

3.2.5 Individual Responses

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11

6/19/15

We have seen the KSL proposal & listened to their spokesperson. The plan simply makes no sense. They have "expanses", etc. People love their cars - they will NOT take the buses.

On a given day - snow or no snow - the road in & out of Squaw is extremely congested & the traffic is backed up for miles & hours.

KSL will only make this worse.

The valley is beautiful and we don't need more congestion, pollution, noise, traffic.

Please have KSL reconsider their proposal.

Squaw Valley and
Lake Tahoe
Residents

11-1

I1

Anonymous
June 19, 2015

I1-1

The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.

I2

Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Attn: Maywan Krach

July 12, 2015

I have lived in Squaw Valley for well over 30 years. The skiing and many non snow outdoor activities have made this area an ideal home for our family. The development as currently proposed would definitely change this small mountain community into an urbanized development. I want to comment on 3 areas of great concern: 1) excess transient population and crowding, 2) traffic, and 3) ski plans

I2-1

Excess Transient Population and Crowding

The area at the bottom end of our U shaped valley (within about a mile from the aerial tram station) is already too crowded. Adding the many planned bedrooms and condominiums, a large parking structure, a water park, and greatly expanded commercial operations in what is now about the only available space, the ski area's parking lot, would create an over populated glut. Such excesses would also make it much more difficult for families or individuals to reach the ski lifts in the winter just to start the day of skiing. High rise buildings beyond the existing height building codes incidentally would detrimentally affect Squaw Valley's distinctive mountain views and make us look more like a city.

I2-2

Traffic

The increased transient population of traffic in and out of Squaw Valley would become considerably worse in the future than what we now experience on a ski weekend or on a special event weekend in the summer. The KSL developers even claim this to be an unavoidable problem with no apparent solution. The idea of making everyone including homeowners use a bus transit system to go skiing has to be a city planner's idea, and not from someone who has enjoyed the mountain living as it is in Squaw Valley today.

I2-3

Ski Plans

This is KSL's first experience at owning and running a ski area. They seem to believe that more people on the mountain is better as evidenced by their comment that a 6 passenger chairlift being installed this summer to replace the 4 passenger lift on Siberia Bowl "will enhance the skier's experience". Unfortunately a higher concentration of skiers making their quickest descent down Siberia Bowl after getting off the chair will make the most dangerous run in Squaw Valley even more dangerous. The danger comes from an over abundance of fast out of control skiers and snow boarders. Plans for eventually putting 6 passenger high speed lifts on Red Dog without at least doubling the downhill skiing trails area will create the same safety problem that will predictably occur on Siberia next winter. Another example of too many skiers and snow boarders on a run at the same time is the Mountain Run at the end of a weekend day. Because of these kinds of crowds today many skiers who can manage to do so do not ski on weekends. The idea that KSL can make Squaw Valley into a "destination resort" where crowds during the week are near the same as on the weekend will never happen for at least 3 reasons. First Squaw Valley is by comparison to actual skiing "destination resorts" too difficult and dangerous for the intermediate and beginner skier. Second, the area is too close to large population centers which results in very large weekend crowds. Finally, Squaw has few if arguably any long continuous pitch intermediate runs comparable for instance to some resorts in Colorado and Utah.

I2-4

Please seriously consider these carefully thought out objections to the current future plans for Squaw Valley. Thank you for the opportunity to express my views and opinions on such important pending changes to our hometown.

I2 Anonymous
July 12, 2015

- I2-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here. See responses to the detailed comments below.
- I2-2 Chapter 5, "Population, Employment, and Housing," of the DEIR describes the project's potential impacts related to population growth and housing demand during construction (Impact 5-1) and operation (Impact 5-2). These impacts were determined to be less than significant. Other physical impacts of the project, including population growth, are evaluated throughout the DEIR in chapters 4 through 16, and mitigation is identified where appropriate.
- The project's potential impacts to existing views are addressed in Chapter 8, "Visual Resources," of the DEIR (see Impacts 8-1, 8-2, and 8-3 on pages 8-47 through 8-56).
- I2-3 The project's traffic-related impacts are addressed in Chapter 9, "Transportation and Circulation," of the DEIR. Mitigation measures are described therein, but despite implementation of feasible mitigation measures, some of the project's traffic impacts would be significant and unavoidable, as described in Section 18.2, "Significant Environmental Effects Which Cannot Be Avoided," of the DEIR.
- The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.
- I2-4 The comment expresses a concern about public safety on the mountain due to the commenter's perception that the project permits improvements to uphill ski-lift capacity. The project does not include any improvements or modifications to on-mountain ski-lift capacity. Nonetheless, additional information regarding mountain capacity is provided here.
- The mountain has a maximum capacity, based in large part on the capacity of the ski lifts. The ski lifts can only transport a certain number of people per hour, thus effectively limiting the number of people on the mountain at any one time. Lines at the ski lifts may increase based on increased visitorship resulting from the project; however, the maximum number of people on the mountain would not change with project implementation.
- The remainder of the comment lists reasons why Squaw Valley cannot become a destination ski resort. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.

I3



Jennifer Absey RN, HN-BC, CMT

4774 Park Granada #9025 • Calabasas, CA 91372
818.704.5332 • 818.704.1855 fax
rnjabsey@icloud.com • schedulingjennifer@gmail.com

7/11/2015

Maywan Krach, Community Development Technician
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Ms. Krach,

Thank you for your effort on behalf of this beautiful North Lake Tahoe region. I am writing today to air my deep concerns regarding the developments proposed for Squaw Valley.

Allow me to introduce myself. My name is Jennifer Absey and I run a full-time clinical practice as a holistic nurse here in southern California. My husband and I have been saving since our marriage in 1981 to afford a small second home in Alpine Meadows at 2022 John Scott Trail. We happily closed escrow in October of 2013.

We are newcomers to the area as second-homers but have been coming to the Sierras since early childhood, enjoying and caring for our amazing Sierra Nevada mountains, hiking, backpacking, camping, river rafting, fishing and of course cross-country and down-hill skiing.

As a second generation Angeleno, I have witnessed and suffered the consequences of unchecked growth and development to a fragile ecosystem. If it weren't for the persistent advocacy of the local grassroots conservation groups, I am sure there would be little left of one of 5 mediterranean climates in the world.

We are desperately trying to restore habitat and co-ecosystems for the area's plants and wildlife. We are losing ground everyday due to vaguely worded EIR studies, poorly controlled oversight during construction and virtually no follow through for violations.



I3-1

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 rjabsey@icloud.com • schedulingjennifer@gmail.com
 You can only imagine as we settled into our Alpine dream cabin, our shock with so many developments in the planning stages for the Squaw-Alpine area such as the Village at Squaw, the expansion at Alpine ski resort, Alpine Sierra Development and Whitewolf are but a few.

13-1
cont.

The areas of greatest concern to me are the cumulative impact of so much development to both valleys and along Hwy 89. These impacts include: interminable and unavoidable traffic congestion(level F), water, noise, air and light pollution, increased fire risk and resulting fire management issues, increased demand on water supply and unregulated degradation to the health of Squaw Creek and the great Truckee River, loss of critical wildlife habitat, and degradation of Granite Chiefs Wilderness area.

13-2

Specific concerns related to the dEIR are the protection of the animals in this beautiful area that cannot speak for themselves along with degradation of the streams and rivers that we are so fortunate to live in proximity.

13-3

“Significant impact on loss OR degradation of stream and riparian habitat” already protected under Fish & Game Codes and Placer County Policies. The mitigation and repair in the dEIR is unclear. Negative and disruptive impact of critical habitat to the Sierra Nevada yellow-legged frog (rana sierra) and the Loyalton-Truckee Deer herd is unacceptable.

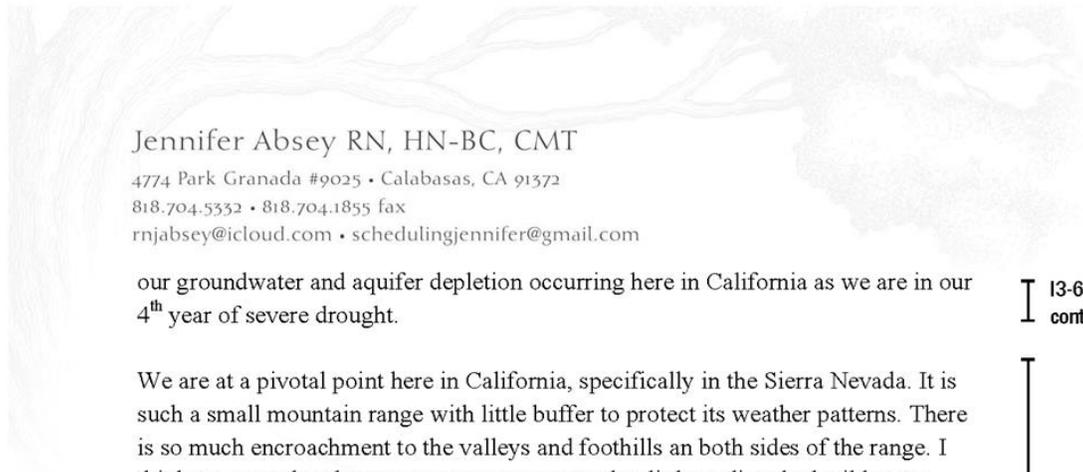
13-4

The dEIR, as far as I can read, never addresses the concerns for the destruction of American black bear (ursus americanus) habitat, which is one of our largest predatory mammals in the area. Destruction and disruption of habitat and range is unacceptable.

13-5

In my opinion, the dEIR doesn’t adequately address all the water issues. These will include hydrology reports, drainage, wetlands, run-off, sedimentation, etc. I am greatly concerned for new large construction projects as they affect the reality of

13-6



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our groundwater and aquifer depletion occurring here in California as we are in our 4th year of severe drought.

I 13-6
cont.

We are at a pivotal point here in California, specifically in the Sierra Nevada. It is such a small mountain range with little buffer to protect its weather patterns. There is so much encroachment to the valleys and foothills on both sides of the range. I think we must do whatever we can to protect what little undisturbed wilderness there is left. Disruption of the mountain's aquifers, springs, creeks, rivers, meadows and ranges, the migratory paths for all creatures, the increase of fire risk due both to drought and alpine forest diseases. Further large developments only increase the stress to the plant, avian, mammalian and piscine ecosystems.

I 13-7

As previously stated, I live in Los Angeles. I come to these mountains for strength, succor and solitude. I do not come here to endure traffic congestion and unmitigated auditory and visual assault on my senses. The dEIR states 25 years on construction... I will be 82 then!

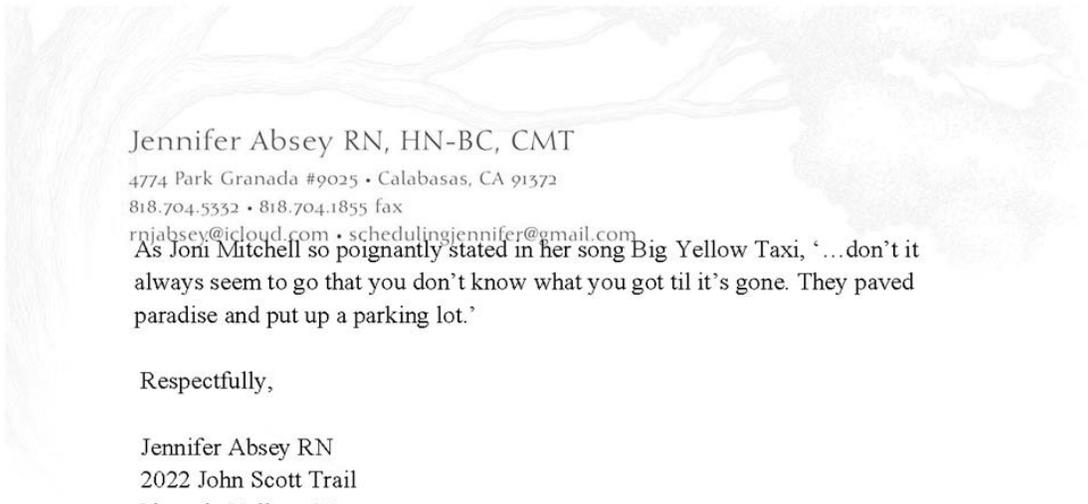
I 13-8

I am acknowledging all who have put much time and effort into this project on every level but I feel this draft EIR is not enough to truly measure and define the environmental impact.

Thank you for reading my most passionate pleas to delay the project while rigorous study and application of sustainable principles are put into play.

When I look at the Village as it stands right now, I agree, it looks a wee funky and could use an upgrade. Personally, I like the rustic and unhip charm of it. If I wanted world class I would have moved to Vail, CO. Would it be possible to keep the project size to the existing areas of development and reduce the scope to a sustainable size?

I 13-9



Jennifer Absey RN, HN-BC, CMT

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As Jomi Mitchell so poignantly stated in her song Big Yellow Taxi, ‘...don’t it always seem to go that you don’t know what you got til it’s gone. They paved paradise and put up a parking lot.’

Respectfully,

Jennifer Absey RN
2022 John Scott Trail
Olympic Valley, CA

I3Jennifer Absey RN
July 11, 2015

- I3-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here.
- I3-2 The comment provides a summary of the project's impacts that are of concern to the commenter, specifically, traffic congestion, water, noise, air and light pollution, increased fire risk, water supply, impacts to Squaw Creek and the Truckee River, loss of critical wildlife habitat, and impacts to the Granite Chief Wilderness area. These issues are all addressed in the DEIR and further evaluated in this FEIR. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I3-3 Potential impacts to wildlife and streams and rivers resulting from project construction and operation are addressed in Chapters 6, "Biological Resources," and 13, "Hydrology and Water Quality," respectively, of the DEIR. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I3-4 The comment does not provide specific reasons specifying why Mitigation Measures 6-1a through 6-1d (sensitive habitats) on pages 6-46 through 6-50 of the DEIR are unclear. Therefore, a response cannot be provided.
- The comment does not provide specific reasons identifying why Impact 6-2 (Sierra Nevada yellow-legged frog habitat) or the accompanying Mitigation Measure 6-2 on pages 6-50 through 6-53 of the DEIR are unacceptable. Therefore, a response cannot be provided. Also, see responses to comment letter O8c regarding impacts to Sierra Nevada yellow-legged frog.
- The comment does not provide specific reasons identifying why Impact 6-7 (animal movement and migratory corridors) or the accompanying Mitigation Measure 6-7 on pages 6-64 through 6-66 of the DEIR are unacceptable. Therefore, a response cannot be provided. Also, see response to comment I42-7 regarding impacts to the Loyalton-Truckee deer herd.
- I3-5 Regarding American black bear habitat, the project's potential impacts to sensitive habitats are addressed in Chapter 6, "Biological Resources," of the DEIR. Specifically, Impact 6-1 (on pages 6-40 through 6-45 of the DEIR) discusses changes to riparian and meadow habitats, which would be preferred habitat types in the project area for use by the American black bear, a common species in California. The DEIR addresses significance criteria based on the Placer County Initial Study checklist and Appendix G of the State CEQA Guidelines (see page 6-35 of the DEIR). Based on these criteria, effects specifically to American black bear were not analyzed in the DEIR because the species is not defined as a "special status species" locally, federally or by the state; is too common for impacts to drop it below self-sustaining levels; and there are no local policies or ordinances addressing impacts to bear habitat (Placer County Ordinances 8.16.265-8.16.268 addresses the need for bear resistant garbage cans and enclosures and is discussed on page 6-39 of the DEIR).
- I3-6 The comment does not provide specific reasons specifying why the DEIR is inadequate in its evaluation of water issues. Therefore, a response cannot be provided.
- I3-7 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County

Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.

I3-8 See the Master Response regarding the 25-year construction period.

The comment does not provide specific reasons specifying why the DEIR is inadequate. Therefore, a response cannot be provided.

The comment is directed towards the project approval process and does not address the content, analysis, or conclusions in the DEIR. Therefore, no further response is provided here. All comment letters submitted during the DEIR public review period will be reviewed and considered by the Placer County Planning Commission and Board of Supervisors before a decision on the project is rendered.

I3-9 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.



Maywan Krach

From: Luca Adriani <luca@tahoedreamteam.com>
Sent: Thursday, July 16, 2015 11:10 AM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley village plans - my opinion

Attention: Maywan Krach

Hello and thank you for your time to read my email regarding the proposed building by SVSH in Squaw Valley. I live in Squaw Valley with my wife and our two kids, aged 2 ½ and 5. I have been a resident in Squaw since 1989. Alisa, my wife, has grown up between Squaw and Marin. Squaw is our home. It is where we are planning on spending the rest of our lives and raising our children. We feel it truly is the most special place in the world. My wife and I have worked selling real estate in Squaw Valley and the greater area since '99. I understand that SVSH has real estate to develop and they have every right to. However, they also have the obligation to do it right. I'm not opposed to them building onto the existing Village. But, I believe they should down grade their plans. I do not want to see any of the "significant and unavoidable impacts" that will be created by this project. The thought of my kids growing up in a pristine valley is a dream come true. The thought of my kids growing up with 25 years of construction is not. The heights of the new buildings should not be 108 feet. In my opinion they should not be taller than the existing buildings. I also don't follow the logic of building more hotel rooms. In Squaw Valley we are unable to sell condos at the Village or the Resort at Squaw Creek. There is no need for additional units to sell. We can't sell the ones we have! Lastly the thought of a Mountain Adventure Center amusement park in Squaw is one of the most ludicrous things I have heard. We have the number one outdoor activity area in the world. Why would anyone want to go indoors to do what can be done under the sun? Sparks has a great water slide park that people can go and enjoy if they can't fins fun in Tahoe. I also believe the creek restoration should become a condition of the approval of any project.

I4-1
I4-2
I4-3
I4-4
I4-5

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I4

Luca Adriani
July 16, 2015

- I4-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here.
- See the Master Response regarding significant and unavoidable impacts.
- I4-2 See the Master Response regarding the 25-year construction period.
- Regarding building heights, the comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.
- I4-3 See the Master Response regarding occupancy assumptions.
- I4-4 See the Master Response regarding the MAC.
- I4-5 See response to comment O14-2 regarding the comment that creek restoration should be a condition of project approval.

15

Maywan Krach

From: Lisa Alvarez <lalvarez@ivc.edu>
Sent: Thursday, July 16, 2015 5:15 PM
To: Placer County Environmental Coordination Services
Subject: proposed development at Squaw Valley

Dear Placer County Officials:

I have learned of the proposal before you for the development of a large-scale resort and recreational facility in Squaw Valley. I would like to register my opposition to this project, and would like to ask you to reject this application.

Although I am a resident of Southern California, for the last quarter of a century I have spent my summers in Squaw Valley. While I have certainly seen some changes during that time, the basic character of the valley has been retained and the natural beauty that attracted me and others to it throughout the year has not been threatened until now. The scale and nature of the proposed development will change the valley forever. In addition, in this time of limited resources, prolonged drought and significant climate change, such a massive development seems especially shortsighted and risky.

15-1

Please protect this jewel of California’s High Sierra. Vote NO on this long-term, large-scale development.

Lisa Alvarez

co-chair, Department of English, Irvine Valley College
5500 Irvine Center Drive
Irvine, CA 92618
office telephone: 949-451-5376

<http://themarkonthewall.blogspot.com>

I5

Lisa Alvarez
July 16, 2015

I5-1

The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.

16

Maywan Krach

From: anne ammenti <aammenti@sbcglobal.net>
Sent: Friday, July 17, 2015 12:11 PM
To: Placer County Environmental Coordination Services
Subject: My Concerns re: DEIR for Village at Squaw Specific Plan

To The Community Development Resource Agency,
we live at 145 Indian Trail Court, our house backs up to Squaw Valley Road. We are very aware that this is the main/only road leading into the Squaw Ski area, we knew this when we bought the property ten years ago. We did determined It also was not a problem for us. We accepted that we were buying our dream home at an affordable price. Since we purchased our home (in 2005), especially in the last couple of years the road noise has increased to a level where we aren't able to have conversation outside unless we are within 3' of each other. When sitting at our patio table for an outdoor meal its hard to hear conversation. Add to this that 2 years ago Liberty Energy took out a large number of trees along Squaw Valley Rd. these trees helped to buffer a portion of this noise. This is especially true during the spring thru fall months. Winter time and the ski season have a totally different noise element; early morning deliveries and a continual stream of traffic beginning at 5AM. During the winter our windows are shut and the road noise is not as much of an issue, but this too has increased over the last couple of years and it is true that the slower the traffic goes there is less noise. We also have a significant safety concern that has increased over the last few years. There is little enforcement of speed limits on Squaw Valley Rd. We have been awakened by speeding cars actually spinning out of control and leaving behind huge skid marks that end right before hitting a substantial tree, proving the driver was out of control. This happens day and mostly nighttimes. We often find car parts left behind and littering our property. Of course one of my biggest fears is that a speeding car will crash and land in our property which often has our grandchildren playing in it. I also believe the removal of the large trees is now a safety issue for us, those trees were big enough to keep a careening car from our property. Our concern now is for the increased noise and safety issues resulting from traffic that will occur with the proposed growth in the valley. We would like Squaw Holdings or KSL to consider building some sort of sound wall/barrier for homes that are close to the road. The buffer could be a dense berm of boulders and dirt with trees and shrubs. Ever since Liberty Energy cut down the huge trees we've been left feeling a lot more vulnerable safety wise and the noise level has increased way beyond what was acceptable to us when we purchased our home. We would also like Placer County to look at lowering the speed limit on Squaw Valley Road and occasionally enforcing the speed limit. This could go a long way to improving the noise and safety factor. When traffic is backed up at the end of the ski day the road noise is much reduced. Slowing down delivery trucks (for noise reduction) early morning would also be very helpful. We want to be reasonable with the growth that will occur in the valley but we need the growth to be responsible and improve the quality of life for the residents that call this "home." As we see it now, the proposed growth will take us to the extreme limit of building and occupancy. Our water source will be greatly taxed, not only affecting our consumption levels

16-1

16-2

16-3

16-4

but also the beautifully landscaped areas of the valley. Already with this drought we are seeing moratoriums on planting, strict water days which aren't enough to maintain existing landscapes, loss of lawns, trees and shrubs. Drive thru our valley and you see dead trees and shrubs creating new fire hazards. How can we consider a development of the magnitude being suggested?

I6-4
cont.

Another action that needs to be taken in the valley is roadside cleanup immediately following an event such as Wanderlust. The cleanup should be provided either by the group putting on the event or the group renting out the space. This actually is the only event that I have noticed leaving tons of debris behind. We do a yard clean up of litter after this event. To imagine more events of this nature occurring is overwhelming, especially with their lack of regard for the neighbors.

I6-5

Now, with the proposed plans that Squaw Holdings and KSL have I am worried about further impact in my community.

We want to be reasonable with the growth that will occur in the valley but we need the growth to be responsible and improve the quality of life for the residents that call this "home." As we see it now, the proposed growth will take us to the extreme limit of building and occupancy. Our water source will be greatly taxed, not only affecting our consumption levels but also the beautifully landscaped areas of the valley. Already with this drought we are seeing moratoriums on planting, strict water days which aren't enough to maintain existing landscapes, loss of lawns, trees and shrubs. Drive thru our valley and you see dead trees and shrubs creating new fire hazards. How can we consider a development of the magnitude being suggested?

I6-6

The scope of this project is just too large for Squaw. Shipping and receiving is a huge concern with the noise and pollution that it brings its no wonder that the East Parcel being suggested for this type of use . There are fewer of us to complain compared to where the supplies are actually needed. That is unfair to us homeowners. We do not benefit in anyway from shipping and receiving in our backyards. Shuttling supplies in smaller vehicles continually up and down Squaw Valley road only adds to traffic impact. Add to that shuttling upwards of 400 employees from the same location. All of this is a poor concept for an already impacted, existing community.

I6-7

Thank you for your consideration of my comments,

Anne Ammenti

145 Indian Trail Court
Olympic Valley
530 583 3244 HM
650 759 1364 CELL

I6

Anne Ammenti
July 17, 2015

- I6-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here.
- I6-2 See the Master Response regarding noise.
- I6-3 See the Master Response regarding noise.
- I6-4 See the Master Response regarding water supply.
- I6-5 This comment does not address the content, analysis, or conclusions in the DEIR. Therefore, no further response is provided here.
- I6-6 See the Master Response regarding water supply.
- I6-7 See the Master Response regarding the East Parcel.

Greg Archbald
630 E. Broad Street
Nevada City, CA 95959
tel 530-265-5474

June 19, 2015

Placer County Community Development Resource Agency
Attention: Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: Application of KSL Capital Partners - Squaw Valley Village Specific Plan

Dear Maywan Krach,

I write to object in the most strenuous terms to this application. The current "Specific Plan" describes a monstrous development that is completely out of scale with its environment. It is such a monster that the current application, for all its expense and length, should be rejected out of hand.

It is legendary, of course, for high powered developers like KSL to start out asking for more than they expect to get, all on the presumption that agreement will be reached on a scaled back plan. This current proposal is so excessive on its face that the county should not dignify it by taking it seriously.

I was one of the first environmental attorneys in California, practicing in San Francisco at the time. If you read the Sierra Club book *Wild by Law*, you will see that, along with an attorney named Robert Jaspersen, I did the legal groundwork that led to *Sierra Club v Morton*, the case to stop Disney and the U.S. Forest Service from developing a mega-ski-resort at Mineral King. Like the current proposal by KSL Capital Partners, that proposed development was a monster -- on its face, and on the merits. It was completely inappropriate for the alpine valley of Mineral King and for the valley of the East Fork of the Kaweah River -- just as the KSL's "Specific Plan" is completely inappropriate for Squaw Valley.

There is nothing new about environmentally and socially outrageous development proposals in California, and in the nation. It is when they impact great places that the sparks fly and the battles rage. Take the Marincello proposal for the Marin Headlands as an example. Or the by now little known proposal to tear down most of San Bruno Mountain as a source of filling San Francisco Bay for miles south down the Peninsula. The epic battles these proposals sparked ultimately led to the defeat of the proposed development and to greater preservation of environmentally important lands.

Since Squaw Valley is already partially developed, the ultimate resolution of the KSL Capital Partners' grandiose plan will most likely be a drastic scaling back of any future development and an increase in environmental protection for the area. The County of Placer could help make the whole drama a lot less painful for all concerned by making it clear, right now, that nothing of the sort proposed by KSL is remotely possible

Sincerely,



Greg Archbald

17-1

17 Greg Archbald
June 19, 2015

17-1 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.

18

Maywan Krach

From: Kevin Arnold <kevinarnold@uwalumni.com>
Sent: Thursday, July 16, 2015 12:27 AM
To: Placer County Environmental Coordination Services
Subject: Concern about megagrowth in Squaw Valley

Environmental Coordination Services, Placer County:

I'm a Bay Area resident from Portola Valley who frequently visits Squaw Valley as a skier and have been a friend of the Squaw Valley Community of Writers for thirty years. We've managed to keep Portola Valley a special place by controlling our growth.

Squaw Valley is a similar special place. I'm concerned that the proposed project fails to take into account the unique attractions of the town and that the project will overwhelm the town's appeal. Instead of enhancing the value of the town, overbuilding could bring its value down. I'd recommend sending the project back for serious downsizing.

18-1

Sincerely,

*Kevin
Arnold
150 Golden Oak Drive
Portola Valley, CA 94028*

18

Kevin Arnold
July 16, 2015

18-1

The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.

19

Maywan Krach

From: Amy Azzi <amygolladay@gmail.com>
Sent: Friday, July 17, 2015 4:26 PM
To: Placer County Environmental Coordination Services
Subject: Comments on Squaw Valley Village Development

Dear Placer County Community Development Department,

I was deeply disappointed when I heard about the potential development at Squaw Valley that is on the table.

I have been going to Tahoe since i was young and have had many wonderful times there including my marriage to my husband and many good times with friends and family. It is one of my favorite places in the whole world for it's peace, it's natural beauty and what it represents for families to be able to enjoy it together. It is a resource that we must protect and so that future generations can show their children the beauty of nature in it's natural form.

19-1

This development puts that at risk for a multitude of reasons.

1. The idea of putting a water park in a place of natural beauty negates the value of the natural place and cheapens it's meaning. Our children should understand the value that something from nature provides vs. a man-made thing.

19-2

2. With the amount of water that it takes for a water park to operate, it should be criminal to even consider this right now in the current drought. Our water is as precious as the natural beauty of tahoe and this development goes against both of those.

I do not support this development and would think twice about supporting Squaw if they moved forward with this as it is currently shown.

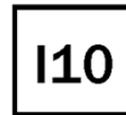
19-3

Sincerely,
Amy Azzi

I9

Amy Azzi
July 17, 2015

- I9-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here.
- I9-2 See the Master Response regarding the MAC.
- I9-3 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.



Maywan Krach

From: Karen Azzi <kvazzi@aol.com>
Sent: Friday, July 17, 2015 1:23 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley Development

Dear Maywan,

I am opposed to the Squaw development for many reasons.
This is another case where developers come in for the profit and greed not caring what they destroy in the process!

I110-1

This development will bring unwanted traffic and pollution . Have you ever been in a car in South Shore in the summer?
Gridlock! That is what is attractive currently about the North Shore.

Pristine mountains, heavenly blue mountain lake, clean mountain air- all these can be enjoyed hiking, skiing, biking,
swimming. Do not allow 10 story buildings destroying mountain views.

I110-2

An indoor water park in an area where Squaw does not have water. There is no water in CA! I hand carry kitchen water in
buckets to use outside and limit my showers. Water is a precious resource. This is a ludicrous Plan. Squaw had to stop
making snow in 2013 as they did not have the water.

I110-3

Now they want to pipe it from Martis Valley and destroy those ground Aquifers in the process! Does this KSL care about
anyone or anything or just about their bottom line?

I110-4

I have had a home at Northstar for over 20 years and think it is one of my favorite places on earth. I enjoy the calm,
peaceful serenity the mountains and lake provide. I do not want this destroyed by overdevelopment at Squaw. Tell KSL
to scrap their indoor water park plans and go to a state that has water ! Why do we need man Made amusement parks
when the Tahoe area offers wonderful activities using all its natural resouces.

I110-5

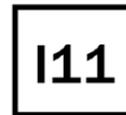
Please use all of this information as my objections to Squaw development .

Thank you,
Karen Azzi

Tahoe
Sent from my iPhone

I10Karen Azzi
July 17, 2015

- I10-1 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.
- I10-2 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.
- I10-3 See the Master Response regarding the MAC.
- I10-4 See the Master Response regarding water supply for discussions about the Martis Valley pipeline and the aquifer.
- I10-5 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.



Maywan Krach

From: Matt Azzi <matt.azzi@gmail.com>
Sent: Thursday, July 16, 2015 1:21 PM
To: Placer County Environmental Coordination Services
Subject: KSL Capital Parnters Development at Squaw Valley

Dear Placer County Community Development Resource Agency,

I am saddened to hear about the proposed development planned for Squaw Valley that includes series of high-rise hotels and condo projects with more than 1,500 new bedrooms and a massive indoor amusement park, with waterslides, fake rivers, arcades, and simulated sky-diving.

This development is in the heart of an area cherished for its natural beauty. I have spent time in the Lake Tahoe area every summer and winter since 1990, when I was 7 years old. I have been fortunate enough to spend my summers in Tahoe as a child and I have been fortunate enough to continue spending time here as an adult, and was even married in Tahoe two summers ago. Lake Tahoe is majestic, serene, tranquil and inspiring. The reason it is all of these things is because it allows one to be in touch with the natural surroundings.

The project will be detrimental to the natural beauty of Squaw Valley, impact the surrounding community, and continue to strain the area's already struggling infrastructure.

The proposed development will increase already excessive congestion, create noise louder than placer county noise standards, significantly impact housing demand for the course of construction and greatly impact the natural habitat for special status plants, bats, migratory birds, raptors, Sierra Nevada snowshoe hare, Sierra Nevada mountain beaver and many more. According to the environmental impact report, the project will substantially damage scenic resources, the visual character and quality of the site and its surroundings. No amount of mitigation can truly mitigate the detrimental effects to habitat and the environment. The mitigation measures indicated in the environmental impact report are inadequate to successfully preserve this pristine region.

This project will DESTROY all that we love about the Lake Tahoe area.

The single most disturbing part of the development is the 10 story indoor amusement park. This is not why people visit the sierras. They visit for the natural beauty and to be outdoors and enjoy nature. This is why we visit and why we will continue to visit Tahoe. Not to go to an indoor amusement park that brings the outdoors in. This is tantamount to travelling to an exotic destination, anywhere in the world and isolating yourself from a cultural experience by completely removing yourself from the natural environment and wanting an experience that is just like your hometown – it defeats the purpose of the trip.

111-1

111-2

111-3

Further, the plan includes an 8 mile pipeline from Martis Valley to provide water for the water park. Was this part of the environmental impact re-evaluated in the midst of the catastrophic drought we are experiencing in California? While the rest of California has been required to cut water usage and municipalities are considering legislation to limit the size of household lawns in new construction, a developer will be permitted to build a large water using facility such as this? In the long range, what will happen if revenues for visiting this park are less than expected? Will the park fall into disrepair, and create a scene reminiscent of the unused summer Olympic parks around the world – like Athens, Barcelona and become a decrepit shell of its former self?

111-3
cont.

This development is proposed for the monetary benefit of a private equity investment firm. How can we stand by and watch as the rich and powerful destroy this natural wonderland for their profit. They do not live here; they do not enjoy their free time here and would not care about the impacts to the local quality of life. This development could be seen as a gateway to future development and expansion that could detriment the region.

111-4

I am vehemently opposed to this development, especially the indoor amusement park. As a society, we should strive to preserve what is natural and beautiful for the generations to come, not build man made amusement parks on them. I hope Placer County will strongly consider eliminating, or at least significantly limiting this development.

Sincerely,

Matt Azzi

I11

Matt Azzi
July 16, 2015

- I11-1 The comment is an introductory statement and does not address the content, analysis, or conclusions in the DEIR. Therefore, a response is not provided here.
- I11-2 The comment provides a summary of the DEIR's impacts that are of concern to the commenter. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- The comment does not provide specific reasons specifying why the DEIR mitigation measures are inadequate. Therefore, a response cannot be provided.
- I11-3 See the Master Response regarding the MAC. The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project. The comment also states the project would require importation of water to serve the MAC. This is not correct; the DEIR concludes that there is sufficient water to serve the project, including the MAC, from existing groundwater resources. Please see the discussion of Impact 14-1 on pages 14-31 through 14-36 of the DEIR.
- I11-4 The comment provides an opinion regarding the merits or qualities of the proposed project and does not address the content, analysis, or conclusions in the DEIR. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions into consideration when making decisions regarding the project.