

1 for things like engine shrouds and mufflers, exhaust  
2 mufflers on heavy off-road construction equipment, use  
3 of noise curtains and sound walls, use of stockpiles to  
4 create noise barriers, things like that that will be  
5 looked at on a project-by-project basis as the plan area  
6 is built out and implemented. So mitigations would  
7 reduce those impacts. Unfortunately, not to a less than  
8 significant level.

9           Also of note, it's not a year-round condition.  
10 Because we are in the Tahoe basin area, construction is  
11 limited to approximately six months out of the year  
12 between May 1st and late October.

13           On the issue of traffic noise generated by the  
14 project, we also had a finding of significant and  
15 unavoidable. Presently under the wintertime peak  
16 conditions or average daily conditions, I should say,  
17 noise on Squaw Valley Road, different segments vary, but  
18 generally is around 60 decibels, just north of  
19 60 decibels, which is the county threshold for maximum  
20 exposure for sensitive receptors, which would be  
21 residences along the roadway.

22           The finding of the analysis was that during the  
23 wintertime, because the relative volume of traffic does  
24 not -- it increases quite a bit but not to a level where  
25 you would experience a significant increase in the

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1 amount of noise generated, there's about a one decibel,  
2 slightly less than one decibel increase to those  
3 residences along the Squaw Valley Road that would be  
4 located within about 170 feet of the roadway.

5           There is no mitigation available because of the  
6 proximity of the residences to the roadway. You can't  
7 build noise walls. They're already there. You can't,  
8 you know, if you move the road out into the meadow, that  
9 has a lot of deleterious impacts, and so that impact is  
10 there.

11           The somewhat larger impact is during the  
12 summertime condition where the relative traffic volume  
13 increases substantially more and we have about a  
14 four-and-a-half decibel increase in summertime traffic  
15 noise. And there is a portion of Squaw Valley Road  
16 where that 170-foot contour would have about a -- excuse  
17 me -- residences along Squaw Valley Road would  
18 experience about a 64-and-a-half decibel noise level at  
19 certain areas. And I believe, off the top of my head,  
20 that's at about 170 feet off the roadway. It could be  
21 less. I'd have to look at the analysis. But, again,  
22 significant and unavoidable impact.

23           We did find that traffic noise impacts within  
24 the project area could be mitigated to a less than  
25 significant level with use of modern construction

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1 technology which effectively reduces interior noise  
2 levels significantly. Notably, there were no interior  
3 noise impacts determined for those existing residences  
4 along Squaw Valley Road in the analysis.

5           The last area of significant and unavoidable  
6 impacts is in the area of greenhouse gas and climate  
7 change. The project was analyzed as if it would be  
8 completely built out by 2020 to determine if it would  
9 comply with the requirements of AB32, which is commonly  
10 referred to as the California Global Warming Solutions  
11 Act, by achieving a 21.7 percent reduction in the  
12 generation of greenhouse gasses, and that's based on the  
13 State of California Air Resources Board Scoping Plan  
14 requirements, and that's in comparison to the no action  
15 taken scenario. That no action taken scenario assumes  
16 that the project is built out under the existing  
17 conditions at the time that the NOP is released. So the  
18 main driver of that is Building Code. We have had some  
19 updates to the Building Code in the sense the NOP has  
20 been released, and we will likely continue as energy  
21 efficiency requirements improve to see that over the  
22 lifetime of this project.

23           The analysis determined that in comparison to  
24 the no action taken scenario, the project would be  
25 25 percent more efficient. So it was able to achieve

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1 the necessary greenhouse gas reductions in the near term  
2 2020 period to comply with the state's Scoping Plan.  
3 And as I said, that's largely a function of improved  
4 Title 24 requirements through Building Code that require  
5 better water heating, better heating, better appliances,  
6 more efficient appliances, and also has to do with the  
7 state's ongoing implementation of the renewable energy  
8 portfolio and at a federal level advance clean cars and  
9 low carbon fuels.

10           Unfortunately, because we can't predict what  
11 will happen beyond 2020, we're not able to determine  
12 what the regulatory environment will be, just that it's  
13 likely that we will continue to increase the  
14 restrictiveness of greenhouse gas generation  
15 requirements for projects probably something along the  
16 level of compliance with some target levels that the  
17 governor's office has set that are currently been looked  
18 at.

19           So in the post-2020 condition we're just not  
20 simply able to safely determine that it would be less  
21 than significant because we can't for certain say that  
22 the project would be able to comply.

23           Nonetheless, applications for project  
24 entitlements would be required to analyze the projects  
25 ability to comply with regulations in effect at that

1 time and to implement all feasible mitigation measures.

2 So that's real briefly, because I know I've  
3 used up a lot of your time.

4 The summary of the remaining impacts are impact  
5 areas where resources impacts were determined to be less  
6 than significant or they would be reduced to less than  
7 significant with mitigation measures proposed by the  
8 project.

9 In this instance of land use and forest  
10 resources, all impacts were determined to be less than  
11 significant.

12 In the instance of population, employment, and  
13 housing, there was one impact related to housing,  
14 specifically employee housing, and the county has a  
15 General Plan requirement of which I know you all are  
16 aware for each project in the Tahoe area to provide  
17 50 percent of its workforce housing through various  
18 mechanisms, whether it be building units or dedicating  
19 units or contributing in lieu fees, and so the  
20 mitigation is to prepare the Village at Squaw Valley  
21 Employee Workforce Housing Plan, and that would be the  
22 living document, if you will, as we go through the  
23 various phases of the project. It would be continually  
24 updated as phases come along that specify how employee  
25 housing will be provided.

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24

1           In the area of biological resources, again, all  
2 of the impacts were determined to be either less than  
3 significant, or more often less than significant with  
4 mitigation. The thrust of those mitigations include  
5 compliance with state and federal and local regulatory  
6 permitting requirements, conducting preconstruction  
7 surveys for sensitive plant and animal species,  
8 providing in-kind mitigation for impact areas, and in  
9 the instance of Squaw Creek, which has a lot of these  
10 things rolled up into it, also having a plan for  
11 adaptive management for Squaw Creek post-restoration to  
12 continue that the restoration -- to ensure that the  
13 restoration effort is effective and can be adjusted as  
14 needed.

15           In the area of air quality impacts, again, all  
16 impacts less than significant with mitigation. The  
17 major mitigations to come out of that were to implement  
18 ongoing reactive organic gas and nitrogen oxide  
19 emissions review and reduction. As individual projects  
20 come forward and they're reviewed, they would submit  
21 information for the county to analyze on those discreet  
22 project proposals.

23           Soils, geology, and seismicity, things that are  
24 pretty standard run of the mill. Submit a fault  
25 evaluation report. There are two faults, potential

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1 faults that run through the project area that would be  
2 analyzed further before any buildings would be allowed  
3 to be built.

4           Each individual building construction phase  
5 would be accompanied by a geotech report. And with  
6 regards to the mountain, we would have continued  
7 avalanche control as is done now, and compliance with  
8 county Building Codes for when you do have discreet  
9 impacts within avalanche areas the county construction  
10 code requires that facilities be engineered to withstand  
11 any forces of impacts. By the way, by and large the  
12 buildings are basically out of any impact avalanche  
13 zone. It's mainly relative to outdoor gathering areas  
14 associated with the project.

15           There is one location over in the far western  
16 portion of the plan area where the proposed relocated  
17 Mountain Maintenance Center would be partially in a low  
18 potential hazard area.

19           With hydrology and water quality, again, fairly  
20 standard run of the mill processes for the mitigations.

21           Notably, the project would be taking out a lot  
22 of existing old historic paving and would be required to  
23 comply with the state's much more stringent updated  
24 requirements that requires much, much heavier water  
25 treatment requirements for new construction.

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1           We would have, importantly, with regard to  
2 management of the well fields, there's ongoing  
3 monitoring and verification of groundwater pumping, its  
4 effects on well field operation, its effects on flows  
5 within Squaw Creek, and again, as I already mentioned,  
6 adaptive management for Squaw Creek restoration.

7           We're just about there.

8           Public services and utilities. Again, pumping  
9 management plan. Water supply verification prior to  
10 construction of wells to serve the project, that would  
11 be a function of the Squaw Valley Public Services  
12 District or the water supplier for the project, most  
13 likely to be the PSD, providing the county with  
14 will-serve verification and water supply service  
15 requirements for the project.

16           In the area of sewer, there would be some  
17 requirements for on-site peak storage to mitigate peak  
18 flows. Again, these would all be taken care of at the  
19 time that the project is built, and that would be in  
20 line storage predominantly. May include a small holding  
21 tank.

22           And, lastly, there would be a development  
23 agreement with the public services district for not only  
24 fire services, water, sewer, all of the services that  
25 they provide.

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1           In the area of hazardous materials and hazards,  
2 we'd have hazardous materials contingency plans for  
3 demolition of those old buildings that may have lead and  
4 asbestos and other hazardous materials, and a  
5 construction management plan to address emergency  
6 response in the event of an accidental discovery of  
7 something unexpected.

8           The only further thing to mention I think at  
9 this point is that there is a cumulative impact analysis  
10 for the project that analyzes the effects of the project  
11 when combined with other foreseeable and projected  
12 development. Each of the significant and unavoidable  
13 impacts that I already detailed were determined to be  
14 significant and unavoidable and cumulative. There were  
15 no other new significant unavoidable or new impacts in  
16 that cumulative that required mitigation.

17           So with that said, as I mentioned before, we're  
18 within the Draft EIR public comment period. Some of the  
19 opportunities for ongoing public input would be at the  
20 Squaw Valley MAC, also at this forum, and lastly at the  
21 Board of Supervisors when we have those entitlement  
22 hearings at a future date to be determined.

23           This is contact information.

24           Hope I kept your attention. And I'm happy to  
25 answer any questions you may have.

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1           CHAIRMAN DENIO: Okay. Commission have any  
2 questions?

3           Seeing none, thank you, Alex.

4           Okay. At this time, if the applicant wants  
5 to -- okay. If the applicant at this time has anything  
6 to add on the environmental document, you can get up and  
7 speak on it.

8           MR. HOSEA: Thank you all, and welcome. And  
9 thanks to county staff, Alex and Sarah and Richard and  
10 all the others that helped us with this environmental  
11 review. And thanks to Ascent Environmental. This is  
12 one of the most thorough and comprehensive documents  
13 we've ever worked on and one of the most professional  
14 teams, So we really look forward to it.

15           This project, a few things about it just I  
16 would like to point out on the Draft EIR document is  
17 that --

18           CHAIRMAN DENIO: Just can you go ahead and give  
19 us your name just so we can get it on the record.

20           MR. HOSEA: My name is Chevis Hosea. I'm vice  
21 president of development for -- Chevis Hosea,  
22 C-h-e-v-i-s, H-o-s-e-a, VP of development for Squaw  
23 Valley Ski Holdings and Squaw Valley Real Estate.

24           There is -- so this project is -- I'd like to  
25 bring some color to some of the items we'd like you to

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1 focus on, if you would, in your review of these, is this  
2 93 acre project has 12 acres of building footprints,  
3 sits in about a 3,000 acre setting in Olympic Valley.  
4 Of the 93 acres, 45 acres of that is open space.

5           This is one of the -- I'm not sure you could  
6 find another project in terms of environmentally  
7 sensitive projects where you could develop 1500 bedrooms  
8 on 12 acres of building footprints and disturb -- have a  
9 net disturbance of new disturbed land that's actually  
10 negative.

11           We disturb 6 new acres of new land with this  
12 project. We restore 15 acres with the restoration of  
13 Squaw Creek. So there's a net 9 negative acres of  
14 disturbed land post-project.

15           This is truly, if you describe this project in  
16 a few words, it's the redevelopment of parking lots at  
17 Squaw Valley. There's only, as I mentioned, only 6  
18 acres that are not in parking lots that are part of this  
19 project.

20           If we were doing this development as a single  
21 family residence, just a typical community on 10,000 --  
22 units on 10,000 acre lots, it would be well over 2 to  
23 300 acres of disturbed land and those environments.

24           There's -- in terms of the impacts that Alex  
25 was alluding to there, there's been a lot of focus in

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1 the community once this document came out on the number  
2 of significant and unavoidable impacts. We'd like you  
3 to also think that focus is errant and would like you to  
4 focus on also the specificity of the documents in each  
5 of the areas and see why some of these are significant  
6 and unavoidable, because sometimes it's one particular  
7 event on a particular peak day that might be causing  
8 that.

9           There are also -- because this is the  
10 redevelopment of disturbed lands and parking lots,  
11 there's a lot of less than significant measures more  
12 than significant, including biology, endangered species,  
13 fish, water, because it's developing on disturbed land.

14           The construction impacts are driving a lot of  
15 some of the significant unavoidable impacts related to  
16 traffic and noise and those things, and you hear a lot  
17 and you see a lot in the press about the 25-year  
18 construction period that we want to put our community  
19 through.

20           In the last 25 years in Olympic Valley about a  
21 thousand bedrooms have been developed. This, you know,  
22 as you all know, real estate cycles and business cycles,  
23 and so there's in this 25-year period you would expect  
24 to see two to three recessions when nothing gets  
25 developed.

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1           To give you an example of that, let's look at  
2 the history. In the last 25 years, a thousand bedrooms  
3 have been developed. Almost 700 of those bedrooms have  
4 been developed in three years. The rest of it was 15,  
5 20, some zero. There's been less than 150 units  
6 developed in Olympic Valley in the last 12 years.

7           So construction is lumpy, and so it's not  
8 25 years of construction. It's most likely 10 to 12 to  
9 maybe as much as 15 in construction in spurts as the  
10 market cycles.

11           And there's -- and also this particular  
12 construction period here, there's really a six-month  
13 construction period. So at a time when most of the  
14 guests and the second homeowners and primary homeowners  
15 and guests are enjoying the resort in the wintertime,  
16 there's very little construction, and what construction  
17 there is is inside the buildings. There's a grading  
18 moratorium, as you know, here, from October 15 to the  
19 end of April, so there's no heavy construction during  
20 this period of time.

21           Views, one of the areas that there's been a lot  
22 of sensitivity here. If you look back at that plan view  
23 of the project area you'll notice that there's two key  
24 neighborhoods. There's one on the east and there's one  
25 on the west. That's by design.

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1           When the project was redesigned it was reduced  
2 from 3,000 bedrooms to the currently 1500 bedrooms that  
3 it is today, the last revision, that was to preserve  
4 that awesome view that you get when you arrive at Squaw  
5 Valley. So there's a development over to the west and a  
6 development to the east to avoid interrupting those  
7 views. And we've got visual simulations that will be  
8 out in a couple weeks that will prove that that, in  
9 fact, has been achieved.

10           Talk about building heights and preserving  
11 views, you'll hear a lot of talk about our 108-foot  
12 buildings. We also have a lot of two -- those are six  
13 and seven story buildings. We also have a lot of two  
14 story buildings. If you look at the project in its  
15 entirety and on average, our average story is 3.3  
16 stories and our average height is 60 feet.

17           Water, we need 240 acre feet to serve this  
18 project of the 60,000 acre feet that falls on the  
19 Olympic Valley watershed in a normal precipitation year.  
20 We also need those normal precipitation years if you  
21 could help us with that as well.

22           So there's less -- and also with an expanding  
23 well field, now that you have a cooperative owner at  
24 Squaw Valley Resort, you have a cooperative with the  
25 PSD, you'll have a larger well field where each well is

1 pumping less frequently so there's less impact on any  
2 one particular pumping area.

3 And cultural, we eliminated the most valuable  
4 building in this project to preserve the members locker  
5 room for our patrons.

6 In closing, the most sensitive thing that we've  
7 done in terms of environmental sensitivity of this  
8 project is reduced it by 50 percent over the last three  
9 years. There's over 23 acres that are down zoned for  
10 the development. There's -- we boarded development on  
11 the two most valuable buildings in the project to  
12 preserve views.

13 The community, since I've been in Olympic  
14 Valley, has been asking for a general plan amendment to  
15 reduce the amount of development opportunity for the  
16 community. This project approval does that. When this  
17 project is approved, 2300 bedrooms go away.

18 So with that, I thank you.

19 CHAIRMAN DENIO: Okay. I'll go ahead and open  
20 it up to the public now. And please excuse me if I  
21 don't get your names right and stuff. But would Mike  
22 Bruner come up, and then after Mike it will be Bob  
23 Barnett.

24 MR. BRUNER: Good morning, your Honor. I'm  
25 Mike Bruner. I'm representing myself and my wife this

PH-1

1 morning. We are homeowners over in Alpine Meadows, the  
 2 adjacent valley. And we've submitted a written response  
 3 already to the EIR. I'm not going to obviously read  
 4 that back to you guys.

5 So based on all these findings in the Draft  
 6 EIR, we believe the development poses significant and  
 7 unavoidable environmental impacts. We heard about what  
 8 all those were. I'm not going to repeat those again for  
 9 you. I don't have any new ones that weren't in the EIR.

10 But, you know, including the visual resource  
 11 discretion and the light pollution is a big concern for  
 12 us over in Alpine Meadows because of the destruction of  
 13 the night sky, you just can't get it back.

14 In accordance with PRC section 21002 and the  
 15 CCR section 15093, my wife and I believe this requires a  
 16 statement of overriding considerations, which we don't  
 17 believe evidence exists for.

18 That's all I have to say. Thanks.

19 CHAIRMAN DENIO: Thank you.

20 MR. BARNETT: Good morning. I'm going to give  
 21 you a quick overview. My name is Bob Barnett. I'm an  
 22 attorney. I live full time in Squaw Valley, and I'm a  
 23 member of Friends of Squaw Valley. The 500 members of  
 24 Friends of Squaw Valley are primarily homeowners and  
 25 property owners there, and their concern is with the

PH-1  
cont.

PH-2

PH-3

PH-4

1 long-term view of environmental sustainability.

2           What we've learned from studying the DEIR is  
3 that there are significant and unavoidable impacts, and  
4 we were kind of stunned at how many there are. I'm not  
5 going to try to go through each of them. Other speakers  
6 will do that. But that's what got our attention, as I'm  
7 sure you can understand.

PH-4  
cont.

8           What I wanted to help you review is Squaw  
9 Valley is a small fragile environment. There have been  
10 comparisons made to other ski resorts, but I don't think  
11 that they apply. Remember, Squaw Valley is itself a  
12 meadow, and even though it's been paved over and even  
13 though the creek that runs through it has been made a  
14 ditch next to that parking lot just done back in 1960  
15 when people weren't thinking about environmental  
16 concerns, it's still a meadow, and basically the core  
17 area that's going to be developed and built on is a  
18 meadow. And it has, you know, the steep scenic walls  
19 around it. It's a very unique area both in the sierras  
20 and in the west as far as ski area is concerned.

PH-5

21           So when you look at putting development at the  
22 foot of the valley, it's very different from a place  
23 like Vale where it's big enough that they have a freeway  
24 running through it, you know? There's East Vale, West  
25 Vale, there's Mid Vale, there's Lion's Head. So Squaw

1 Valley doesn't compare. If you look at the Aspen  
 2 Valley, it's large enough to have a jet airport in there  
 3 a couple miles from the ski resort. Or if you look at  
 4 Jackson Hole, that valley is big enough that the city of  
 5 Jackson Hole is 15 miles away from the ski resort and  
 6 it's in the same valley.

7 Now that's just not true in Squaw Valley. It's  
 8 a very small fragile environment. There's a meadow that  
 9 has one way in and one way out, and that opens onto  
 10 another very small Truckee River valley, which is one  
 11 road in each direction area.

12 So we're dealing with development in a very  
 13 fragile, small environment. And I think that's really  
 14 important to consider when you look at the amount of  
 15 development because size of development is what we have  
 16 focused on. The number of bedrooms, the heights of the  
 17 building, and how close they are to each other, those  
 18 are things that concern us.

19 One of the things I want to point out about  
 20 size and planning is this: The only mistake that can be  
 21 made is to allow too many bedroom or too much  
 22 development, because that can never be fixed. If you go  
 23 smaller, that can always be remedied later on. Once  
 24 it's too big, the environmental impacts never stop. And  
 25 as I pointed out here, they're cumulative.

PH-5  
cont.

PH-6

1            Now, one of the things we'd draw the Planning  
2 Commission's attention to is the Placer County General  
3 Plan policies which we think guide the decision-making  
4 in this development. PH-7

5            Policy 1.G.1 says the county will support  
6 expansion of existing ski areas, and then there's this  
7 two-part test.

8            CHAIRMAN DENIO: Okay. Your time is up.  
9            You don't need to go into comparisons with  
10 other ones. It's just to this plan. I mean, if you're  
11 saying it's a meadow, it should stay a meadow, I think  
12 that's what we need to hear.

13            MR. BARNETT: Okay. Well, I just wanted to  
14 call your attention to the planning policy that says  
15 transportation system and capacity has to be considered  
16 as well as environmental impacts that can be adequately  
17 mitigated. Our view is that they can't. PH-7 cont.

18            So here's what we want you to consider:  
19            Number one, we'd like half the bedrooms as a  
20 viable alternative, because that's in the DEIR as one of  
21 the ways to mitigate the unavoidable impacts. PH-8

22            Second thing we'd like you to consider is  
23 reduced heights of the buildings to protect the scenic  
24 visual environment. PH-9

25            And third, we'd like you to have the stream PH-10

1 restored from the ditch to a more viable stream as a  
2 condition of development.  
3           Those are our concerns. Thank you.  
4           MR. ROCCUCCI: Can I ask a question of the  
5 speaker?  
6           MR. BARNETT: Yes, sir.  
7           MR. ROCCUCCI: Are you -- that's fine, but I  
8 think you were also talking about the development rather  
9 than the EIR.  
10           Just one quick question. Do you think the EIR  
11 as presented covers all the bases, the EIR, or is there  
12 stuff missing in the EIR? I think that's what we want  
13 to hear today.  
14           The staff has given us not only the EIR, but  
15 the summary of like Alex was giving, he's given us all  
16 in writing. Is there stuff in there that you don't  
17 agree with or disagree with or that wasn't analyzed  
18 properly?  
19           MR. BARNETT: Yes.  
20           MR. ROCCUCCI: That's what we're here today  
21 about.  
22           MR. BARNETT: And there are other speakers that  
23 will address that. I'm just here to kind of give you  
24 the overview.  
25           MR. ROCCUCCI: Okay. I think the future

PH-10  
cont.

1 speakers need to say they either agree with it or not or  
 2 what was inadequate about this document, because we will  
 3 have the opportunity, as mentioned, a couple more times  
 4 to talk about the project and what things should go  
 5 forward on the project.

6 MR. BARNETT: Well, you know, number of  
 7 bedrooms do affect the environment. When you look at  
 8 the mitigation, reducing the number of bedrooms  
 9 mitigates some of the unavoidable impacts.

PH-11

10 CHAIRMAN DENIO: Okay. I think we got your  
 11 points.

12 MR. BARNETT: Thank you.

13 CHAIRMAN DENIO: Okay. Peter Schweitzer. And  
 14 if Rob Geffrey would be ready to go.

15 MR. SCHWEITZER: Hi. Peter Schweitzer.  
 16 Olympic Valley. I want to talk about Shirley Canyon,  
 17 especially Lot 19, but also Lot 16, 17, and 18. This is  
 18 being proposed to be heavy maintenance and propane  
 19 storage. Nearly 200,000 gallons of propane is supposed  
 20 to be stored there along with heavy maintenance and  
 21 toxic materials, chemicals, waste will be stored in this  
 22 area as well.

PH-12

23 It's currently zoned forest recreation and  
 24 conservation preserve, at least for a part of the area.  
 25 Alex also mentioned it's earthquake zone or seismic