

I121

Maywan Krach

From: C Harris <artecmh@aol.com>
Sent: Thursday, July 16, 2015 12:07 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley

Frequently, I realize how lucky we were as citizens to have Teddy Rossevelt, John Muir and others protect our environment for the future. Now it is our turn to also be aware of environmental demands for future citizens. Developers can often look the other way! Please do all you can to insure future citizens the great natural beauty we have so enjoyed and appreciated!! It is our legacy! LEAVE IT BE!
Carole Harris
Truckee, CA

I121-1

Sent from my iPhone

I121 Carole Harris
July 16, 2015

I121-1 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.

I122

Maywan Krach

From: Andrew Hays <squawlyhood@yahoo.com>
Sent: Friday, July 17, 2015 4:47 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley dEIR Attn: Maywan Krach

July 17, 2015 Andrew Hays
8755 River Rd
Cabin #3
Truckee Ca, 96161

Honorable Members of the Placer County Planning Commission,
As prepared the draft environmental impact report outlines and highlights 23 individual significant and unavoidable impacts of the proposed village development at Squaw Valley. The bulk of these identified negative impacts will unquestionably play a major role in altering the character and dynamic of the communities of the North Lake Tahoe region with the potential to dramatically change the experience of both full time residents and visitors alike. The scale, scope, and urban nature seem in glaring contrast to the ideals that draw most residents to the region creating homes and deeply entrenched roots. Visitors too have traveled from afar to the region for over a century searching for the cures provided by nature. Does the character of this project appropriately carry on the spirit of that history?

I122-1

Despite this project being directly on private land the vistas of the valley as viewed from the surrounding community of Olympic Valley and the adjacent National Forest lands are more of a shared experience. The glaciated valley of its nature is a rare example in the West. While it is undeniable that the valley floor has been severely impacted by past development, does that thereby mean that we should allow its complete destruction to take place? I believe that the final environmental draft should address more fully the geological significance of the site.

I122-2

The dEIR raises the issue of negative visual effects in: "Impact 8-2: Substantially degrade the existing visual character or quality of the site and its surroundings." It is my opinion that the visual qualities of the area are an inextricably deep seeded aspect of the character of Olympic Valley. For more than six and a half decades Squaw Valley has provided an escape from the urban environment. Multiple generations have chosen to make there permanent home surrounded by the natural splendor. Many families have chosen to purchase second homes as an escape from their week spent in the cities. Will a project of this scale and density meet the needs of the community? Is a historic small town surrounding a pretend city a mutually beneficial situation? Will watercolorists still flock to the far end of the valley to paint scenes featuring the rooftops of 110ft buildings? Would the lives of many of the thousands of homeowners be unavoidably altered by this proposal? How wise is it to allow one singular project instantly and permanently reshape the character of a vibrant preexisting community? I strongly believe that the County Planning Commissioners require that a closer look be taken with the potential sociological impacts before this project proceeds.

I122-3

I122-4

This proposal also includes the permanent loss and destruction of important historic cultural resources. The 1960 Winter Olympics famously were the first to be televised. The event marked not just a vast achievement for the region but represented a coming out of sorts for the state of California to the world. It is impossible to overstate the historical relevance of 1960 Olympics to the region. The post war years saw an enormous era of growth for the state of California, this growth was punctuated with the esthetic of the mid-modern architectural style. This school of architecture would spread beyond the west to influence the world. The structures built specifically for the event are prime examples of the movement. Presently only three of these significant structures remain, this project proposes to demolish two of those remaining three. The Athlete's Center (Olympic Valley Lodge) is highly notable for being the only fully communal athlete housing center in the long history of the games. The Nevada Visitor's Center (Far East Building) is a very notable example of an A-Frame structure. The most publicly unpopular aspect of this project is the behemoth Mountain Adventure Center. This historical and irreplaceable artifact is slated to be leveled to make way for the aspect of the project that the public is most significantly united against. This is in no uncertain terms an unacceptable trade. To submit a proposal for a project of this scale and size with no contingency to save these unique and important buildings is simply unimaginative and arrogant. The project should not be allowed to proceed including the destruction of these valuable cultural resources.

I122-5

The mitigating efforts provided in the dEIR paint a pessimistic vision of the future. These effects are indeed significant and unavoidable. The dEIR provides little direction for compromise. At times the report seems to unintentionally devolve into dark humor suggesting that

I122-6

the destruction of the historic structures could be mitigated by "taking photographs" of them. Is this a substitute for our public history that we are willing to make? Is this what we owe our future generations? It is our collective responsibility to be curators of our history. I strongly believe that the final Environmental Impact Report must look much more deeply into the impacts identified as Significant and Unavoidable. These require a deeper level of study than presently provided in the dEIR. It is our responsibility to understand that in this present moment all of the proposed significant impacts are in fact quite avoidable indeed.

1122-6
cont.

Sincerely,
Andrew J. Hays

I122Andrew J. Hays
July 17, 2015

- I122-1 See the Master Response regarding significant and unavoidable impacts. The remainder of 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.
- I122-2 The comment states that while the project would be located on private land, the vistas of the Valley are a shared experience. Impacts to scenic vistas are described in Chapter 8, "Visual Resources," 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.
- I122-3 The comment states that the DEIR should more fully address the geological significance of the site. See response to comment letter I95 for a discussion regarding the geological qualities of Olympic Valley.
- I122-4 The comment regarding the character of the Valley 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.
- I122-5 See response to comment I52-13 regarding the two 1960s Olympic-related buildings (the Olympic Valley Lodge and the Far East Center).
- I122-6 See response to comment I122-5 regarding mitigation for the loss of the two historic resources. Also, see the Master Response regarding significant and unavoidable impacts.

I123

July 12, 2015

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

Sent by email to: cdraecs@placer.ca.gov

Dear Ms. Krach,

As a homeowner in Alpine Meadows I have serious concerns about the proposed Village at Squaw Valley Specific Plan (PSPA 20110385, State Clearing House No. 2012102023) (VSVSP). Specific comments follow.

Summary

The 23 Significant Environmental Impacts that cannot be mitigated, according to Placer County's Draft EIR, are staggering. The County can not allow such extensive social and environmental impacts to occur. The sheer number of significant environmental impacts would without question cause irreparable damage to Squaw Valley and Alpine Meadows.

I123-1

Placer County Policy is clear:

Policy 1.G.1. "The county will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated."

I123-2

As a cabin owner in Alpine Meadows for 52 years I am deeply concerned about the range and degree of these significant impacts. As just one example, traffic conditions are already poor on Highway 89, as demonstrated Sunday July 5, 2015 when the traffic was bumper to bumper, crawling from Tahoe City to Truckee. Level F conditions, identified as one of the significant project impacts, are not acceptable. If the traffic conditions can not be improved over existing, or mitigated to acceptable levels, the identified potential impacts must not be allowed.

I123-3

Cumulative Impacts at Alpine Meadows: The EIR fails to address the cumulative impacts of the proposed Alpine Sierra development in Alpine Meadows (the Draft EIR is under preparation by the County), when those impacts are added to the impacts of the Squaw Village proposal. Additionally, there is the recently announced White Wolf housing and resort development in Alpine (38 houses, small resort, more chairlifts), and the recently announced KSL gondola connecting Squaw and Alpine. The cumulative impacts of all these projects increase and exacerbate the following:

- traffic and transportation degradations in Squaw, Alpine, Tahoe City and Truckee; on Highway 89 from Tahoe City to Truckee; and on I-80W and I-80E.
- fire risk and management for Alpine and Squaw
- water supply for Alpine Meadows and Squaw Valley
- aesthetics, both valleys
- potentially significant impacts to the Granite Chief Wilderness Area
- night sky (light) pollution in Alpine, in Squaw, and in the Granite Chief Wilderness Area which deserves full protection from light pollution
- emergency vehicle access to both valleys and along Highway 89
- water quality degradation and further regulatory noncompliance in the Truckee River, Bear Creek and Squaw Creek
- loss of Critical Habitats
- twenty five years of construction nuisance in Squaw (and in Alpine with the new proposals), along Highway 89 and in Tahoe City.
- the cumulative impacts to the quality of life

I123-4

Population, Employment, and Housing:

If allowed, the population growth demanded by the project would result in an unavoidable increase in street and pedestrian traffic, water usage, waste production, air quality degradation and noise pollution.

I123-5

The project is expected to generate an additional 574 new FTE employees annually, needing housing for 386 employees (287 new employees plus 99 replacement housing facilities) to meet the Placer County policy. The project housing proposal is less than the required number of beds necessary to meet Placer County General Plan policies for new employee housing. A plan for achieving compliance apparently has not been defined in this DEIR.

I123-6

Biological Resources

With regard to the stream or riparian habitat, the DEIR says:

“In summary, construction and creek restoration activities associated with implementing the Specific Plan could result in loss or degradation of stream or riparian habitat protected under Section 1602 of the Fish and Game Code, and Placer County policies. Specific Plan construction would also result in the fill or disturbance to wetlands and waters of the United States under the jurisdiction of the CWA. Removal or disturbance of these sensitive habitats (although temporary in some cases) would result in loss of natural communities important to ecosystem functioning in the Sierra Nevada....Degradation or loss of sensitive habitats and waters of the United States under the Specific Plan and the identified conflict with General Plan policies intended to protect these resources would be a significant impact.”

I123-7

The DEIR is unclear on how this significant impact would be mitigated. These impacts should not be allowed without meaningful mitigation.

Critical Habitat: As described in the DEIR, the Five Lakes Subunit (Subunit 2D) is a critical habitat for the Sierra Nevada yellow-legged frog, which the U.S. Fish and Wildlife Service (USFWS) listed as an endangered species in April 2014. The Five Lakes Subunit (Subunit 2D) intersects the project site as it follows Squaw Creek from the upper watershed into the Village Core area. The development clearly impacts Critical Habitat, a natural resource that must be protected.

I123-8

The management plan for the Loyalton-Truckee Deer Herd (CDFG 1982, 2010b) documents the Olympic Valley as part of the Loyalton-Truckee Deer Herd summer and migratory range. The 1982 Loyalton-Truckee Deer Herd Management Plan is 30 years old, and deer migratory and fawning patterns have shifted over time. Climate change is putting additional stresses on these mammals. Migratory habitat losses and fragmentation have increased throughout the herds’ range because of residential development. Given the age of the Loyalton-Truckee Deer Herd Management Plan (Deer Herd Plan), the increased development in the area, and the current knowledge of climate change impacts to wildlife habitats and wildlife needs, the potential impacts of the proposed project are not adequately evaluated.

I123-9

The DEIR does not adequately address the impacts to black bear habitat. There are many bears living in this general area and the development over a 25 year period would not only irreparably damage their habitat, but would also cause additional risks of human-bear encounters.

I123-10

Visual Resources: The Visual Resource impacts described in the DEIR are painful to the eye as well as the soul:

- Impact 18-14: Substantial adverse cumulative effect on a scenic vista.
- Impact 18-15: Substantial contribution to the cumulative degradation of the existing visual character or quality of the site and its surroundings.
- Impact 18-16: Substantial cumulative contribution to damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a scenic highway.
- Impact 18-18: Contribute to cumulative light and glare or skyglow effects in the region.

I123-11

These impacts beg the question- What are we doing to Squaw Valley and the great natural resources of the Tahoe Basin? These levels of significance in visual impacts are not acceptable.

The DEIR does not address the night sky pollution but in a cursory manner. Night sky, the ability to view our galaxy, is a particularly valuable component of the Tahoe environment. The night sky has been degraded over the past 50 years by increments of development. The Squaw project would have major and lasting impacts not only to Squaw residents and visitors, but to all of Alpine Meadows and other nearby communities. The analyses of offsite impacts has not been addressed, omitting the analysis of a potentially significant impact to the social and cultural environment.

I123-12

Transportation & Circulation:

The DEIR concludes that we will experience substantial degradation of transportation conditions in Squaw, in Alpine and on Highway 89 from Truckee to Tahoe City. There are no additional feasible mitigation measures available to reduce the significant traffic impacts to a less-than-significant level, per the DEIR. Given our experience Sunday July 5, 2015 on Highway 89 with bumper to bumper cars, trailers and trucks crawling from Alpine to Truckee, then 30 mph conditions on I-80W, it is clear the County has a real and unavoidable obligation to the public to not allow any further degradation of our transportation system from North Lake Tahoe through Truckee.

I123-13

Noise:

According to the DEIR, despite substantial efforts to mitigate construction noise, "... construction activities would continue to produce disruptive daytime noise over an extended period. Thus, this impact would remain significant and unavoidable." Given the very long-term nature of the proposed project, local residents would likely be subjected to the noise of on-going construction for a significant portion of their residency in Squaw Valley. Escaping the noise associated with many of California's major cities is a primary factor for many residents who call Squaw Valley home. A construction project of this size over an expected 25 year period essentially destroys the peaceful environment which was a key reason most residents purchased their Squaw homes, and it does so for the remaining life of many residents.

I123-14

In addition, a project of this size and duration will likely reduce the market value of the existing homes in Squaw Valley as potential new buyers will not want to buy in Squaw given the long-term construction disturbance.

I123-15

Hydrology & Water Quality:

The project will permanently increase the water demands of Squaw Valley. Water supplies are clearly uncertain for the future of the high Sierras. Squaw drawing more water from the groundwater and up-hill resources will further deplete the hydrology of the valley. Squaw Creek will experience more below-normal flow conditions, resulting in less-resilient aquatic systems, reduced habitat quality, elevated temperatures and further degraded water quality. Squaw Creek already does not meet federal water quality standards. The planned restoration actions for Squaw Creek may not adequately mitigate for these impacts, given the uncertainty of the future hydrology of the watershed.

I123-16

Drawing water from Martis Valley is contrary to responsible water management. There can be no doubt that taking water from Martis Valley will at some time bring unacceptable impacts to the groundwater and surface resources in that valley.

I123-17

Pumping more groundwater and tapping more springs in the Squaw Creek Watershed has not been sufficiently analyzed, particularly concerning recent climate models and changing precipitation conditions in the watershed. Long term impacts to Squaw Creek and its aquatic resources require deeper analysis. The cross-basin transfer of Martis Valley water to Squaw Valley has received, apparently, only passing analysis and deserves an objective 3rd party technical review. Utilizing more groundwater in this

I123-18

sensitive area, particularly during a serious California drought, has consequences which have not been adequately studied in the DEIR.

1123-18
cont.

For example, the DEIR indicates that "Potential loss of nesting yellow warbler habitat due to operational groundwater impacts would be significant." But no solid mitigation plan is presented.

1123-19

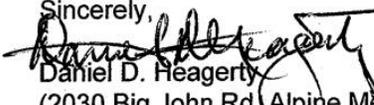
The DEIR, though very thick, is insufficient in its analysis of cumulative impacts, water resources, traffic, night-sky pollution, social and real estate impacts due to 25 years of construction and North Tahoe Quality of Life. The project clearly would result in excessive significant and unavoidable environmental and social impacts. For the county to address PRC Section 21002; CCR Section 15093, and approve the project as now described, the "statement of overriding considerations" could only be wishful thinking.

1123-20

1123-21

Thank you for your consideration of these comments. Please feel free to contact me at any time.

Sincerely,


Daniel D. Heagerty
(2030 Big John Rd, Alpine Meadows)
116 Buena Vista Ave
Mill Valley, CA 94941

I123Daniel D. Heagerty
June 12, 2015

- I123-1 See the Master Response regarding significant and unavoidable impacts.
- I123-2 See the Master Response regarding significant and unavoidable impacts, which includes a discussion of Placer County General Plan Policy 1.G.1.
- I123-3 Traffic impacts are addressed in Chapter 9, "Transportation and Circulation," of the DEIR. Also, see the Master Response regarding significant and unavoidable impacts.
- I123-4 See the Master Response regarding cumulative projects.
- I123-5 See response to comment I42-2.
- I123-6 See response to comment I42-3.
- I123-7 See response to comment I42-5.
- I123-8 See response to comment letter O8c regarding impacts to Sierra Nevada yellow-legged frog.
- I123-9 See response to comment I42-7 regarding impacts to the Loyaltton-Truckee deer herd. With respect to climate change impacts, the comment provides no substantial evidence to support how climate change may be stressing the deer herd. It may very well be that climate change and resulting milder weather conditions is reducing stress on the deer herd.
- I123-10 See response to comment I3-5 regarding impacts to American black bear habitat. Also, see the Master Response regarding the 25-year construction period.
- I123-11 The comment summarizes the conclusions of the visual impact analysis and poses a rhetorical question for decision makers.
- I123-12 See the Master Response regarding the visual impact analysis for a discussion of night sky and light pollution.
- I123-13 Traffic impacts are addressed in Chapter 9, "Transportation and Circulation," of the DEIR. Also, see the Master Response regarding significant and unavoidable impacts.
- I123-14 See the Master Response regarding noise and the Master Response regarding the 25-year construction period.
- I123-15 See the Master Response regarding the 25-year construction period. With regard to market value of homes, this is an economic issue and not an environmental issue. As described in Section 15131 of the CEQA Guidelines, economic effects of a project are not treated as significant environmental impacts.
- I123-16 The comment summarizes the project's potential impacts related to hydrology and water quality. These issues are addressed in the DEIR. The comment further states that the planned restoration actions for Squaw Creek may not adequately mitigate for these impacts. However, the comment does not provide specific reasons specifying why the creek restoration is inadequate. Therefore, a response cannot be provided.

- I123-17 See the Master Response regarding water supply. Groundwater in the Olympic Valley is sufficient to serve the project and there are no plans or needs for imported water as a result of the project. It is noted that the SVPD is considering an alternative water supply as a means for “back-up” water for all its customers, but the need for this water (if, indeed, it is needed) is neither caused by the project nor would alter the impacts of the project, and is an independent consideration of the SVPD.
- I123-18 See response to comment I42-13 and the Master Response regarding water supply.
- I123-19 See response to comment I42-14.
- I123-20 The comment states that the DEIR is insufficient in its analysis of cumulative impacts, water resources, traffic, night-sky pollution, social and real estate impacts due to 25 years of construction, and North Tahoe quality of life. However, the comment does not provide specific reasons specifying why the DEIR is insufficient. Therefore, a response cannot be provided.
- I123-21 See the Master Response regarding significant and unavoidable impacts.

I124

Maywan Krach

From: Lauren Heagerty <laurenheagerty@gmail.com>
Sent: Thursday, July 16, 2015 7:07 PM
To: Placer County Environmental Coordination Services
Subject: Draft EIR Comments: Village at Squaw Valley

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,

As a member of a family who has owned a home in Alpine Meadows for three generations now, my family and I are deeply concerned about the proposed Village at Squaw Valley Specific Plan (PSPA 20110385, State Clearing House No. 2012102023) (VSVSP). Below are comments prepared by members of my family.

Summary:

The 23 Significant Environmental Impacts that cannot be mitigated, according to Placer County's Draft EIR, are staggering and simply unacceptable. The County can not allow such extensive social and environmental impacts to occur. The sheer number of significant environmental impacts would without question cause irreparable damage to Squaw Valley and Alpine Meadows.

Placer County Policy is clear:

Policy 1.G.1. "The county will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated."

My family has owned a cabin in Alpine Meadows for 52 years. I am deeply concerned about the range and degree of these significant impacts. As just one example, traffic conditions are already poor on Highway 89, as demonstrated Sunday July 5, 2015 when the traffic was bumper to bumper, crawling from Tahoe City to Truckee. Level F conditions, identified as one of the significant project impacts, are not acceptable. If the traffic conditions can not be improved over existing, or mitigated to acceptable levels, the identified potential impacts must not be allowed.

Cumulative Impacts at Alpine Meadows: The EIR fails to address the cumulative impacts of the proposed Alpine Sierra development in Alpine Meadows (the Draft EIR is under preparation by the County), when those impacts are added to the impacts of the Squaw Village proposal. Additionally, there is the recently announced White Wolf housing and resort development in Alpine (38 houses, small resort, more chairlifts), and the recently announced KSL gondola connecting Squaw and Alpine. The cumulative impacts of all these projects increase and exacerbate the following:

I124-1

I124-2

I124-3

I124-4

- traffic and transportation degradations in Squaw, Alpine, Tahoe City and Truckee; on Highway 89 from Tahoe City to Truckee; and on I-80W and I-80E.
- fire risk and management for Alpine and Squaw
- water supply for Alpine Meadows and Squaw Valley
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- night sky (light) pollution in Alpine, in Squaw, and in the Granite Chief Wilderness Area deserving Wilderness protection from light pollution
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- twenty five years of construction nuisance in Squaw (and in Alpine with the new proposals), along Highway 89 and in Tahoe City.
- the cumulative impacts to the quality of life

I124-4
cont.

Population, Employment, and Housing:

If allowed, the population growth demanded by the project would result in an unavoidable increase in street and pedestrian traffic, water usage, waste production, air quality degradation and noise pollution.

I124-5

The project is expected to generate an additional 574 new FTE employees annually, needing housing for 386 employees (287 new employees plus 99 replacement housing facilities) to meet the Placer County policy. The project housing proposal is less than the required number of beds necessary to meet Placer County General Plan policies for new employee housing. A plan for achieving compliance apparently has not been defined in this DEIR.

I124-6

Biological Resources

With regard to the stream or riparian habitat, the DEIR says:

"In summary, construction and creek restoration activities associated with implementing the Specific Plan could result in loss or degradation of stream or riparian habitat protected under Section 1602 of the Fish and Game Code, and Placer County policies. Specific Plan construction would also result in the fill or disturbance to wetlands and waters of the United States under the jurisdiction of the CWA. Removal or disturbance of these sensitive habitats (although temporary in some cases) would result in loss of natural communities important to ecosystem functioning in the Sierra Nevada... Degradation or loss of sensitive habitats and waters of the United States under the Specific Plan and the identified conflict with General Plan policies intended to protect these resources would be a significant impact."

I124-7

The DEIR is unclear on how this significant impact would be mitigated. These impacts should not be allowed without meaningful mitigation.

Critical Habitat: As described in the DEIR, the Five Lakes Subunit (Subunit 2D) is a critical habitat for the Sierra Nevada yellow-legged frog, which the U.S. Fish and Wildlife Service (USFWS) listed as an endangered species in April 2014. The Five Lakes Subunit (Subunit 2D) intersects the project site as it follows Squaw Creek from the upper watershed into the Village

I124-8

Core area. The development clearly impacts Critical Habitat, a natural resource that must be protected.

1124-8
cont.

The management plan for the Loyalton-Truckee Deer Herd (CDFG 1982, 2010b) documents the Olympic Valley as part of the Loyalton-Truckee Deer Herd summer and migratory range. The 1982 Loyalton-Truckee Deer Herd Management Plan is 30 years old, and deer migratory and fawning patterns have shifted over time. Climate change is putting additional stresses on these mammals. Migratory habitat losses and fragmentation have increased throughout the herds' range because of residential development. Given the age of the Loyalton-Truckee Deer Herd Management Plan (Deer Herd Plan), the increased development in the area, and the current knowledge of climate change impacts to wildlife habitats and wildlife needs, the potential impacts of the proposed project are not adequately evaluated.

1124-9

The DEIR does not adequately address the impacts to black bear habitat. There are many bears living in this general area and the development over a 25 year period would not only irreparably damage their habitat, but would also cause additional risks of human-bear encounters.

1124-10

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- Impact 18-18: Contribute to cumulative light and glare or skyglow effects in the region.

1124-11

These impacts beg the question- What are we doing to Squaw Valley and the great natural resources of the Tahoe Basin? These levels of significance in visual impacts are not acceptable.

The DEIR does not address the night sky pollution but in a cursory manner. Night sky, the ability to view our galaxy, is a particularly valuable component of the Tahoe environment. The night sky has been degraded over the past 50 years by increments of development. The Squaw project would have major and lasting impacts not only to Squaw residents and visitors, but to all of Alpine Meadows and other nearby communities. The analyses of offsite impacts has not been addresses, omitting the analysis of a potentially significant impact to the social and cultural environment.

1124-12

Transportation & Circulation:

The DEIR concludes that we will experience substantial degradation of transportation conditions in Squaw, in Alpine and on Highway 89 from Truckee to Tahoe City. There are no additional feasible mitigation measures available to reduce the significant traffic impacts to a less-than-significant level per the DEIR. Given our experience Sunday July 5, 2015 on Highway 89 with bumper to bumper crawling from Alpine to Truckee, then 30 mph conditions on I-80W, it is clear the County has a real and unavoidable obligation to the public to not allow any further degradation of our transportation system from North Lake Tahoe through Truckee.

1124-13

Noise:

According to the DEIR, despite substantial efforts to mitigate construction noise, "... construction activities would continue to produce disruptive daytime noise over an extended period. Thus, this impact would remain significant and unavoidable." Given the very long-term nature of the proposed project, local residents would likely be subjected to the noise of on-going construction for a significant portion of their residency in Squaw Valley. Escaping the noise associated with many of California's major cities is a primary factor for many residents who call Squaw Valley home. A construction project of this size over an expected 25 year period essentially destroys the peaceful environment which was a key reason most residents purchased their Squaw homes, and it does so for the remaining life of many residents.

I124-14

In addition, a project of this size and duration will likely reduce the market value of the existing homes in Squaw Valley as potential new buyers will not want to buy in Squaw given the long-term construction disturbance.

I124-15

Hydrology & Water Quality:

The project will permanently increase the water demands of Squaw Valley. Water supplies are clearly uncertain for the future of the high Sierras. Squaw drawing more water from the groundwater and up-hill resources will further deplete the hydrology of the valley. Squaw Creek will experience more below-normal flow conditions, resulting in less-resilient aquatic systems, reduced habitat quality, elevated temperatures and further degraded water quality. Squaw Creek already does not meet federal water quality standards. The planned restoration actions for Squaw Creek may not adequately mitigate for these impacts, given the uncertainty of the future hydrology of the watershed.

I124-16

Drawing water from Martis Valley is contrary to responsible water management. There can be no doubt that taking water from Martis Valley will at some time bring unacceptable impacts to the groundwater and surface resources in that valley.

I124-17

Pumping more groundwater and tapping more springs in the Squaw Creek Watershed has not been sufficiently analyzed, particularly concerning recent climate models and changing precipitation conditions in the watershed. Long term impacts to Squaw Creek and its aquatic resources require deeper analysis. The cross-basin transfer of Martis Valley water to Squaw Valley has received, apparently, only passing analysis and deserves an objective 3rd party technical review. Utilizing more groundwater in this sensitive area, particularly during a serious California drought, has consequences which have not been adequately studied in the DEIR.

I124-18

For example, the DEIR indicates that "Potential loss of nesting yellow warbler habitat due to operational groundwater impacts would be significant." But no solid mitigation plan is presented.

I124-19

The DEIR, though very thick, is insufficient in its analysis of cumulative impacts, water resources, traffic, night-sky pollution, social and real estate impacts due to 25 years of construction and North Tahoe Quality of Life. The project clearly would result in excessive significant and unavoidable environmental and social impacts. For the county to address PRC Section 21002; CCR Section 15093, and approve the project as now described, the "statement of overriding considerations" could only be wishful thinking.

I124-20

I124-21

Thank you for your consideration of our comments. Please feel free to contact us at any time.

Sincerely,

Lauren Heagerty (& Heagerty Family)

I124Lauren Heagerty
July 16, 2015

This comment letter is virtually the same as the content of comment letter I123. Therefore, the responses simply cross-reference to responses to this letter.

- I124-1 See response to comment I123-1.
- I124-2 See response to comment I123-2.
- I124-3 See response to comment I123-3.
- I124-4 See response to comment I123-4.
- I124-5 See response to comment I123-5.
- I124-6 See response to comment I123-6.
- I124-7 See response to comment I123-7.
- I124-8 See response to comment I123-8.
- I124-9 See response to comment I123-9.
- I124-10 See response to comment I123-10.
- I124-11 See response to comment I123-11.
- I124-12 See response to comment I123-12.
- I124-13 See response to comment I123-13.
- I124-14 See response to comment I123-14.
- I124-15 See response to comment I123-15.
- I124-16 See response to comment I123-16.
- I124-17 See response to comment I123-17.
- I124-18 See response to comment I123-18.
- I124-19 See response to comment I123-19.
- I124-20 See response to comment I123-20.
- I124-21 See response to comment I123-21.

I125

Maywan Krach

From: Lee Heagerty <leeheagerty@gmail.com>
Sent: Friday, July 17, 2015 3:17 PM
To: Placer County Environmental Coordination Services
Subject: Proposed development for Squaw and Alpine Meadows

I would like to voice my deep concern regarding the proposed development for Squaw Valley and Alpine Meadows. As a homeowner in Alpine Meadows and former owner of a home in Squaw Valley (8th home built in Squaw in the 50s), the idea of the population growth resulting from this sizable project as well as increased traffic on hwy 89, availability of water given our drought, a tram traveling over the 5 Lakes trail (one of the most heavily travelled hikes in the area) all add up to a project that should proceed with caution, public hearings, and the determination as to whether this a project truly benefits the future of this wilderness and those of us who have come here for years to hike, enjoy the peace and beauty, and remove ourselves from the crowded life of the City. When I think of a tram going over 5 Lakes, i could cry.

I125-1

Hopefully public comment and a willingness on the developers part to minimize the size and impact will ensure a positive result.

Thank you, Lee Heagerty

Sent from my iPad

I125Lee Heagerty
July 17, 2015

I125-1

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.

The comment also expresses concern related to population growth, increased traffic, availability of water given our drought, and a tram traveling over the Five Lakes Trail. These issues, with the exception of the tram (called the Squaw-Alpine Interconnect Project), are addressed in the DEIR and in Master Responses in this FEIR. See the Master Response regarding the cumulative analysis for discussion of the proposed Squaw-Alpine Interconnect Project.

I126

Maywan Krach

From: Jackson Heath <jacksonh91@gmail.com>
Sent: Thursday, June 25, 2015 11:58 AM
To: Placer County Environmental Coordination Services
Subject: ATTN: Maywan Krach - Village at Squaw Valley DEIR

My Proposal

To whom it may concern,

As it stands currently, KSL owns the land that they plan to develop on and the locals that live there have little to no say in what happens to the land. The gap between KSL and Olympic Valley residents is concerning for both the environment, the rich history of the area and the overall sense of a world-class ski area rooted in community. The IOV wants to take matters into their own hands and become a city, which would provide them with stronger voting power over any new developments in the area. Both the EIR and CFA have many concerned with the numbers provided in each. While opponents of the IOV say the CFA is sound and provides accurate numbers for the low profit margins projected, the IOV feels that these numbers are false and need a second opinion. Regardless of who is correct in the situation, the level of development in the area already would place the proposed city in the red. I propose that instead of fighting each other (KSL has already spent \$500,000 in doing so), both sides need to check their ego and come together in developer and cooperative relationship. Cooperatives have been a newer trend in small ski areas such as Mad River Glen in Vermont where the community owns and runs the mountain operations entirely. However, like stated before, the magnitude of the Squaw Valley area would leave the town completely bankrupt in the all the finances needed to run such a large operation. However, there is another alternative: a shared ownership between KSL and the locals. KSL would continue to provide money and support for the entire infrastructure while the locals put up their money to essentially have stock in the mountain. The only example available of something similar to this can be found in the small town of Bear Valley, California just off of highway 4. Bear Valley was once one of the most popular destinations for skiing in the west. But as resorts in Tahoe became more abundant, the traffic began slowing

I126-1

down at this small mountain and the decline in numbers have made running operations difficult. Jumping from several different investors, the future of Bear Valley has been in question since 2005. Last year, the community decided that were tired of working with developers that had little to no vested interest in the mountain and the community and decided to go for one last ditch effort to keep things running. The community banded together and each put forth a one-time fee of \$2500 of their own money to help support operations. They made the quota needed to provide the services that they originally provided under major developers and this got the attention of Skyline International. Skyline is a development company out of Canada that noticed this small towns passion for the area and decided to purchase ownership of the mountain. But rather than taking away from the success of the community, they instead decided to collaborate, allowing the members who had put their own money forward a spot on the committee to vote and discuss the future of the mountain. This collaboration is rare between developers and communities and while this coop/developer relationship is only a year old, the town has already become far more positive about its future and has no intentions of changing the new format any time soon. Squaw Valley and KSL should work together on a similar plan to help keep the locals who have a stake in the mountains livelihood in the loop. Preserving the authenticity of Squaw Valley takes both the capitol to keep operations running and local knowledge of the history and environment. This idea is my proposal for the future of Squaw Valley.

1126-1
cont.

Jackson Heath

I have provided some articles and websites regarding the CO-OP idea.

<http://www.bvmcoop.org/>

<http://www.businesswire.com/news/home/20140820006079/en/Skyline-Acquires-Bear-Valley-Mountain-Resort-Northern#.VYxO5RNViko>

<http://www.prnewswire.com/news-releases/skyline-international-development-inc-completes-purchase-of-bear-valley-mountain-resort-300019516.html>

I126

Jackson Heath
June 25, 2015

I126-1

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.