

I101

Maywan Krach

From: Robb Gaffney <robbgaffney@hotmail.com>
Sent: Thursday, July 16, 2015 1:21 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley dEIR public comment
Attachments: Scan 163.pdf; Scan 164.pdf

Dear Maywan Krach,

I attached a signed pdf (pdf page 1 and pdf page 2) of my public comments regarding the Squaw Valley dEIR. I also copied and pasted the content of letter in the email below.

Thank you,

Robb Gaffney, M.D.

July 16th, 2015

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

I would like to address specific elements of the draft EIR for Squaw Valley, including the definition of "viewer groups", identifying in more detail the effects of sky glow in varying atmospheric conditions, and the unavoidable significant impact to Shirley Canyon.

1) Due to the extensive "sky glow" that will be generated from this project, the definition of "viewer groups" must be expanded to those living in adjacent lands or using adjacent lands such as Alpine Meadows, the Granite Chief Wilderness, and other areas around the north Tahoe region that could be impacted. The dEIR definition of "viewer groups" in section 8.1.1 is too narrow and does not include all those whose visual resources will be impacted by this project. According to the report, "viewer groups" include residents of existing housing in the Valley, visitors using lodging facilities, motorists (and bicyclists) on roadways within the Valley, golf course users, hikers accessing trails in the Valley, cross-country skiers, and downhill skiers."

Due to the extensive "sky glow" that will be generated from this project, the definition of "viewer groups" must be expanded to those in areas mentioned above. I have already witnessed some visual impacts of the current village sky glow during camping trips in various areas including the Granite Chief Wilderness, along the sierra crest between Squaw Valley and Sugar Bowl, on the ridge line east of 89 between Tahoe City and Truckee, and even as far away as the east shore of lake Tahoe. As the report states, the effects are accentuated under certain conditions, including cloud cover, dust, or increased moisture content of the air. I would add that reflection off snow during the winter months would be highly significant as well.

I101-1

There is no question that sky glow significantly diminishes the mountain experience that local residents and visitors cherish. If the project moves forward as proposed, the backpacking experience in the federally protected Granite Chief Wilderness, which lies right up over the ridge from Squaw Valley, will forever be diminished. Think of a father and his 7 year old son taking their first overnight backpacking trip up by Five Lakes, or further in to Whiskey Creek, and the father having to explain the synthetic orange glow in the clouds. Think of the family renting a home for a week up on Juniper Ridge in Alpine Meadows, who go out on their back deck before bed to see the stars. But they can't see them because of sparse cloud cover reflecting the lights generated from the massive new buildings just over the ridge in Squaw Valley. All of us in mountain culture highly value seeing the night sky. Sky glow from the Squaw Valley project will mine that asset away for viewers, not just in Squaw Valley, but well outside its boundaries.

2) The final draft of the EIR must address "sky glow" more concretely and in more detail. The dEIR states: "While the design guidelines and compliance with Placer County codes would keep lighting to the minimum necessary to provide for safety, the project would create a new source of substantial nighttime lighting in the area and would potentially increase skyglow conditions in the area. There are no mitigation measures available that would reduce the effects of night lighting on residential areas in the vicinity of the main Village area to a less-than-significant level. Implementing standard practices and design guidelines would reduce the effect of this lighting on day and nighttime views of the area. However, residents and visitors may consider this new light an adverse change in nighttime views of the area. Therefore, this impact would remain significant and unavoidable for the main Village area."

I101-2

I request that the final EIR create renderings of the effects of "sky glow" in the valley and from the perspective in adjacent lands in various atmospheric conditions as well when there is snow cover. These could be, for example, from vantage points within the Granite Chief Wilderness, in Alpine Meadows, and along the Sierra Crest.

3) Finally, I would like to very briefly comment on the environmental impacts of proposed development at the mouth of Shirley Canyon, specifically that as identified as HDR-10 and VC on the northwestern most portion of the site. Shirley Canyon is a high sierra jewel, hosting amazing waterfalls, white granite slabs, petroglyphs, beautiful fall colors, etc. Putting such development at its base is unacceptable since it will effectively block the flow of this amazing canyon, physically, visually, and for many, spiritually.

I 1101-3

Thank you for taking the time to consider my comments.

Sincerely,

Robb Gaffney, M.D.
530-412-1325

I101Robb Gaffney, MD
July 16, 2015

- I101-1 See the Master Response regarding the visual impact analysis for definition of viewer groups and further information on skyglow.
- I101-2 See the Master Response regarding the visual impact analysis, including skyglow.
- I101-3 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 comment does not provide information on how the proposed project might block the physical or visual “flow” of the canyon. Therefore, further response on this topic cannot be provided. The Placer County Planning Commission and Board of Supervisors will take the commenter’s opinions into consideration when making decisions regarding the project. Also, see the Master Response regarding the mountain maintenance facility.

I102

Maywan Krach

From: Scott Gaffney <gaffney1999@hotmail.com>
Sent: Friday, July 17, 2015 2:52 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley expansion

Dear Sirs,

I wish to add my voice to that of a growing number of citizens very concerned with the proposed development in Squaw Valley. A development of that nature is simply out-of-bounds for a valley as beautiful as Squaw. Anywhere east of the Rockies, Squaw Valley would likely be a national park. Its beauty is to be treasured, not bulldozed, manicured and turned into an artificial playground solely for the purpose of filling beds and filling pockets. Where the developers see a "parking lot", many of us see space. The people who live here treasure that space and those views, and the people who sporadically flock to Squaw--desperate to escape their city lives to play in the mountains whenever they have the opportunity--don't go there to enjoy more congestion and development; they, too, want space. They want waterfalls, not waterslides, and they want to gaze at towering walls of granite, not towering walls of concrete and glass.

Development of some kind is perhaps unavoidable, but permanently disfiguring a valley as beautiful as Squaw solely for the purpose of a major corporate interest padding their wallets at the expense of the natural environs and a place so rich with history is completely avoidable. It can be done far more tastefully and with far more consideration and respect for what is a storied and magnificent place.

Allowing such development to go through as it is presently designed would be an absolute shame--no, *tragic*--and I sure hope you can listen to the voices of those who cherish this place for what it is and do not want to see it destroyed forever. There is no rewind button.

Thank you for your time.

James Gaffney

I102-1

I102

James Gaffney
July 17, 2015

I102-1

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.

I103

Maywan Krach

From: Lea Gamble <lgamble1@mac.com>
Sent: Friday, July 17, 2015 9:13 AM
To: Placer County Environmental Coordination Services
Subject: Squaw EIR

I have been skiing at Squaw since the 1960's and have owned a place in Squaw since 2005. It is the best skiing mountain in the world and while I have welcomed many of the changes over the years, the proposed development is madness. The scale both in terms of number of "bedrooms" and the height of the proposed condos, hotels etc. will destroy the ambience of our beautiful valley. The Mountain Adventure facility is larger than Woodwards at Boreal and it defies all reason to think that this would enhance Squaw Valley in any way shape or form. It's sheer madness.

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I103-1
I

I own in the Tavern Inn Complex and the proposed employee housing is okay as long as the design is pleasing and the height of the "dorms" are no more than three stories and the normal three storie....though it will be my view. Having shipping and receiving and a large commercial space, e.g., market is simply wrong...this is a residential area...not a commercial or industrial area. Having these at the entrance to Squaw in such a prominent location will be an eyesore, ruin the character of the valley, create huge noise pollution for residents and will reduce the value of my condo substantially.

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I103-2
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Sensible growth is good. What is being proposed is madness and will destroy our beautiful valley and mountain.

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I103-3
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Sincerely,

Lea Gamble
227 Squaw Valley Rd. #11
Olympic Valley, CA 96146

415-407-5522

I103Lea Gamble
June 17, 2015

- I103-1 The comment includes an introductory statement and does not address the content, analysis, or conclusions in the DEIR. The comment also 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.
- I103-2 See the Master Response regarding the East Parcel.
- I103-3 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.

I104

Maywan Krach

From: Rick Ganong <rbganong@gmail.com>
Sent: Monday, July 06, 2015 7:50 PM
To: Placer County Environmental Coordination Services
Subject: SV Specific Plan Comments

My overall opinion is that the plan as submitted by SV Holdings should be approved. I did review the documents furnished by Placer County and the various newspaper and email comments, as well as speaking to some of those with pro and con views.

Some of the compelling and obvious reasons to say yes are 1)the prospect of employee housing, 2) stream mitigation/improvement, 3)changing the eye sore of the paved parking lot into something that provides a bed base an amenities.4) a market.

I104-1

Some of the less obvious reasons to say yes are 1)parking will be adequate for all but the busiest 4-5 days,I believe, as it is currently.
2)overall traffic hopefully will be less with a better bed base, 3) the construction will be phased in segments as occupancy dictates, 4) the height of buildings will be similar to those existing (perhaps 1-2 stories more).

My negative concern might be 1) vehicle and maintenance re-location to a very sensitive area-this needs careful planning and screening,

I104-2

Hopefully, the reviewing body has adequately assessed the issues of water supply, aquifer effects,sewage and traffic flow. I think we, the public, have to leave these up to your discretion.

I104-3

Finally, I believe we all have to respect the SV General Plan developed in 1983. If the Specific Plan falls with in these guidelines I think we are obliged to put our individual differences aside and allow the plan to proceed. Like it or not, there are so many people in the world today and we somehow need to make careful and tasteful allowances for them. This sometimes requires that our selfish desires be modified.

I104-4

Sincerely,

Rick Ganong

I104Rick Ganong
July 6, 2015

- I104-1 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.
- I104-2 See the Master Response regarding the mountain maintenance facility.
- I104-3 The DEIR addresses water supply, aquifer effects, sewage, and traffic flow. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I104-4 Consistency of the VSVSP with the SVGPLUO is evaluated in various locations throughout the DEIR, with the primary analysis provided in the discussion of Impact 4-2 beginning on page 4-21 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.

I105

Maywan Krach

From: Margot W Garcia <mgarcia@vcu.edu>
Sent: Friday, June 26, 2015 11:48 AM
To: Placer County Environmental Coordination Services
Subject: KSL Partner's Development Proposal for Squaw Valley

The Drs. J.D. and Margot Garcia

3100 E. Calle Portal

Tucson, AZ 85716

mgarcia@vcu.edu

June 26, 2015

Placer County Community Development Resource Agency

Attention Maywan Krach

3091 County Center Drive, Suite 190

Auburn, CA 95603

Email: cdraecs@placer.ca.gov

Re: KSL Partners' Development Proposal for Squaw Valley

Dear Ms. Krach

We are writing to protest the KSL Partner's Development Proposal for Squaw Valley and to urge Placer County to reject the plan.

I I105-1

We find the proposal flawed for many reasons, but most of all it transforms a genuine experience in nature, be it skiing in the winter or hiking and relaxing in the summer, into an amusement park atmosphere that could be found anywhere. In other words, it takes a real place and turns into a caricature just like so many of the casinos in Las Vegas turn the real Eiffel Tower into a fake. Please don't do that to our beautiful Squaw Valley.

We own property on Paiute Place and have been coming to Squaw Valley nearly fifty years. We came first for the winter, and then found out how wonderful the summer was. We enjoy our mountain views and watching the changing colors of the mountains, as they are white to green to golden with the seasons. Every night before bed, when there are no clouds, we go out to enjoy the night sky and marvel at the Milky Way and the constellations. We would lose all of that for increased lighting "required" for safety.

We have seen the changes in the valley from when we first came. We miss the corral and the little rodeos held there, the ice rink for skating in the evening and ice hockey games, the ability to go cross-country skiing across the meadow and have lunch on the big log. We know things change, and more people want to enjoy what we have been enjoying. However, this development proposal would change the valley beyond recognition. **We urge you to reject it outright.**

The DEIR is long and tries to handle the many issues that come up with such a massive development. But still there are 23 significant and adverse impacts after mitigation. That is way to many. These are 23 reasons to reject the KSL proposal, which we strongly urge you to do.

We have been closely following and deeply involved in the study of water in the valley for over 15 years. Margot has participated in development of the groundwater management plan and was president of the Squaw Valley Mutual Water Association. We seriously question the write-up about water in the DEIR. For instance, there is the assumption that all the wells can be shut down and new ones drilled that are more convenient. That is a very risky assumption. The valley is one of the most thoroughly studied Sierra valleys and when new wells are drilled in different places in the valley, some come up with water that does not meet federal and state standards for potable supply. There is too much manganese, or iron, or other minerals. The SV Public Service District announced that in blind testing at the 2015 South Lake Tahoe Expo it won the "Best Tasting Water in the state of California." That is not a prize to be taken lightly and one of the reasons we love our Squaw Valley water. So, providing water that is treated from sewage effluent, or to overcome natural problems, is not acceptable. We have a good system of providing snowmelt that percolates into the aquifer and refills it each spring. There is enough for the current population. To add the number of people projected in the KSL plan is unsustainable without importing water (not likely) or treating water that doesn't currently meet federal and state drinking water standards. Betting that it is different, is gambling with odds heavily against you, and risking the value of the current valley's investment in housing businesses, and infrastructure. We urge you on the grounds of water availability to reject the KSL plan. And we didn't even mention the monstrous water park that is an even bigger use of water than just residences and business. It is an abomination and an insult to the lovely lakes around like

I105-1
cont.

I105-2

I105-3

Donner and Tahoe, or the streams like Shirley that provide children the fun of wading and playing in the water.

I 1105-3
cont.

This may be a fine development, but it is in the wrong place. It will obscure our view of the mountains and diminish our property values. The projected increase in traffic will make the roads - 89, even I-80 - a miserable driving experience, not to mention the additional danger of increased vehicle accidents in the winter storms and under icy conditions. Squaw Valley Road will become an urban thoroughfare, diminishing the value of the houses alongside it. The increased air pollution will damage the visibility and probably even the vegetation.

I 1105-4

We urge you to reject the KSL Development Proposal for all the many reasons outlined above. Tourism is important to Placer County's economy. And that tourism is built on a sense of place, a sense of the Sierras, small development, and a love of the outdoors. Arthur Frommer, one of world's leading travel experts and founder of Frommer's Guides says that areas that preserve their past, their essence continue to enjoy tourism. Those that don't receive almost no tourism at all. Tourist simply won't go to an area that has lost its soul.

I 1105-5

Don't destroy the soul of Squaw Valley, its views, its peaks, its meadow, its streams, and the sweet pine-scented air of summer. Reject the KSL Partner's development proposal for Squaw Valley.

Sincerely,

J.D. Garcia and Margot W. Garcia

1700 Paiute Place, Olympic Valley, CA

I105J.D. & Margot W. Garcia
June 26, 2015

- I105-1 The comment provides an opinion regarding the merits or qualities of the proposed project and is also directed towards the project approval process. The comment 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.
- I105-2 See the Master Response regarding significant and unavoidable impacts.
- I105-3 See the discussion of water supply in Chapter 13, "Hydrology and Water Quality," and Chapter 14, "Public Services and Utilities." Also see the Master Response regarding water supply and the Master Response regarding the MAC. The WSA prepared for the project considers two sources of water supply: groundwater from the alluvial Olympic Valley Groundwater Basin would continue to be the primary water source, with groundwater from horizontal fractured bedrock wells in the mountain areas above the valley floor providing additional water. The 2014 WSA and the 2015 WSA Update conclude that there would be sufficient water supply to serve existing users, the proposed project, and non-project cumulative growth in normal, dry, and multiple dry years. Use of imported water, heavily-treated water, or reclaimed effluent to meet projected water demand is, therefore, not proposed.
- I105-4 The comment lists areas of concern, including impacts to views of the mountains, increased traffic and traffic hazards, and air pollution. These issues are all addressed in the DEIR. Effects on property values are not an issue to be addressed in an EIR unless this effect can be linked to physical changes in the environment. This impact mechanism is evaluated in Chapter 4 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.
- I105-5 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.

I106

Maywan Krach

From: GERALD GATES <glgates@prodigy.net>
Sent: Friday, July 10, 2015 9:12 AM
To: Placer County Environmental Coordination Services
Subject: The Destruction of Olympic Village

Maywan Krach,
Squaw Valley, as it exists today, has already encroached on the Granite Chief Wilderness area. Hikers of the PCT are already exposed to noise, trash and diminished vistas due to this encroachment. The rugged beauty of our Sierra is slowly being chipped away. If we, if you, acquiesce to the current Squaw Valley development proposal, there will be no going back. We will lose more and more of this natural resource. We will lose something special and our children's children will lose even more.
These wilderness areas are special and congress created the designation of "Wilderness Area" as the highest level of land protection so that future generations could enjoy the beauty and grandeur that exists only in these places. Please do not forfeit your grandchildren's right to experience these natural wonders by allowing the Village at Squaw Valley Specific Plan to proceed. Any environmental impacts that extend to these wilderness areas are unacceptable and will degrade our right to enjoy these areas.
Squaw Valley Ski Holdings, Squaw Valley Real Estate and KSL Capital Partners should not be dictating how our natural resources are spent. Their interests are shallow and monetary. Do the right thing; for us and for our children. You may only have one chance to decide.

I106-1

I106-2

Gerald Gates

Gates Consulting Services
Home Office: (530) 274-7488
Mobile: (925) 997-0054
(Not sent from any phone)

I106 Gerald Gates
July 10, 2015

- I106-1 The comment primarily 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 proposed project does not directly encroach on the Granite Chief Wilderness. Project effects that may extend beyond the project boundaries are addressed in their respective chapters in the DEIR; e.g., Chapter 8, "Visual Resources"; Chapter 10, "Air Quality"; Chapter 11, "Noise"; Chapter 16, "Greenhouse Gases and Climate Change." Further information on these topics is provided in this FEIR; e.g., Master Response regarding the visual impact analysis and the Master Response regarding noise.
- I106-2 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.

I107

Maywan Krach

From: Gil <gilgaus@charter.net>
Sent: Friday, July 17, 2015 11:34 AM
To: Placer County Environmental Coordination Services; Maywan Krach
Subject: Squaw Valley Village Specific Plan Project; Public Comment

Placer County Community Development Resource Agency
Attention: Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603
email: cdraecs@placer.ca.gov

July 17, 2015

I oppose the Squaw Valley Village Specific Plan Project (the "project").

I1107-1

I support the effort of Sierra Watch to reduce the scale, scope, intensity and impact of the project.

I have lived in the Tahoe Basin for 25 years. I've held a ski pass at Squaw Valley for 15 of those years including the last 3 seasons. I worked at Squaw Valley for 5 years in the 1990's as a bartender. The point is that I have seen the area change and have been part of it. I am now a real estate and business owner on the north shore.

I believe that the goals of real estate developers are often not sensible and are based mainly on a short-term profit motive. All one needs to do is to look at other projects in the area, and to trends in real estate and to trends in the ski industry to see that creating another, bigger faux ski village is not a smart, long term business move, nor a good thing for the local community or environment. Take Northstar, for example. They built a giant village. It sits empty in the summer. It, and its attendant condos, etc. now sit where decent parking used to be. The free, close-up parking has been eliminated and replaced by condos and paid parking. On most days, many skiers are bussed in from the airport, miles away. If a visitor does find lot parking, he has to walk twice as far as the old days and is forced to walk through the entire village before getting on a lift that takes him not to a ski hill but to ANOTHER little "village". The hotel on the property went bankrupt, as most do, partly due to unrealistic occupancy predictions that did not pan out. Meanwhile the developers have moved on to their next "opportunity". "Opportunity" to profit quickly.

I1107-2

I just read yesterday that real estate sales are up about 10% on the west shore and Incline Village, but DOWN 40% at Squaw, Alpine and Northstar (combined vs. last year). This does not seem like a smart time to build more real estate at a Tahoe ski area.

Many real estate developments in Truckee have failed or had to be reorganized multiple times. One, Mardis Camp, has done very well. And seeing that one bit of sunshine, developers continue to pitch similar new projects, disregarding the majority that have failed or that have not turned out as proposed.

Homewood is putting in a luxury "village". "Boulder Bay" is supposedly rearing its ugly head again and may get built (despite the fact that there is no need for it and it does not fit in to the community) at Steline. We have Northstar. We don't need another resort luxury village. Truckee and Tahoe City should be intelligently developed and updated. We don't need more sprawl.

Obviously, I oppose the project. It changes the character of the area for the worse, it will make the Squaw Valley experience worse, and it will make parking even more of a nightmare. All the building and profit potential might make sense for the developer, but as a long time resident, it is just another short-sighted mistake, in my view.

1107-3

I do not deny the landowner's right to develop the property. But, I urge you to downsize this project in height, scale, scope and intensity. Please preserve the character of the region and prevent the development of unprecedented tall buildings and Disneyland-style amusements. Please assure convenient day-use access by mandating day-use parking in sufficient quantity during the entire build-out. Such FREE parking quantities should be rigorously studied and vetted as to amount and location and timing of its placement.

1107-4

The place has always been known as "Squaw-lyworld". Let's not make it more so. Just because something "can" be done does not mean it "should" be done.

Thank you for considering these comments. Please confirm receipt.

Best regards,

Gil Gaus
306 Park Lane
Kings Beach CA 96143

I107Gil Gaus
July 17, 2015

- I107-1 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.
- Also, see responses to comment letters O8 and O9, which were submitted by or on behalf of Sierra Watch.
- I107-2 No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I107-3 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.
- I107-4 Alternatives to the proposed project, including a Reduced Density Alternative, are described and evaluated in Chapter 17, "Alternatives," of the DEIR.
- See the portion of the traffic Master Response addressing parking capacity. Also see response to comment I311-6.

I108

Placer County CDRA
Environmental Coordination Services
3091 County Center Dr. Suite 190
Auburn, CA. 95603
Attn: Maywan Krach

RE Squaw Valley Specific Plan EIR

My review of the Squaw Valley EIR is limited to the National/Regional Trail Network in and around the Project. The potential for the Project to improve safety, reduce erosion, add opportunities for all types of trail users and revitalize this magnificent Trail System is a benefit for all.

The Specific Plan states that this spectacular mountain setting in which the Project is located is a portal to over 6,000 acres of adjacent recreational lands that surround the plan area (svsp p 4-1) The Specific Plan area and trails and other activities *outside* the Plan area boundary constitute the Project, per the EIR. (3-1)

The Project is located in an area that has been a hub of human habitation and transportation for centuries. 4-3 "human activity from pre historic times to the present" This area now contains a Nationally recognized rare, historic, continuous trail system portions of which have been documented for over 150+ years. The area is truly a portal to a vast nationally important trail system, the historic Western States Trail, The Pacific Crest Trail and the Tahoe Rim Trail. The Project applicant proposes to fund and /or implement improvements to existing hiking trails and construction of new hiking trails in forested lands west and south of the Plan area boundary. A Goal of the Specific Plan is to increase trail access, safety, and security.

The EIR does not contain an accurate depiction of the existing system nor a conceptual plan of the proposed improvements, changes or connections to this trail system nor does it identify the intended trails users for these trails. As stated in the EIR trails and other activities outside the Residential/Commercial Plan area are necessary to achieve the vision, goals and mitigation measures of the Project. Both an accurate description of this nationally known, historic trail network which is located in part within the Plan area, in the adjacent mountain ski area owned by the applicant and in nearby public forest land and a conceptual plan of the proposed changes to the existing trail system is necessary to analyze any impacts to the area and Trail network.

Provide an accurate exhibit of these existing trail system which is subject to Project improvements. Fig 5-2 Regional Trail network is inaccurate because among other things it is missing a portion of the Western States Trail to the east, labeling of the trails is not correct and is inaccurate with respect to the allowed users on the trails such as hiker, equestrian and/or biker. Nor does it show Granite Chief Wilderness boundary in which many of the trails referenced in the Squaw Valley Recreational Trail Network are located. Granite Chief trails and Pacific Crest trail does not allow mountain bikes. Provide a conceptual plan in the EIR of the

I108-1

I108-2

proposed connections, new or improved trails which will connect the Plan area to the local and nationally valued historic trail system. Identify the intended trail users on these proposed trails.

I 1108-2
cont.

The EIR discussion is unclear about the intended trail users on the existing or new trails that connect to the trail network. In places it refers to creation of hiking trails in others, it refers to multi-purpose pathways and in others, the reference is to biking trails throughout. So which is it and where are they? The Specific Plan mentions the Western States Trail as access to the best mountain bike terrain in the area yet note the Western States Trail recorded easement though Squaw Valley is designated "not to include bicycle use" any change in use to include mountain biking without extensive multi use redesign would essentially oust the intended beneficiaries of the easement. The Western States Trail goes through Granite Chief, no bikes are allowed it is important to identify the intended users so trail safety is not compromised and new trail connections are appropriate for the intended users. Proper design of 'improvements' to maximize safety for trail users is dependent on the intended user and the terrain in which it is located. Multiuse trails in this steep terrain must contain excellent sight distances, sufficient width to accommodate horses, bikes and hikers and pinch points to control excess speed. This terrain is so steep that one step off these trails is life threatening. Mountain biking speed is a safety issue on narrow trails located in steep terrain where there is no room to avoid other trail users. Proper trail design includes self enforcement features such as pinch points to minimize bike speed.

I 1108-3

Please clarify terms used in EIR "Olympic Valley" and "Squaw Valley". Explain the difference in trail signage between "interpretive signage" intended to "help navigate the trail network" and directional signage.

I 1108-4

If directional signage is intended to assure users track in one direction. Experience has shown directional signs are inadequate as there is no enforcement for this requirement and massive injury or death could result in this trail system on steep slopes.

The EIR states "By 1868 the Placer County Emigrant Road was completely abandoned, except for local travel." The original trail route through Squaw Valley can be seen on pre 1900 maps. It has been referred to as The Western States Trail, or simply Squaw Valley to American River trail (1913 township plat) as well as the "Placer County Emigrant Road" the road has been described by the Placer County surveyor in the 1850's. This route is now part of the ski area road system. The County, to my knowledge, has never abandoned this road. It had been used as a jeep road in the 1950's. Jeeps are no longer allowed. However, those portions that come along with the Western States Trail have been and continue to be traveled by many hikers, runners and equestrians, this Trail is the jewel of Placer County. Two internationally recognized 100 mile ride and run events occur over this trail through Squaw Valley annually. These events are an economic value to Placer County and the City of Auburn which has proclaimed itself the Endurance Capitol of the World. It has not been completely abandoned.

I 1108-5

A long term agreement should be prepared to allow the two internationally known Ride and Run 100 mile endurance events to continue through Squaw Valley and the mountain ski area. Economic impact to Placer County and City of Auburn should be evaluated. The Ride and Run foundations maintain the 100 mile Western States Trail should the applicant or any future owners prevent the use of the ski run roads for these events the trail would once again degrade. Long term commitments allowing the Ride and Run events to continue to use portions of the ski run roads should be prepared. This section is integral to the Ride and Ride preparations. (Note: I do not represent the foundations I am a concerned member of the public.)

I108-6

A Trails Master Plan should be developed with input from a stakeholders group and submitted before the first small lot final map is approved.

I108-7

Squaw Valley Park should provide a few equestrian parking spaces or at least a sign indicating it is allowed in a portion of the parking area.

I108-8

The Project anticipates developing a Squaw Valley Recreational Trails Network "for guests to enjoy". A requirement to provide long term maintenance funding or work in kind for the local public trail system should be required because the resort guests will add to the load on the trail system.

I108-9

If you have any questions please feel free to contact me. Thank-you for the opportunity to comment on this Project.



Patricia Gibbs
 5425 Lake Forest Dr.
 Loomis, CA. 95650

I108 Patricia Gibbs
no date

I108-1 The comment summarizes elements of the project description with respect to improvements to trails. In response to comments from the U.S. Forest Service (USFS), the plan to provide new trails and improve existing trails has been modified. Most notably, the applicant no longer proposes a trail to connect the Squaw Valley-Alpine Meadows area through the Five Lakes Basin because of USFS concerns regarding bringing more people into the high use Granite Chief Wilderness and the Pacific Crest Trail. See response to comment F2-2 for details regarding this change in the project.

I108-2 With the removal of the new trail to the Five Lakes Basin from the project, the trails plan for the project is focused on improving safety conditions on existing trails and provision of trailhead improvements. A new trail alignment, however, may be identified and constructed between the Granite Chief and Shirley Canyon trails, as discussed in response to comment F2-2. See responses to comments F2-3, F2-5, and F2-6. It is assumed that “Fig 5-2 Regional Trail network” referenced in the comment corresponds to “Figure 5.2-Regional Trail Network,” which is provided in the Specific Plan only and is not part of the EIR. This figure is conceptual and not meant to provide the level of detail the commenter seeks, though it should be noted that the commenter’s statements describing perceived inaccuracies of the exhibit are not correct.

The EIR does not ignore potential trail improvements, as they are an identified component of the proposed project. However, confirmed details regarding the precise location and extent of trail improvements are not yet available (see, for example, Table 3-3 of the DEIR [page 3-31], which indicates: “the extent and location of trail improvement/development not yet confirmed”). No changes to trail user restrictions on USFS trails, such as the Pacific Crest Trail (which prohibits bicycles and motorized travel), are proposed. In addition, trail improvements, when proposed or required in conjunction with a specific development phase, would be coordinated with the USFS to ensure that appropriate mechanisms are implemented to prevent trail user conflicts. The proposed trail improvements are conceptually illustrated and ranked by priority of implementation in Appendix F to this FEIR.

The EIR assesses impacts from possible trail improvements using the best information available. The approach taken is suitable for a program EIR (see DEIR Section 1.1, “Type and Purpose of the Draft Environmental Impact Report” [page 1-2]). Also see response to comment 09-59 related to the function of the document as a program EIR.

I108-3 The comment expresses concerns that the project would open up trails to bicycle use where such use is inappropriate and not currently allowed, and references a statement purportedly in the Specific Plan regarding providing mountain bike access to the Western States Trail. As indicated above in response to comment I108-2, the project would not result in changes to the uses permitted on existing USFS trails. The Western States Trail is open to bikes between SR 89 and the approximate location where it would connect to the World Cup Trail. As shown in Appendix F to this FEIR, the project would not include improvements to the Western States Trail, although the existing, approximately 4,000-foot-long, World Cup Trail connecting the Village to the Western States Trail would be improved and would become a new mountain biking trail. See also responses to comments F2-3, F2-5, and F2-6 regarding proposed trail improvements and intended trail users.

It is expected that the references to multi-purpose pathways and biking trails identified by the commenter apply to the proposed Village Open Space Network shown in Exhibit 3-16 of

- the DEIR, facilities shown as part of the Parks and Recreation Plan in Exhibit 3-15 of the DEIR, and the proposed bicycle network shown in Exhibit 3-10 of the DEIR. There is a distinction in the DEIR and the Specific Plan between the trail systems within the Specific Plan area that are clearly identified and shown in exhibits in the respective documents, and improvements to existing trails south and west of the plan area that are addressed in a programmatic manner in the DEIR because the specific locations for these improvements have not been established.
- I108-4 The term “Olympic Valley” and “Squaw Valley” are used synonymously in the DEIR. Both terms are used widely in literature related to the Valley and in the community. Where the ski resort is referred to, it is typically identified as the “Squaw Valley ski resort,” or a similar term, rather than simply “Squaw Valley”, to avoid confusion between the ski resort and the geography area that is Squaw/Olympic Valley. The comment requests clarification on signage that would be used on trails. This comment does not address the content of the DEIR, so a specific response is not provided. Note that the descriptions of trail signage provided in the DEIR pertain almost exclusively to the trail network within the Specific Plan area. All signage located on or pertaining to USFS trails would need to be designed to provide information in conformance with USFS standards.
- I108-5 The comment with regard to use of the Western States trail does not address the content of the DEIR, so a specific response is not provided.
- I108-6 The comment requests that an agreement is established with respect to Western States trail events. These events are neither a part of, nor would be affected by, the project. The project includes the activities proposed on the project site (see DEIR Exhibit 3-3) and the proposed improvements to trails in the area south and west of the project site. These activities would not affect the events described. See also response to comment F2-3.
- I108-7 The comment requests that stakeholders provide input to a trails master plan. The applicant is working with the primary stakeholder, the USFS, and the County on clarifying trails improvements outside the project site. See comment letter F2 and the responses thereto. As to additional stakeholder input (outside of the EIR comment and project approval input process), the request has been conveyed to the applicant and the County. This particular stakeholder coordination issue does not relate to the content, analysis, or conclusions in the DEIR and no further response is provided.
- I108-8 The comment requests equestrian parking at trail heads, and accompanying signage. This is not a comment on the content of the DEIR, so a specific response is not provided. However, the applicant will be made aware of this request through this comment and response process.
- I108-9 The comment requests that a funding agreement is provided regarding maintenance of trails. See response to comment F2-10 regarding funding for trail maintenance.

I109

Maywan Krach

From:
Sent: Thursday, July 16, 2015 4:37 PM
To: Placer County Environmental Coordination Services
Subject: comment on the development proposal for Squaw Valley

Good afternoon. I am a local full time resident of Squaw valley and am involved in running a retail business in the Village. I have experience in retail and mixed use development as that was my career for 24 years in Northern California. I109-1

Because KSL is our landlord, I ask for my opinion to be anonymous.

-I am in favor of additional residential mixed use development up to 1500 units in the development area they own over a build out period of apprx. 25 years to not flood the market with over supply in any one time period. I109-2

-I would like for building heights to not exceed the current height of the village for any units including hotels.

-I would like for building heights to be staggered to minimize view impact on the existing residential units both in the Village or adjacent to it, and any others with affected views of the mountain and valley. I109-3

-I am in favor of additional retail and services only to the extent that a balanced mix of at least 50% local businesses, and 50% or less corporate operating brands (which I will explain below). I109-4

- I am not in favor of a 100,000 s.f. plus indoor pseudo sports entertainment complex - the concept of non human powered sports in an out of scale building is in my opinion in direct conflict with the pristine and outdoor experience that Tahoe and Squaw Valley became known for as an international destination. I109-5

-I am in favor of keeping an adequate area for day skier parking in walking distance of the Village and base lift area in a parking facility of no more than three stories high. If adjacent parking is taken away, what was once a year round (but now about 8 months of the year) retail environment will die as is has at Northstar (active a few months in the winter and two months in the summer), and the local skier base will not continue to come. If the local business base continues to drop, and the year round employment base continues to drop, no independent retail or service business can survive or keep employees if business is generated only when lifts are open or when entertainment is in the Village (and part time minimum wage seasonal employees don't spend any money to support the local economy). I109-6

-I am in favor of employee housing but not adjacent to existing condo or residential areas - the part time seasonal worker is not community oriented, creates noise and trash nuisance, creates off season blight and additional crime and theft. I109-7

Additional ideas:

1. please don't let them entitle all the new condos as hotel or time share units. This will create additional community blight and a decrease in real estate values over time similar to what has happened at the resort at Squaw Creek. People who buy hotel condos have no typical ownership rights like decorating, occupancy over 28 days per year, control HOA dues and related common area decision making, and a lack of access to traditional mortgage programs. If all the units are basically rentals, the sense of community and community care goes away. I propose 20 to 25% of all units be traditional ownership where the owner can live in it full or part time and or rent it long or short term (their choice). I109-8

2. Hotel rooms (vs. permanent home owners) create amplified seasonal part time employment blight in the off season and decrease critical full time jobs. I109-9

3. Corporate stores take away year round business and year round employment and create additional vacancy, blight, crime and when this occurs, the fickle vacationer will go somewhere else where the community appears to be vibrant. Local business is run full time, creates full time jobs, adds to the community on many levels including charity, and creates higher levels of employment. I 1109-10

4. require more white collar jobs to be filled with local people not imports from outside the area. I 1109-11

5. require a better program to create more full time employment vs. part time seasonal. I 1109-12

6. require more vendors and contractors to be retained locally vs. outside the economic area. I 1109-13

thank you very much

I109 Anonymous
July 16, 2015

- I109-1 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.
- As requested, the commenter's name has been removed from the letter.
- I109-2 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.
- I109-3 The comment states that buildings heights should not exceed the current height of the Village for any units, including hotels. The comment further states that building heights should be staggered to minimize view impacts. Section 2.1, "Project Modifications," of this FEIR describes the applicant's proposed modifications to the project in response to concerns expressed by the Squaw Valley Design Review Committee and members of the public. Many of the modifications involve changes in building designs resulting in greater space between buildings or reduced building heights.
- I109-4 This is not a CEQA issue. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I109-5 See the Master Response regarding the MAC.
- I109-6 Provision of parking is addressed in DEIR in Chapter 9, "Transportation and Circulation." Also see response to comment I311-6 and the Master Response regarding traffic.
- I109-7 See the Master Response regarding the East Parcel.
- I109-8 The issue raised in the comment is a business operations issue and not a CEQA issue. 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 states that the project will result in community blight and a decrease in real estate values. See Impact 4-5 on pages 4-29 through 4-31 of the DEIR regarding economic or social changes resulting in physical environmental changes.
- I109-9 See response to comment I109-8.
- I109-10 This is not a CEQA issue. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here. See also response to comment I109-8.
- I109-11 This is not a CEQA issue. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I109-12 This is not a CEQA issue. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.
- I109-13 This is not a CEQA issue. No specific issues related to the content, analysis, or conclusions in the DEIR are raised in this comment. No further response is provided here.

1110

7/11/15

To whom it may concern,

Olympic Valley, where has it gone? Its so sad to see natural beauty be destroyed by man kind. The greed blows me away. Just complete disregard to the beauty of our planet. I'm 38 years old and have been lucky enough to call Lake Tahoe my home for all of those years. Lets not let these ridiculous people ruin the valley any more than is has been already. I'd like for my two daughters , and EVERY ONES children to be able to experience similar things that I did in Olympic Valley. There are plenty of places to build a Disney Land. As a matter of fact there are places where people would LOVE to have one. Build it over there!! Its crazy that we (Tahoe locals) should even have to fight for this. How the hell does anyone think it's a good idea?? I could write forever but I'd rather go enjoy my back yard the way it is now, before its too late.....

1110-1

Alex Gignoux

07/10/2015 10:00 #292 P.002/002

From:

I110 Alex Gignoux
July 11, 2015

I110-1 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.

1111

Maywan Krach

From: John Gingerich <johngingerich@earthlink.net>
Sent: Wednesday, July 15, 2015 12:01 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley Village Specific Plan

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

Dear Ladies and Gentlemen:

This email is to comment on the proposed Squaw Valley Village Specific Plan. I have read an outline of the proposed development and am opposed to your approval of that plan. The scope is obscene in size for the Tahoe Basin. We are already living with major traffic and pollution issues that will only be exaggerated by this immense proposed project. Water is a major problem for the area and any continued drought will make it impossible to adequately service this proposed project without endangering the surrounding area. I am asking that you vote to not allow this project to proceed in anywhere near the size that is envisioned. Thank you for your consideration.

1111-1

Sincerely, John Gingerich
1715 Grouse Ridge Road
Northstar at Tahoe
Truckee, CA 96161

I111 John Gingerich
July 15, 2015

I111-1 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.

I112

LAW OFFICE OF
LOUIS J. GOODMAN
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1290 "B" STREET, SUITE 307
HAYWARD, CA 94541
TEL (510) 582-9090
FAX (510) 582-9195

LOUIS J. GOODMAN
ANN G. RAPSON
June 19, 2015

www.louisgoodman.com
ljgoodman@yahoo.com

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

Re: Squaw Valley Development Project

Dear Mr. Krach:

Please accept this letter as formal comment on the proposed KSL development.

My wife and I own a home at 600 Squaw Valley Road and have for more than twenty years. I have held a season pass at Squaw/Alpine for more than thirty years. I have a substantial commitment to the quality of life in the Tahoe region and Squaw Valley in particular.

I112-1

I am all for appropriate development in the area. However, I have questions as to the environmental impact and commercial viability of the KSL project. Given the existing traffic, water, sewer, and other infrastructure limitations, it seems that the proposal fails to meet the test of reasonable environmental impact. Moreover, given the existing housing development at both the base of Squaw and the Resort at Squaw Creek, and the rather soft market for those properties, it seems that overbuilding vacation/time share properties is not commercially feasible. Moreover, some of the ideas for attracting customers seem ridiculous, to wit: water slide theme park.

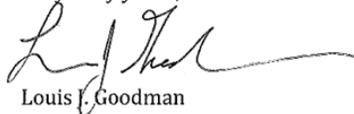
I112-2

Attractive, tasteful development that takes into account the geography and scenery of this amazing location would be most welcome. This project, as presented, seems to fall far short. I think we can do better.

I 1112-2
cont.

Please contact me if you have any questions.

Very truly yours,



Louis J. Goodman

Ljg/sft