or natural watercourses.

California Regional Water Quality Control Board
Lahontan Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov/rwqcb6
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150
Phone (530) 542-5400 • FAX (530) 544-2271

Gray Davis
Governor

August 27, 2001

Lori Lawrence
Placer County planning Department
11414 B Avenue
Auburn, California 95603

COMMENTS ON THE REVISED EXPANDED ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE FOR THE PLULMPJACK SQUAW VALLEY INN EXPANSION PROJECT, OLYMPIC VALLEY – PLACER COUNTY ASSESSORS PARCEL NO. 96-02-23

Thank you for providing us the opportunity to comment on the above-mentioned project. It is the Regional Board's understanding that the project consists of constructing a 152,179 square foot building on a 3.2-acre site located at 1920 Squaw Valley Road in Olympic Valley. The existing area for which the building is proposed is a paved parking lot with landscaping and basketball courts. The proposed building will directly abut an existing 20-foot public utility easement, and the easement/sewer line will be relocated to Squaw Peak Road. The project will involve removing existing stormwater runoff basins and appropriately replacing them. 50.8% of the site is currently covered with impervious surfaces, and the proposed project will result in a total of 64.6% of impervious surface coverage at the site.

Regional Board staff commented on the initial questionnaire on March 14, 2001. We are satisfied with the responses provided regarding our previous comments on the potential need for 401 Water Quality Certification, collecting and treating stormwater runoff and groundwater in the underground parking structure, and filing a Report of Waste Discharge. However, we have the following comments:

1. On Page 46 (second paragraph) it is stated that an existing treatment basin will be eliminated and replaced with a system of drainage pipes/stormwater filtration facilities designed in accordance with the Placer County Stormwater Management Manual. It is further stated that runoff will meet Regional Board water quality standards through the implementation of Best Management Practices (BMPs). Regional Board staff requests that the location and tentative design of the BMPs be included in the final environmental document, and that it be demonstrated in the document how these facilities will be designed to comply with the Truckee River Hydrologic Unit Project Guidelines for Erosion Control (enclosed). It shall also be demonstrated in the final environmental document how compliance with the water quality objectives will be achieved. The objectives are listed in the *Water Quality Control*

6. Page 39 of Table 1 states that, "If contaminated soil is present in the project area, it will be removed to non-detect levels and disposed of according to California and Nevada State Law and Placer County Requirements." Our March 14, 2001 letter stated our request that, "...upon discovery of any contaminated soil or groundwater during excavation, the contractor immediately stop construction and contact the Regional Board. The Regional Board may request an action plan be submitted by the project proponent and may impose conditions of approval." Regional Board staff request that our original comment be included in the final environmental document as a mandatory condition.

Please contact me at (530) 542-5434 if you have any questions regarding this matter or if I can provide any additional information.

Sincerely,

Eric J. Taxer, P.E.
Water Resource Control Engineer
Northern Watersheds Unit

Enclosure: Truckee river Hydrologic Unit Project Guidelines for Erosion Control

cc: Katie Shulte Joung, Office of Research and Planning
Hilary Newsom, PlumpJack Development Fund
Suzanne Larson, K.B. Foster Civil Engineering, Inc
Tom Cavanaugh, US Army Corps of Engineers, Sacramento District, Regulatory Branch

PlumpJack Squaw Valley Inn Expansion EIAQ
[31/PlumpJack Squaw Valley Inn Expansion Project]

California Regional Water Quality Control Board
Lahontan Region

inston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov/rwqcb6
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150
Phone (530) 542-5400 * FAX (530) 544-2271

Gray Davis
Governor

March 14, 2001

Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn CA 95603

RESPONSE TO REQUEST FOR EARLY CONSULTATION PURSUANT TO SECTION 15063(g) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES FOR THE PLUMPJACK SQUAW VALLEY INN EXPANSION (EIAQ-3598), OLYMPIC VALLEY, PLACER COUNTY

Regional Board staff have reviewed the Expanded Environmental Impact Assessment Questionnaire (Expanded EIAQ) prepared by K.B. Foster Civil Engineering, Inc. for the above referenced project dated February 2001.

The project proponent, PlumpJack Development Fund, proposes to construct a multi-family residential project. The project involves expanding an existing facility in an already developed area. Proposed improvements include construction of a 152,179 square foot building, which will house a parking garage, 34 condominium units, a foyer/lounge area, exercise room, and game room. The site area is approximately 3.2 acres. Based on the information provided, Regional Board staff have the following comments and request additional information:

1. Regional Board staff determined from plans received that the project proponent wishes to stabilize portion of the bank within the 100-year flood plain of Squaw Creek. The Water Quality Control Plan for the Lahontan Region (Basin Plan), as amended, prohibits the discharge or threatened discharge, attributable to human activities, of solid or liquid waste materials including soil, silt, clay, sand and other organic and earthen materials to lands within the 100-year flood plain of the Truckee River or any of its tributaries. Tributaries include perennial and ephemeral surface waters (river, streams, lakes, wetlands, etc.). The project will have to satisfy the prohibition exemption criteria (enclosed) in order to proceed as currently proposed. Regional Board staff request that the project proponent provide information regarding how the project satisfies the exemption criteria. In order to meet prohibition exemption the project proponent will be required to conduct an alternative analysis and prove that there is no reasonable alternative to the project proposal.

2. The United States Army Corps of Engineers (Corps) may also have jurisdiction regarding the 100-year flood plain and drainage swale modifications. If the Corps determines that the project is subject to Section 404 regulations, and they issue a Section 404 permit that has not been granted Section 401 Water Quality Certification (401 Certification), the project proponent will need to complete a 401 Water Quality Certification application and submit it

If you have any questions regarding this matter, please contact Martin Goldberg at (530) 542-5423 or me at (530) 542-5432.

Sincerely,

for Scott Ferguson, P.E.,
Chief, Northern Watershed Unit

Enclosures: Waste Discharge Prohibitions and Exemption Criteria for Projects within the Truckee River Hydrologic Unit

cc: Katie Shulte Joung/Office of Research and Planning

MSG/arT:PumpJack Early Consultation
[31 Pending/PlumpJack Squaw Valley Inn Expansion]

STATE OF CALIFORNIA Gray Davis, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390

PLACER COUNTY
DATE
RECEIVED
JAN 03 2002 PT
PLANNING DEPARTMENT

December 31, 2001

Mr. Paul Thompson
Placer County Planning Department
11414 B Avenue
Auburn, California 95603

RE: SCH# 2001122074 PlumpJack Squaw Valley Inn Expansion

Mr. Thomspon:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
   - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
   - If any known cultural resources have already been recorded on or adjacent to the APE.
   - If the probability is low, moderate, or high that cultural resources are located in the APE.
   - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
   - The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
   - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
   - A Sacred Lands File Check.
   - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
   - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
   - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
   - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038.

Sincerely,

Debbie Pilas-Treadway
Environmental Specialist III

CC: State Clearinghouse

SQUAW VALLEY PUBLIC SERVICE DISTRICT
1810 Squaw Valley Road
Post Office Box 2026
Olympic Valley, CA 96146-2026
Phone: (530) 583-4692 FAX: (530) 583-6228

January 17, 2002

PLACER COUNTY
DATE
RECEIVED
JAN 22 2002
PLANNING DEPARTMENT

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

RE: PlumpJack Squaw Valley Inn Expansion (EIAQ-3598)

Dear Lori:

Thank you for the opportunity to comment on the Notice of Preparation for the above-referenced Environmental Impact Report.

After reviewing the questionnaire and comments provided, the District has the following comments. We will address our comments in the order they appear on the questionnaire.

DRAINAGE & HYDROLOGY

Item #19. Would any run-off of water from the project enter any off-site canal/stream?

Item #20. Will there be discharge to surface water of waste waters other than storm water run-off?

The comments provided with the questionnaire suggest there will be an infiltration basin for any runoff of storm water. Due to the vulnerable nature of the aquifer in Squaw Valley, the District takes exception to the use of infiltration basins. The District prefers to see the developer, in this case, utilize a storm water filtration system prior to discharging storm water to Squaw Creek.

FIRE PROTECTION

Item #37. How distant are the nearest fire protection facilities?

The answer provided by the applicant is, "Approximately 1/4 mile at Squaw Valley Fire Protection District." This statement is not exactly correct. Fire protection services are provided by the Squaw Valley Public Service District, through the Squaw Valley Fire Department.

Item #38. What is the nearest emergency source of water for fire protection purposes?

The District requests the applicant to operate the water system computer hydraulic model to ascertain the adequacy of the water system to provide fire flow to the project.

WATER

Item #47. For what purpose is water presently used onsite?

Item #47 asks, "What is the daily water usage of the project?" The applicant's response is 17,450 gallons per day. The District would like the opportunity to review the water usage calculations.

Item #47 also asks, "Will the public water supplier serve this project?" The applicant answers, "A study is underway for a new water treatment facility that is large enough to provide water to all currently proposed projects within the service area of the Squaw Valley Public Service District. This includes the proposed PlumpJack addition. The water treatment project is expected to be completed in 2003."

The above statement is not entirely correct. The District is in the process of completing the Squaw Valley Groundwater Development and Utilization Feasibility Study. This Study does identify the need for a water treatment plant prior to the expansion to the water supply for Squaw Valley. However, the District does not own any new water sources and a new water source must be developed prior to the building of a water treatment plant. Therefore, the developer will be required to develop a well and dedicate that well to the District. If the well meets the drinking water standards, no treatment plant would be required. If the well does not meet the drinking water standards, a water treatment plant would have to be constructed prior to serving the project.

SEWAGE

Item #64. Is there sewer in the area?

The applicant's response is, "Yes."

Item #65. What is the distance to the nearest sewer line?

The applicant's response is, "Sewer line currently goes through property, however it will be relocated to Squaw Peak Road directly south of the property."

The District has two responses to these comments. First of all, there is a sewer line within the existing property, as identified in Item #64. In Item #65, however, the applicant talks about a relocation of the sewer line to Squaw Peak Road. The District will request that the applicant operate the District's sewer hydraulic model to determine the adequacy of the sewer capacity in the vicinity of the project.

Also, the District has a concern with the relocation of the sewer line to Squaw Peak Road. Previously, the applicant has stated they may develop a well on the property for drinking water supply. Any sewer line relocation will have to be done in consideration of a possible well on the property. There are very specific guidelines by the California Department of Health Services (DOHS) for the development of the sewer line in proximity to the well. They will have to meet DOHS requirements for this sewer line relocation.

Lori, thank you again for the opportunity to review this project at its earliest stages. If you have any questions, or wish the District to provide further comments, please feel free to give me a call.

Sincerely,

Richard L. Lierman

Richard L. Lierman
General Manager

RLL/ld

PLACER COUNTY
DATE
RECEIVED

STATE OF CALIFORNIA - THE RESOURCES AGENCY GRAY DAVIS, Governor

DEPARTMENT OF FISH AND GAME
SACRAMENTO VALLEY AND CENTRAL SIERRA REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
Telephone (916) 358-2900

JAN 24 2002
PLANNING DEPARTMENT

RECEIVED
JAN 31 2002
K.B. FOSTER
CIVIL ENGINEERING, INC.

Flex your POWER

January 18, 2002

Ms. Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Ms. Lawrence:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation of a draft Environmental Impact Report (EIR) for the PlumpJack Squaw Valley Inn Expansion (SCH# 2001122074). Project proponents are requesting to expand the existing inn by constructing a new six-story building on 3.2 acres. The project is located at 1970 Squaw Valley Road in Olympic Valley, Placer County.

Significant wildlife resources in the project area include Squaw Creek. Special status plant and animal species known to occur near the project area include, but may not be limited to: Plumas ivesia (*Ivesia sericoleuca*), Lahontan cutthroat trout (*Onchorhynchus clarki*), Northern goshawk (*Accipiter gentillis*), Sierra Nevada mountain beaver (*Aplodontia rufa californica*), and Rocky Mountain mule deer (*Odocoileus hemionus hemionus*). Permanent drainages, and wetlands should be protected by no less than a 100-foot buffer area on all sides of the habitat and intermittent drainages and wetlands should be protected by no less than a 50-foot buffer area. The EIR should discuss and provide mitigation for the following:

1. The project's impact upon fish and wildlife and their habitat. The EIR should contain information about the amounts and kinds of habitat present on the project site and how these habitats will be affected.

2. The project's impact upon significant habitat such as wetlands, vernal pools and riparian areas. The project should be designed so that impacts to wetlands are avoided. Mitigation should be provided for unavoidable impacts based upon the concept of no-net-loss of wetland habitat values or acreage.

3. The project's impact to special status species including species which are state and federal listed as threatened and endangered.

4. The project's growth inducing and cumulative impacts upon fish, wildlife, water quality, and vegetative resources including measures to alleviate human-wildlife conflicts (i.e. bear-proof dumpsters).

5. The EIR should provide an analysis of specific alternatives which reduce impacts to fish, wildlife, water quality, and vegetative resources.

6. The EIR should contain an evaluation of the proposed projects consistency with the applicable land use plans, such as General Plans, Specific Plans, Watershed Master Plans, Habitat Conservation Plans, as well as, existing Army Corps permits or Fish and Wildlife Service Biological Opinions.

The EIR should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable, potentially significant impacts subject to regulation by the DFG under section 1600 et seq. of the Fish and Game Code. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and water courses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that:

- Divert, obstruct, or change the natural flow or the bed, channel, or bank of a river, stream, or lake;

- Use material from a streambed; or

- Result in the disposal or deposition of debris, waste, or other material where it may pass into a river, stream, or lake.

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Thank you for the opportunity to review this project. If the DFG can be of further assistance please contact Mr. Jason Holley, Associate Wildlife Biologist, at (916) 984-7123 or Ms. Terry Roscoe, Habitat Conservation Supervisor, at (916) 358-2883.

Sincerely,

Larry L. Eng, Ph.D.
Assistant Regional Manager

cc: Ms. Terry Roscoe
Mr. Jason Holley
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

MEMORANDUM

OFFICE OF THE
PLACER COUNTY HEALTH AND HUMAN SERVICES
Environmental Health Services

TO: Lori Lawrence, Planning Department

FROM: Roger Davies, R.E.H.S.
Land Use and Water Resources Section

DATE: September 12, 2001

SUBJECT: **EIAQ 3598 -PLUMP JACK SQUAW VALLEY INN EXPANSION, 2ND SUBMITTAL**

Environmental Health Services has reviewed the subject application and requests additional information prior to making an environmental determination.

Sewage Disposal

The applicant indicates they will obtain a will-serve letter prior to building permit. This would be a necessary condition of a use permit but fails to indicate whether or not this project could significantly impact sewage collection and disposal. A will-serve letter per se isn't needed during environmental review but comments from the service provider are needed. See General Plan Policy 4.D.1. seq.

Water Supply

The applicant proposed to provide a will-serve letter prior to building permit. The applicant needs to identify any impacts to the service provider and/or the aquifer during environmental review if the on-site well is proposed for drinking water. The applicant needs to identify the water service agency responsible for managing the well. Note that general plan policies do not support the formation of new water service agencies.

The proposed quantity of groundwater withdrawl would need to be analyzed relative to aquifer impacts. A hydrogeological study by a qualified professional is indicated. Comments from SVCSD are needed prior to completion of environmental review. See General Plan Policies 4.C.1. et seq.

RD\gf

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4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.

Responsibility:	Environmental Health Division Major water purveyors
Time Frame:	As needed
Funding:	State MOU funds General Fund

4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

Responsibility:	Health Department Department of Public Works
Time Frame:	As needed
Funding:	General Fund or other identified source

[See also policies/programs under Goal 6.A., Water Resources]

SEWAGE COLLECTION, TREATMENT, AND DISPOSAL

Goal 4.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and *community plan areas*, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.

4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging retrofitting with water-conserving devices; and
c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

4.D.6. The County shall promote functional consolidation of wastewater facilities.

Responsibility:	Department of Public Works Facility Services Department Planning Department County Executive County Counsel Board of Supervisors
Time Frame:	FY 94-95
Funding Source:	General Fund

WATER SUPPLY AND DELIVERY

Goal 4.C: To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Policies

4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

4.C.2. The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.
b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

4.C.3. The County shall encourage water purveyors to require that all new water services be metered.

4.C.4. The County shall require that water supplies serving new development meet state water quality standards.

4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.

4.C.6. The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging water-conserving landscaping and other conservation measures;
c. Encouraging retrofitting existing development with water-conserving devices; and
d. Encouraging water-conserving agricultural irrigation practices.

4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.

4.C.8. When considering formation of new water service agencies, the County shall favor systems owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance.

4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.

4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the county.

4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.

4.C.13. In implementation of groundwater use policies, the County will recognize the significant differences between groundwaters found in bedrock or 'hardrock' formations of the foothill/mountain region and those groundwaters found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

Implementation Programs

4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:

a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

Responsibility:	Environmental Health Division Domestic water purveyors California Groundwater Association (a professional organization)
Time Frame:	As funding becomes available
Funding:	User fees CSA fees for service Grants and loans

California Regional Water Quality Control Board
Lahontan Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov/rwqcb6
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150
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Gray Davis
Governor

PLACER COUNTY
DATE
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AUG 30 2001

LL

PLANNING DEPARTMENT

August 27, 2001

Lori Lawrence
Placer County planning Department
11414 B Avenue
Auburn, California 95603

COMMENTS ON THE REVISED EXPANDED ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE FOR THE PLULMPJACK SQUAW VALLEY INN EXPANSION PROJECT, OLYMPIC VALLEY – PLACER COUNTY ASSESSORS PARCEL NO. 96-02-23

Thank you for providing us the opportunity to comment on the above-mentioned project. It is the Regional Board's understanding that the project consists of constructing a 152,179 square foot building on a 3.2-acre site located at 1920 Squaw Valley Road in Olympic Valley. The existing area for which the building is proposed is a paved parking lot with landscaping and basketball courts. The proposed building will directly abut an existing 20-foot public utility easement, and the easement/sewer line will be relocated to Squaw Peak Road. The project will involve removing existing stormwater runoff basins and appropriately replacing them. 50.8% of the site is currently covered with impervious surfaces, and the proposed project will result in a total of 64.6% of impervious surface coverage at the site.

Regional Board staff commented on the initial questionnaire on March 14, 2001. We are satisfied with the responses provided regarding our previous comments on the potential need for 401 Water Quality Certification, collecting and treating stormwater runoff and groundwater in the underground parking structure, and filing a Report of Waste Discharge. However, we have the following comments:

1. On Page 46 (second paragraph) it is stated that an existing treatment basin will be eliminated and replaced with a system of drainage pipes/stormwater filtration facilities designed in accordance with the Placer County Stormwater Management Manual. It is further stated that runoff will meet Regional Board water quality standards through the implementation of Best Management Practices (BMPs). Regional Board staff requests that the location and tentative design of the BMPs be included in the final environmental document, and that it be demonstrated in the document how these facilities will be designed to comply with the Truckee River Hydrologic Unit Project Guidelines for Erosion Control (enclosed). It shall also be demonstrated in the final environmental document how compliance with the water quality objectives will be achieved. The objectives are listed in the *Water Quality Control*

Plan for the Lahontan Region (Basin Plan), and can be found at the Regional Board's website at www.swrcb.ca.gov/rwqcb6. The project proponent and Placer County should also contact Squaw Valley Public Service District to verify that if its approval is required, that the agency is satisfied with the proposed stormwater treatment and disposal facilities. Recent Regional Board staff experience in the Squaw Valley area indicates a reluctance on the part of Squaw Valley Public Service District to allow storm water runoff to be infiltrated into the ground water.

2. Also on Page 46, the statement, "There is no room on-site to provide treatment of water conveyed by this pipe," does not refer to any specific pipe. It is assumed that this discussion relates to our previous comment regarding the fate of the easterly pipe that is to be relocated and the opportunity to treat/retain the water conveyed by this pipe. The July 30, 2001 letter from K.B. Foster Civil Engineering, Inc., states (comment 5D) that it is the easterly pipe that is abandoned and to be removed, and that the westerly pipe which conveys drainage from off site will remain in its present condition. It is stated both in the KB Foster letter and in the questionnaire that, "It may be feasible to provide treatment for the water conveyed through the existing stormdrain and drop inlet for the existing Plump Jack Squaw Valley Inn by adding a third stormwater detention basin in the northeastern portion of the site." Regional Board staff requests that this additional treatment be included as a mitigation measure in the final environmental document that will be prepared for this project.

3. It is noted that the total amount of impervious surface coverage will increase from 50.8% to 64.6% as a result of the project. The final environmental document shall demonstrate how the project will maintain compliance with the noted erosion control guidelines and with the Basin Plan's water quality objectives.

4. Pages 46-47 discuss the exemption criteria that must be met in order to qualify for an exemption to the 100-year floodplain prohibition as contained in the Basin Plan. While statements are made that the project will satisfy each of the exemption criteria, evidence must be provided to substantiate these claims. Regional Board staff requests that adequate documentation be included in the final environmental document to specifically demonstrate how the project will satisfy each of the required exemption criteria.

5. Table 1, "Summary of Impacts, Mitigation and Monitoring", states as a mitigation measure for stormwater runoff from increased coverage that monitoring will be conducted in accordance with Regional Board requirements (page 31). It is Regional Board staff's opinion that the impacts analysis should take place prior to completing CEQA. Monitoring after the project has been completed to determine its impacts on water quality should not be considered a mitigation measure. Once again, the final environmental document needs to demonstrate compliance with Regional Board standards; otherwise, violation of an agency's standards is considered a significant impact.

6. Page 39 of Table 1 states that, "If contaminated soil is present in the project area, it will be removed to non-detect levels and disposed of according to California and Nevada State Law and Placer County Requirements." Our March 14, 2001 letter stated our request that, "...upon discovery of any contaminated soil or groundwater during excavation, the contractor immediately stop construction and contact the Regional Board. The Regional Board may request an action plan be submitted by the project proponent and may impose conditions of approval." Regional Board staff request that our original comment be included in the final environmental document as a mandatory condition.

Please contact me at (530) 542-5434 if you have any questions regarding this matter or if I can provide any additional information.

Sincerely,

Eric J. Taxer, P.E.
Water Resource Control Engineer
Northern Watersheds Unit

Enclosure: Truckee river Hydrologic Unit Project Guidelines for Erosion Control

cc: Katie Shulte Joung, Office of Research and Planning
Hilary Newsom, PlumpJack Development Fund
Suzanne Larson, K.B. Foster Civil Engineering, Inc
Tom Cavanaugh, US Army Corps of Engineers, Sacramento District, Regulatory Branch

PlumpJack Squaw Valley Inn Expansion EIAQ
[31/PlumpJack Squaw Valley Inn Expansion Project]

TRUCKEE RIVER HYDROLOGIC UNIT
PROJECT GUIDELINES FOR EROSION CONTROL

In the interest of protecting surface water quality from unnatural or accelerated erosion caused by land development, the following guidelines shall be followed:

1. Surplus or waste material and/or fill of earthen material shall not be placed in drainage ways or within the 100-year flood plain of any surface water of the Truckee River Hydrologic Unit.

2. All loose piles of soil, silt, clay, sand, debris, or other earthen materials should be protected in a reasonable manner to prevent the discharge of these materials to waters of the State.

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

4. Dewatering should be done in a manner so as to eliminate the discharge of earthen materials from the site.

5. Land disturbance associated with project construction is prohibited between October 15th and May 1st. For projects taking one construction season, erosion control measures are to be effective prior to the onset of winter. For projects taking longer than one season, complete winterization is required.

6. Where possible, existing drainage patterns should not be significantly modified.

7. Drainage swales disturbed by construction activities should be stabilized by appropriate soil stabilization measures to prevent erosion.

8. All non-construction areas should be protected by fencing or other means to prevent unnecessary disturbance.

9. During construction, temporary gravel, hay bale, earthen, or sand bag dikes and/or non-woven filter fabric fence should be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

10. Runoff from impervious surfaces shall be treated or contained onsite for up to and the including a 20-year, 1-hour storm. A 20-year, 1-hour storm would drop 0.7 inches of rain in the California portion of the Truckee River Basin. Runoff leaving the project site must meet specific constituent levels prior to discharge to storm drainage systems or natural watercourses.

11. Revegetated areas should be continually maintained in order to assure adequate growth and root development. Erosion control facilities should be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities.

12. Waste drainage waters in excess of that which can be adequately retained on the property should be collected before such waters have a chance to degrade, and should be treated, if necessary, before discharge from the property.

13. Where construction activities involve the crossing and/or alteration of a stream channel, such activities require a prior written agreement with the California Department of Fish and Game and should be timed to occur during the period in which stream flow is expected to be lowest for the year.

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY GRAY DAVIS, *Governor*

DEPARTMENT OF TRANSPORTATION
DISTRICT 3, SACRAMENTO AREA OFFICE – MS 41
P.O. BOX 942874
SACRAMENTO CA 94274-0001
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PLACER COUNTY
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PLANNING DEPARTMENT

August 31, 2001

01PLA0083
PlumpJack Squaw Valley Inn (EIAQ-3598)
Revised Expanded Environmental Impact Assessment Questionnaire
03PLA089 PM 13.720

Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mrs. Lawrence:

Thank you for the opportunity to comment on the PlumpJack Squaw Valley Inn. Our comments are as follows:

- According to the Traffic Analysis on page 11, the California Highway Patrol (CHP) provides manual control of the SR 89/Squaw Valley Road intersection on peak ski weekends. Since the traffic signal was installed at this intersection, it has not required manual traffic control at peak times, and is no longer a bottleneck. The highway is congested for southbound traffic, to the south of this intersection, at peak departure times. This appears to be caused by the manual traffic control at the Alpine Meadows Road intersection with SR 89 and by the merging pattern that occurs just south of the Squaw Valley Road intersection. Southbound traffic stacks up through the Squaw Valley Road/SR 89 intersection from this merge area with the right turn movement from Squaw Valley Road.

- Our previous comments on March 15, 2001 recommended metering/manual control of this right turn movement from Squaw Valley Road onto SR 89 so that it does not cause the southbound traffic to stack up through the intersection, but it would be more accurate describe it as manual control. On page 29 of the Traffic Analysis it states that requiring the eastbound right turn to wait for a green phase reduces the level of service at the intersection. A green phase would not be required since the manual control would basically be reinforcing the existing yield sign for this movement. The goal would be to keep the southbound traffic from stacking back through the signalized intersection. This is an existing problem, and this particular development is not expected to impact it significantly. The Squaw Valley Ski Area Traffic Control and Parking Program, as described on page 10 of the Traffic Analysis, should be required to provide the control at this point.

- On page 30 of the Traffic Analysis, some measures are described to minimize the impacts of the project. Providing a program that informs visitors of actual, and potential, delays and congestion during peak departure times is highly recommended. Congestion on SR 89, as well as on Squaw Valley Road, should be monitored and reported. This information should

be provided to all visitors to Squaw Valley, at points where they can alter their departure plans. The use of video cameras should be considered. Implementing this type of program may be adequate to mitigate the impacts of this project, and could reduce congestion significantly.

- A Caltrans Encroachment Permit will be required for any work conducted within State right-of-way. Please contact Mr.. Bruce Capaul, Caltrans, District 3 Office of Permits, at (530) 741-4408, for an application and assistance.

Please provide Caltrans with a copy of any final conditions of approval regarding this project. If you have any questions regarding these comments, please contact Jennifer Hayes at (916) 324-6634.

Sincerely,

JEFFREY PULVERMAN, Chief
Office of Regional Planning