

## Maywan Krach

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**From:** Marcy TERRY <marcyterry@mac.com>  
**Sent:** Wednesday, July 15, 2015 1:26 PM  
**To:** prospects@kslcapital.com; Placer County Environmental Coordination Services  
**Subject:** Squaw Valley Project

To whom it May Concern- (Hopefully that would be all of you at KSL)- The proposed Squaw Valley Village Specific Plan, as you call it, is absolutely mind-boggling. First of all, Squaw would no longer qualify as a "village" after your plan moved forward! Peoples lives are so "busy" now and there are so many demands on their time. They need a place to come to in the mountains where they can relax and escape the "busyness" and to appreciate the beauty of the mountains, the peace and quiet, the clean air and good water, the sounds of birds and the wind moving through pines, the beauty of the skiing in winter.

That would all be gone forever if your proposal to build your monstrosity gets approved. We don't need "more to do" there. We certainly don't need 25 years of continual construction noise, dust and irritation night and day! Squaw is perfect as it is. What makes you think it needs "improving"? It's quiet and there's hiking and biking, and great restaurants, a beautiful golf course, river rafting, canoeing and kayaking on Lake Tahoe.....all things that require no help from KSL, thank you very much.

Please find some other place to wreck, where no one cares about the beauty of the mountains. You are going to have one heck of a time getting this approved. Believe me! You don't know the Sierra Watch and Sierra Club, etc. California is not going to approve this! Why not just get over it and stop trying to get this atrocity approved!! No one in their right mind would approve this project, except perhaps someone who stands to make a lot of money. Of course, when considering the old saying, " the love of money is the root of all evil", then your quest to build in Squaw Valley makes perfect sense.

Save your money, and ours!!

Dr and Mrs. Richard W Terry  
1530 Christy Lane,  
Olympic Valley, CA

## Maywan Krach

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**From:** Richard Terry <rwterry3491@gmail.com>  
**Sent:** Wednesday, July 15, 2015 12:54 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** KSL Squaw Valley Proposal

We are writing to strongly urge you to reject or greatly curtail the KSL proposal for further development of Squaw Valley. We live at 1530 - Christy Lane, a home our family has owned since 1958, after building a house on the Truckee near the future entrance to Squaw in 1910. We have lived through the years of growth in Squaw and have seen condominiums pop up and partially block the past beautiful meadow views and the Resort at Squaw Creek add an eye-sore to the meadow edge. We have also endured years of day and night construction noise as ski lifts have expanded and updated, the ice rink has been torn down, and the current village has been built. As skiers, we love what Squaw has to offer and feel the current village has enhanced the experience for all in winter and summer. Summers are now once again especially tranquil in the valley as we escape the traffic jams in Tahoe City.

Then along comes this catastrophic proposal for expansion to fill the valley with up to 10 story buildings, 1500 more units, and a monstrous water park! The EIR notes how this will drastically alter the view from the valley, add significant traffic into and out of Squaw as well as along Hwy 89, and finally put incredible strain on our local water supply (currently strained by drought). This type of development will drastically damage the charm and experience of Squaw Valley forever. The crowds will be terrible, ski lifts will once again have 45-60minute lift lines, and traffic jams will be worse than Tahoe City. Finally, as stated in the EIR, the prospect of 25 years of day and night construction noise (mostly during the currently tranquil summer I am sure) is unimaginable.

Please, don't let this catastrophe move forward.

Thank you for your consideration and hopefully help in preserving the beauty of Squaw Valley.

Richard and Marcy Terry

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Richard Terry  
[rwterry3491@gmail.com](mailto:rwterry3491@gmail.com)

## Maywan Krach

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**From:** Carl Thomsen <carl@thomsenhome.com>  
**Sent:** Wednesday, July 15, 2015 11:19 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed construction in Squaw Valley

Placer County Community Development Resource Agency  
Attention: Maywan Krach,

I have been hesitant to comment on the proposed construction in Squaw Valley; however, with the deadline for input coming up, I decided to send in my comments.

In particular I want to comment on the proposed indoor "Mountain Adventure Center". This is something that may be appropriate next to a gambling establishment in South Lake Tahoe or Reno or a Six Flags amusement park but makes no sense to me in Squaw Valley. Bowling alleys, arcades, water slides, wave rides, etc. are so opposite of the real outdoors that is available in North Lake Tahoe and Squaw Valley in particular that I can't even believe it's being proposed. People don't come to Squaw Valley to enjoy the indoors but to enjoy the beautiful outdoors with real water sports and mountain activities. Besides ruining the valley with a structure that I believe will be vacant and in mothballs a few years after it is built. While I haven't visited a lot of ski resorts, I certainly haven't heard of any other mountain resort with this type of structure and "Adventure" center. I'm not sure what the projected use is but I have heard 300,000 annually. I can't imagine where all those folks will park or stay let alone the impact on highway 89 traffic in the summer and winter months.

KSL bought Squaw Valley with a commitment to make it a world class ski resort. I haven't heard anyone say they are going skiing in Europe because of the great indoor adventure/amusement centers they have over there. I have heard them say they are going over for the world class skiing resorts! It would be a shame to convert a beautiful natural valley into an indoor adventure destination.

As for the addition of more high rise condos, that seems unbelievable to me. The number of condos and houses available for sale in Squaw Valley has exceeded demand for years.

We have been condo owners in Squaw Valley for over 25 years and have skied as Squaw for about 40 years. I sincerely believe that the scope of the proposed building project will be severely detrimental to Squaw Valley and will not benefit North Lake Tahoe.

Thanks for considering my input.

Carl Thomsen

## Maywan Krach

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**From:** Doug Thomson <doug\_man@att.net>  
**Sent:** Friday, July 17, 2015 1:06 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed Squaw Vallye development

Hello,

I am writing in regard to the proposed development in Squaw Valley. I feel that the proposed development is too much for our little valley, we do not have the infrastructure or the water resources to make this proposal viable nor do we want the eyesore and loss of nature that this will cause. I strongly believe that people come to the mountains to get away from the high rise buildings, the traffic and the hectic busyness of the city. They come to the mountains to enjoy nature, to find peace and rejuvenate and yes, some come to recreate via hiking, biking, swimming etc. The indoor water park is the worst of all their plans, do they not realize that there is this big beautiful lake called Tahoe 5 miles away and the Truckee River 2 miles away that can satisfy everyone's water sport needs. Stop this development now, once you pave this valley you can't get these beautiful meadows back and you destroy the ecosystem that so many animals rely on to live. We need nature, we need nature's beauty, we don't want another homogenized village, that takes the uniqueness of the Squaw Valley experience and makes it just like every other failing mountain resort in North America. We don't want this special place to be turned into just another Whistler, Vail or Northstar.

Thank you for your attention

 Peace Out

[doug\\_man@att.net](mailto:doug_man@att.net)

Doug Thomson  
P.O. Box 2252  
Olympic Valley, Ca. 96146  
530.448.3375

## Maywan Krach

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**From:** z tahoe <ztahoe@gmail.com>  
**Sent:** Thursday, July 16, 2015 10:34 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Attention: Maywan Krach - comments on Squaw Valley Village Specific Plan

Attention: Maywan Krach, Placer County

Please do not allow the Squaw Valley Village Specific Plan in its current form.

- **This proposed village is too big.** Buildings over 100 feet high would significantly disrupt the views of this unique landscape. I am not against development in Squaw Valley but the North Lake Tahoe Region doesn't need this amount of development and it's not something we can take back if it gets built.
- **There is already too much traffic around Squaw Valley on highway 89.** This traffic is primarily caused by the inability to get the current amount of people into Squaw Valley. Increasing traffic would lead to avoidable and significant delays on this important road. Currently there are already times when highway 89 is unusable for hours between Squaw Valley and Truckee.
- **The North Lake area doesn't need a huge indoor entertainment village,** especially any sort of water park. The whole spirit of the region is to be in the outdoors. That is why I live here and why people spend their vacation here. In addition we have a beautiful outdoor water park called Lake Tahoe a few miles away.
- **Constant construction in the Squaw Valley will seriously impact the peaceful environment I go there to experience, for DECADES.** This level of construction in such a small valley will destroy its unique character.

I moved here 15 years ago to ski at Squaw and have owned a season pass there since 2001. I ski on almost every day off all winter long, even in this current drought. I now own a home here in Placer County and commute to Reno so that I can stay living in North Lake Tahoe. I believe that construction of this caliber would have a long lasting negative impact on Squaw Valley and the North Lake Tahoe Region.

**As a taxpayer and voter in Placer County I urge you not to accept the Squaw Valley Village Specific plan in its current form.**

Thank you for taking my comments into consideration,

Zach Tolby  
Agate Bay, CA

# MEMORANDUM

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**Recipients:** Placer County Planning Department

**From:** Frank D. Toledo,  
17179 Northwoods Blvd.  
Truckee, CA, 96161, studiob6@yahoo.com

**Date:** July 3, 2015

**Re:** Comments: Squaw Valley Specific Plan/KSL DEIR report

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Placer County officials and members of the commission:

I'm taking this opportunity to comment on the DEIR / Squaw Valley specific plan. First, allow me to share my personal, professional back ground;

- 35 year North Tahoe/Truckee Local, currently residing in Truckee (24 years)
- 28 year property owner in the North Tahoe/Truckee area. (Tahoe City, Alpine Meadows, Truckee)
- Former: 14 year Alpine Meadows Employee 1983-1997
- Former, 3 year Squaw Valley Ski Corp Employee
- Squaw Valley/Alpine Meadows pass holder since 1978
- Former: 3 year Sugar Bowl Resort employee
- Former: North Lake Tahoe restaurant owner
- North Lake Tahoe Cal/Nevada business owner since 1988
- Registered licensee: Nevada State Board of Architecture, Interior Design & Residential Design

## **Over view:**

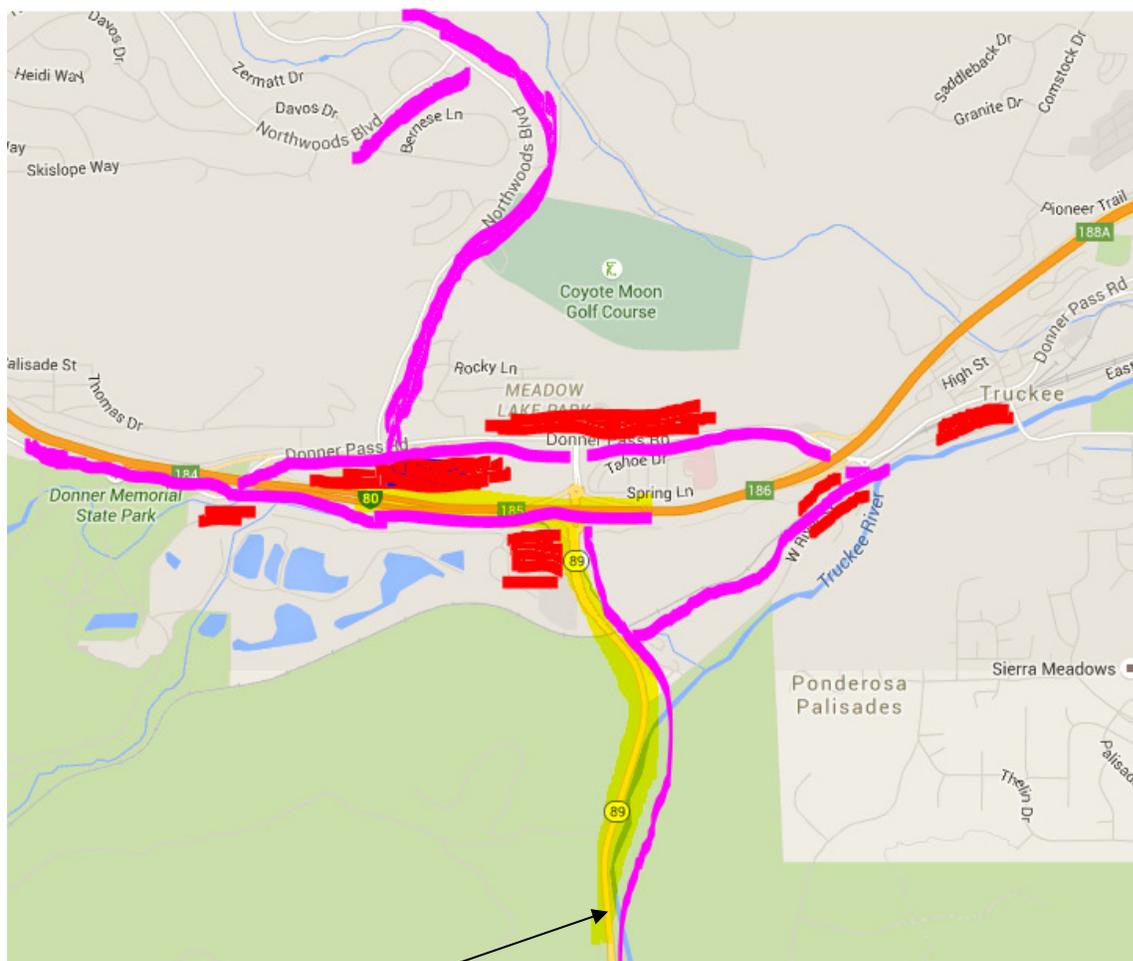
My comments will focus on (3) three specific segments of the DEIR, each will have "possible solutions" at the end of the segment :

- 1. Traffic impact
  - Related to local residents
  - Related to 2<sup>nd</sup> home owners
  - Related to local business owners (both North Lake Tahoe and Truckee)
  - Related to visitors of the North Lake Tahoe and Truckee area
  - Related to travelers attempting to pass through the North Lake Tahoe to other destinations
  - Related to emergency vehicle access between Truckee and North Lake Tahoe.
- 2. Duration of project
- 3. Historical significance of specific structures in Olympic Valley
- Summary

## Specific Comments:

### Traffic Impact (Gridlock):

Based on personal experience, during a busy winter weekend period (or holiday period) the traffic back up (bumper to bumper) of vehicles leading to Squaw Valley extends as far as Tahoe Donner (Northwoods Blvd). As Highway 89 stops, the residual traffic leaves Donner Pass Road grid locked, thus blocking access from residents/visitors living and staying on tributary roads leading to Highway 80. Emergency vehicle access during this time is inhibited (especially during snow storms or when snow berms are at their highest and widest) as well blocking access to local business. The map below shows main route blockages (in "pink"), all tributary roads along this route are blocked from accessing local businesses or practical routes to highway 80 both east and west. The areas in "red" show just some of the business districts impacted by grid lock along these routes. As you can see, modifying traffic lights at the Highway 89 and West River Road would not improve the situation. Squaw Valley/Alpine Meadows customers stay in a variety of area not to mention those traveling from Reno. The grid lock on West River extends to the downtown Truckee district.



Highway 89, south

**Traffic Grid Lock (bumper to bumper): Winter Weekends (after a recent snow fall) and Holiday Periods**

**Red: Business Districts, Pink: Primary Traveled Road Grid lock**

**Personal Comments;**

An increase in size and skier/rider visits/traffic would negatively impact an already unsafe traffic situation. The negative impact to local business's , local residences, visitors and travelers is unacceptable. The quality of life for all those impacted would be diminished during these periods. I see nothing in Squaw Valley's/KSL's proposal that addresses any of the above. The local residents (especially Truckee/Nevada County) would see very little benefit in Squaw's business plan while sitting in bumper to bumper traffic trying to travel elsewhere. Even those Squaw Valley visitors (from elsewhere) who spend up to (2 hours, documented by many) driving from the highway 80 interchange to Squaw Valley would not see the benefit. Many of my bay area acquaintances have chosen to fly from the Bay Area to the Salt Lake area to ski. According to them: Fly time, travel from airport to Park City/ Snowbird, to riding lifts is just over 4 hours. On busy traffic days, it can take up to two (2) hours traveling 13 miles from Truckee to Squaw Valley. I do not doubt more will be doing the same unless we can repair the current situation and mitigate future gridlock.

**Possible Solution:**

The "significant and unavoidable impacts" (relating to traffic) stated in the DEIR can and should be avoided. Placer County should require a traffic study that stretches to all the areas currently impacted by traffic gridlock created by Squaw Valley/Alpine Meadows traffic. In addition, KSL should divulge season pass holder's statistics showing the overall quantity and demographics (especially location) of their customer base. These statistics, along with the season long traffic study should be reviewed in tandem in order to come up with measures to mitigate the gridlock issues.

**Duration of project:**

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The 25 year (continuous) build project schedule listed in KSL's proposal is unacceptable. It's critical that Olympic Valley residents and others that may be impacted by major construction be spared 1/3 of a lifetime of traffic, related noise and esthetically unpleasant construction activity. Children born during that time period will not know a time that major construction is not taking place. KSL customers will see 25 + years of construction zones and all issues associated with the construction.

**Possible Solution:**

I urge Placer County to mandate a phase based construction period (based on option III). As many as 5 phases, each separate in approval and design. Each phase would last no longer than 5 years after which a 5 year construction moratorium would be in effect. During the 5 year hiatus, local business's, local residents and the environment in general would have an opportunity to adjust from the previous phase and further adjust (if need be) to subsequent phases.

**Historical significance of specific structures in Olympic Valley :**

*"The greatest enemy of history is time"*

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The proposed construction project requires the removal of structures listed as "Historically significant". I question why and how this would be allowed? Having worked on "historically significant" structures (deemed so by the State of California) I understand, respect and accept the value placed in these structures. I see no reason why KSL's proposed village cannot do the same. These structures should become part the village, embraced for the memories and heritage that it brings and not be an afterthought to KSL's massive structures.

**Possible Solution:**

Design the "village" around and "with" the existing historic structures. It really is not that difficult to do.

**Summary:**

As a long time resident of the area I highly urge the Board to take into consideration the long term impact of KSL's proposed project. I've read though the report and after having attended public meetings on the topic, to me the only viable option (of the options presented) would be option III. Option III being the greatly scaled down version better suited to the local environment both in Olympic Valley and the surrounding areas. As I have mentioned above, I suggest a long term phase based project injected with mandatory construction moratoriums to allow the local community to "digest" the pervious construction activity. I fully understand that this may not "fit in" with KSL's/Squaw Valley Holdings business model, however, I do see it fitting in better with our local communities (Truckee/North Lake Tahoe, Olympic Valley and Alpine Meadows) "living model").

Lastly, I do not see a viable option that does not address/mitigate all "significant and unavoidable impacts" mentioned in the DEIR. If these items cannot be addressed I suggest no plan be approved until they are.

Please feel free to contact me if explanations or furthers comments are required.

Sincerely,

*Frank D. Toledo*

Frank D. Toledo  
17179 Northwoods BLVD  
Truckee, CA, 96161  
530.318.0512, (e) studiob6@yahoo.com

## Maywan Krach

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**From:** Jmtornese@aol.com  
**Sent:** Friday, July 17, 2015 11:38 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley EIR - Comments

My husband and I have a home on the West Shore of Lake Tahoe and are very concerned about the size & scale of the proposed Squaw development. It is much too massive and will cause traffic congestion on hwy 89 and into Tahoe City & along the West Shore. We will have to deal with lots of traffic coming in from Hwy 80. Also, this huge development will negatively impact the environment, air quality and mountain vistas. Please downsize this development to 25% of what is being proposed.

Thank you,  
Judith Tornese and Jerry Winters

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

This letter is in response to the “Village at Squaw Valley Specific Plan Draft EIR”

### **Prelude**

As noted below per dictionary terms, KSL motto to: **“Save Squaw Valley” is an oxymoron, foolish, unreasonable, so out of place as to be amusing, ridiculous and a contradiction of terms!**

While I was aware there would likely be some negative impact to our environment, this EIR elaborated these issues to such a great extent in so many areas that I was not even aware of. While the EIR is a reality wakeup call to respond to nearly all those issues, I will focus on those issues most relevant personally. In doing so I am speaking for all residents of Squaw Valley and the surrounding communities, especially those whose homes are located on the main roadways, such as mine!

There are numerous areas of great concern to the temporary and permanent damages done to environment, our homes and very health. A primary concern would be the unacceptable options of road widening encroaching into our homeowners 50-60 year old established front yards, along its protected trees per **Placer County’s Designated Scenic Corridor and the Squaw Valley General Plan!** Doing so would not only permanently greatly increase the traffic and noise levels, but our very own health & life threatening with silica impregnated dust and soot levels as a result.

Per the EIR: Acute Health Effects: **breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death** !Chronic Health Effects: **alterations to the immune system, carcinogenesis.**

I have become very aware over the past several years that KSL concern or regard to the environment and local population is inconsequential versus the profits they seek from development and the majority of users from out of the area. **KSL only concern is to maximize their corporate profits!**

### **Whom am I ?**

A bit about me, I am a full time permanent resident and homeowner in Squaw Valley located at 720 Squaw Valley Road. I have lived in this home since 1993 and been the homeowner since January of 1995. I share my home with other seasonal tenants, some 80+ over the past 20 plus years and many whom have been employed by Squaw Valley.

I am in my mid 50's and looking to the future, this is my retirement home! I have been skiing Squaw since 1972, had season passes in 77-78 and continue to be a consecutive season pass holder since 1987, the past 28 years. In other words I have had extensive experiences here, at the mountain, with neighbors and the county and am well aware of the history here.

**I love where I live, feel very fortunate to be here and look forward to the quiet off seasons, and a long peaceful “quiet” retirement here!** The preservation of Squaw Valley's rural and natural occurring beautiful setting and designated “**Scenic Corridor**” absolutely must be the number one priority; not only for current residents and users, but for all future generations!

I beg of you, lets not ruin this pristine area with commercial interest whose ultimate goal is inly to maximize their profits, then move onto the next project with little or no regard to the permanent damages done to the environment, nonstop traffic, endless road noise, air pollution, questionable use of available water resources, (especially given these drought conditions) and little if any regard to the permanent residents residing here full time!

#### **Primary Areas of Concern:**

**I encourage you to restrict or deny KSL these overblown plans that are inappropriate for this area!** The fact that KSL promotes themselves as “**Save Squaw Valley**” is ludicrous at best per the dictionary: ludicrous |'lʊdɒkrəs|adjectiveso foolish, unreasonable, or out of place as to be amusing; ridiculous: and the very meaning of a “**Oxymoron**”: a figure of speech in which apparently contradictory terms appear in conjunction, An oxymoron (plural oxymora or oxymorons) is a [figure of speech](#) that juxtaposes elements that appear to be contradictory.

I had the opportunity to “**Attend the Placer County Planning Commission Meeting**” and spoke there. **I appreciated the ability to voice my concerns and noted the full attention I received from the board, as these were relevant issues not otherwise addressed.** As a homeowner on Squaw Valley Road, my main personal concerns are in regards to the impact that will have not only to the roadway, but its very real negative impact to my home, it landscaping and its screening, privacy and noise reduction it provides along with my and all others health whom maybe exposed to these deadly unhealthy conditions. These primarily consist of greatly increased traffic, resulting non-stop noise levels and often, **extensive silica life threatening dust levels kicked up into the air**, especially with the third lane often implemented during busy ski weekends and holiday periods!!

I noted at this meeting how throughout the winter months when the roads are sanded how the dust kicks up everyday, notably in the morning and afternoon and especially with the 3<sup>rd</sup> lane. This completely coats my home, driveways, vehicles and decks with a layer of thick silica based dust on a daily basis. If working in the yard or outdoors for any reason, I have to come inside, insure that all doors and windows are closed to keep all this dust

outside. I have no choice but to later blow or wash this off hazardous soot and dust as often as daily!

As noted in Wikipedia, abbreviated:

### **Health effect**

Silica; **inhaling finely divided crystalline silica dust** can lead to **silicosis**, **bronchitis**, or **cancer**, as the dust becomes lodged in the lungs and continuously irritates them, reducing lung capacities.<sup>[27]</sup> Studies of workers with exposure to crystalline silica have shown 10-fold higher than expected rates of **lupus** and other **systemic autoimmune diseases** compared to expected rates in the general population.<sup>[28]</sup> Prior to new rules issued in 2013, **OSHA** allowed 100  $\mu\text{g}$  per cubic meter of air. The new regulations reduce the amount to 50  $\mu\text{g}/\text{m}^3$  down from 100  $\mu\text{g}/\text{m}^3$ . The exposure limit for the construction industry is also set at 50  $\mu\text{g}/\text{m}^3$  down from 250  $\mu\text{g}/\text{m}^3$ .<sup>[29]</sup>

In the body crystalline silica particles do not dissolve over clinically relevant periods. Silica crystals inside the lungs can activate the NLRP3 inflammasome inside macrophages and dendritic cells and thereby result in processing of pro-Interleukin 1 beta into its mature form. Chronic exposure to silica may thereby account for some of its health hazards, as interleukin-1 is a highly pro-inflammatory cytokine in the immune system.<sup>[30][31][32]</sup> This effect can create an occupational hazard for people working with **sandblasting** equipment, products that contain powdered crystalline silica and so on. Children, asthmatics of any age, allergy sufferers, and the elderly (all of whom have reduced lung capacity) can be affected in much less time. Amorphous silica, such as fumed silica is not associated with development of silicosis, but may cause irreversible lung damage in some cases.<sup>[33]</sup>

**Laws restricting silica exposure** *with respect to the silicosis hazard* specify that they are concerned only with silica that is **dust-forming!**

In the EIR “**Air Quality**” these are described” **Table 10-1**, Pollutants Respirable particulate matter (PM10), Fine particulate matter (PM2.5)

Sources: **fugitive dust, soot**, smoke, **mobile and stationary sources, construction**, fires and natural windblown dust.

Acute Health Effects: **breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death !**

Chronic Health Effects: **alterations to the immune system, carcinogenesis**

This report then states under “**Particulate Matter**” Concentrations of CAPs are measured at several monitoring stations in and near the MCAB. The measurements at the Truckee Fire Station, Tahoe City Fire Station, South Lake Tahoe Airport Station, and the

South Lake Tahoe- Sandy Way Station are presented here and are generally representative of ambient air quality in the vicinity of the project area.

**This is a false and misleading representation criteria of Air Pollutants!**

None of these monitoring stations are located in Squaw Valley or a major ski resort main roadway, nor have thousands upon thousands of vehicles back up for 3 to 4 hours starting from around 7am to about 11 am and once again from about 3 pm to 7pm.

I've lived for over 20 years on Squaw Valley Road and these conditions are far more prevalent than these reports indicate! **There is nothing subtle about the extensive and contagious thick dust kicked as a result and the threat to my health and very life, along with all other residents and visitors also exposed to these unhealthy and unpreventable conditions!!**

**KSL overblown expansion plans will only greatly exacerbate these dangerous and deadly conditions, not only to the local population, but to all those whom visit here!**

Under the **EIR Executive Summary:**

**I am in fiercely and vehemently opposed to widening the roadway:**

**2.3.4 Widened Squaw Valley Road Alternative:**

As my home is located on Squaw Valley Road, this would be a major detriment to my property's safety, aesthetics, noise, pollutant levels and value! My home is located on a "S" curve or bend on the roadway, I call it crash corner because more crashes occur here than any other portion of Squaw Valley Road. You can confirm this with the Fire Department, CHP or Sherriff Department.

I have personally witnessed dozens of crashes coming from both angles of the roadway. Some of these crashed ended in my front yard landscaped areas, literally knocking mature trees over or ended up in my driveway damaging our vehicles parked there, with the last occurrence happening this past winter! The roadway is posted for 35 mph but 25 mph through these S bends. Yet the reality is that many vehicles are traveling well in excess of 40 or even 50 mph or greater through these bends, including large commercial trucks whom kick up the most dust!

Widening the road and encroaching toward my residence will only exacerbate these dangerous conditions with nearly four times the traffic flow if KSL has its way! This will not only further speed up the typical vehicle, but also encourage passing on both the left or right lane creating more a raceway setting for the vast majority of users urgent to get into or out of the valley!

I have fought long and hard to preserve, enhance and protect my front yard landscaping and trees lining the roadway that separate, provide screening and noise reduction to my property along with enhancing the aesthetic value of not only my home but also Squaw Valley's Designated Scenic Corridor. Further the Squaw Valley General Plan further protects this Scenic Corridor's trees located on the north side of the roadway, the same as my home and all the other homes located on this roadway.

**Encroaching into my private property and destroying all this landscaping and trees that provide screening and privacy that have been established for over 50 years is not an option!** Doing so would further endanger and reduce the parking situation to both my tenants and I. Further as my driveway already has a relatively steep approach, which already requires a very slow approach in order to avoid bottoming out in my Honda, would only make unacceptably steeper and unapproachable, and make it even more exposed to the dangerous bend in the roadway!

With twice the lanes the noise levels would double, already often so loud at times that one cannot even carry on a conversation outdoors, (despite the EIR reports) even on my deck located 50 feet back off the roadway! This would also approximately double the amount of deadly dust noted above!

My understanding that a four-lane road is not feasible from this report along with community meetings as the backup would only shift to the 89 intersections at Alpine Meadow, Tahoe City and Truckee. If a four-lane road must be built then there is no reason why it cannot be widened out towards the meadows between the existing roadway and bike path. Generally there is an extensive space primarily consisting of weeds. **DO NOT destroy every one's home front yard whom have a home on Squaw Valley Road along with aesthetics, parking and trees located here on this designated scenic corridor for past five to six decades, that's just morally and environmentally fundamentally wrong!!**

#### **Summary:**

While there are multiple serious and disturbing issues with this comprehensive report, I have opted to focus on the most relevant to my property and health concerns. I have no doubt there will be more than sufficient input from other concerned citizens along with Sierra Watch, whom I endorse.

**KSL "Save Squaw Valley" is an oxymoron, foolish, unreasonable, so out of place as to be amusing, ridiculous and a contradiction of terms!**

While I am not opposed to reasonable development, these plans for 100' tall buildings the width of Walmart have no place in this pristine valley. 25 years of construction, large commercial trucks rolling by all day beginning at 6am only feet away from my home and bedroom is unbearable to even think about! KSL's only concern is how much profit they can make with little regard to the damage to the environment and no regard to the damages, noise and pollution that the local population would have to absorb!

Under the Executive Summary 2.3 ALTERNATIVES TO THE PROPOSED PROJECT, if development must go through then the **Reduced Density Alternative**, which would reduce the amount of development by approximately 50 percent, but in a master-planned development; would make the most sense.

Please do not allow the Widening of Squaw Valley Road Alternative pass, this is not in Squaw Valleys best interest, especially for the homeowners located on the main roadway being a designated corridor along with all the established Placer County Policies for Scenic Corridors along with Squaw Valley General Plan seeking to protect these issues!

If KSL is allowed full development, the negative impact to our environment, noise, pollution, health and my very life are at stake.

**PLEASE DO NOT JEOPARDIZE OUR ENVIRONMENT, THIS BEAUTIFUL VALLEY, OUR HEALTH NOR ALLOW THEM TO KILL ME!**

Thank you for your time in reviewing my concerns. I would expect a response to these concerns and have becoming more present and vocal with our community. This is our home, its a beautiful valley, lets not ruin it for commercial interest!

Sincerely,

Edward Torres

PO Box 3733, Olympic Valley,

CA 96146

July 15, 2015

To: Placer Co. Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, Ca 95603

Attention: Maywan Krach

Subject: Village at Squaw Valley Specific Plan

We4 have visited Squaw Valley and are opposed to the project for the following reasons:

Traffic congestion, the highway will not support more usage without significant delays

Environmental impact on the beauty of the area. Why do we visit the area to view

Large developments?

Water is a concern, the supply is not limitless. Tahoe is already being impacted  
By current demands.

The above reasons were also given in my letter, 2014 sent to the Placer Co. Supervisors. Too much commercialization is detrimental to enjoyment of the area and consideration should be given to keeping the area around the Lake as pristine as possible. My husband was raised in the Auburn area and he and his parents spent many enjoyable times at Tahoe. I, too, was included in these outings and so there is a history for the family and a desire to keep the same for future generations.

Sincerely,  
Bob & Ada Towers  
269 Snapdragon Lane  
Lincoln, CA 95648  
Ada Towers [towhee2@wavecable.com](mailto:towhee2@wavecable.com)

## Maywan Krach

---

**From:** Doug Traub <dug.t@comcast.net>  
**Sent:** Friday, July 17, 2015 11:35 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley Development plan

Dear Placer County Planning Commission,

I am opposed to the current development plans for Squaw Valley.

Regarding the draft Environmental Impact Report for the Village at Squaw Valley project, I would like to echo the following commentary:

[UnofficialAlpine.com/Mark](http://UnofficialAlpine.com/Mark) Fisher

Although we fully agree that some redevelopment at Squaw is necessary, we also believe that the current plan is not the one that is right for Squaw Valley or the many other communities around North Lake Tahoe. [The EIR identified more than 20 “significant and unavoidable” impacts](#) just considering environmental issues within the project area. It does not even address the many other impacts it will have on the traffic flow and economy around the area.

*Tom Mooers, Executive Director of Sierra Watch.*

*Because, in the end, that’s what really matters — to Squaw, to Tahoe, and beyond.*

*Ten, 20, 120 years from now, no one’s going to care what he said or she said or I said. But they will care about the land-use decisions we make and the legacy we leave behind.*

Sincerely,

Doug Traub

15455 Waterloo Circle, Truckee

North Shore Skier - 40 years



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

## Maywan Krach

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**From:** travis <grandicetravis@hotmail.com>  
**Sent:** Friday, July 17, 2015 11:46 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Protect Squaw Valley

Hello my name is Travis and its been 22 years since i was born at Tahoe Forest Hospital in Truckee. For as long as i can remember i have always felt the people who live here have a strong passion for the wilderness here in Lake Tahoe. From your low life local, to the tourist that visits every winter/summer, we all have a great appreciation for the nature and wildlife that surrounds us everyday in this beautiful place. About 5 or 6 years ago i began working in Squaw valley as a lift operator and still continue to today. Ever since squaw valley became a part of my everyday life, I learned so much about the community and soul that squaw possessed. The People were lively and full of heart when it came to the mountains, in a place where everyone around you shared some kind of common ground with one another because we were all there for the same reason. Over the years i learned that Squaws new owners KSL planned on a huge expansion of the village. From day one it seemed like the true community of squaw knew that there was a problem, and now today we know that there certainly is. This expansion must be STOPPED for the sake of the natural landscape and the effect it would have on the wilderness and peace of mind that squaw valley has. Being a native to the area the thought of this expansion personally scares me. From 10 story buildings to potential amusement park attractions, this whole thing just screams trouble for everything thats Lake Tahoe and Squaw Valley stand for, Embracing nature!!! Please help us protect this beautiful place we all love so much.

Sincerely: Travis

## Maywan Krach

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**From:** Keri Tully <keritully@gmail.com>  
**Sent:** Friday, July 17, 2015 8:26 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** EIR For Squaw Valley

To whom it may concern,

As a 40 year part-time resident of Alpine Meadows, I've watched the Tahoe basin change from a mountain wilderness area to something often akin to an overcrowded mid-sized city. Squaw Valley has changed most rapidly with the growth of the village and surrounding suburbs and commercial development.

I am very much opposed to the proposed changes outlined in the EIR for Squaw Valley's proposed development, and particularly, the cumulative impacts of continued thoughtless growth and unchecked development that the current county supervisors are known to push through, against all recommendations from local residents.

I urge you to please reconsider allowing commercialism to further degrade a sensitive and naturally beautiful region. Once changes are approved, the environment is altered forever, which is short-sited and frankly a very sad legacy.

*Cumulative Impacts to which I am opposed:*

- *Impact 18-12: Cumulative effect on historical resources*
- *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*
- *Impact 18-21: Cumulative impacts to Caltrans intersections*
- *Impact 18-22: Cumulative impacts caused by vehicular queuing at Caltrans intersections*
- *Impact 18-23: Cumulative impacts to Caltrans highways*
- *Impact 18-31: Cumulative short-term construction-generated noise*
- *Impact 18-32: Cumulative long-term ambient noise levels*
- *Impact 18-43: Cumulative greenhouse gas emissions*

Sincerely,  
Keri Tully  
2362 John Scott Trail  
Alpine Meadows

Troy Turner  
PO Box 3741  
Olympic Valley CA 96146

July 1, 2015

**SUBJECT: Village at Squaw Valley - Draft EIR Public Comment**

I am writing to provide public comment on the expansion plans for the Village at Squaw Valley.

**IMPACT 9-1**

This seems to address only the construction phase and not the longer term issues for increased commercial and tourist traffic as a result of the development. Where is the mitigation for that?

As a resident on Squaw Valley Road, twenty-five years of construction traffic as well as increased commercial village servicing traffic and tourist traffic passing right by my house will have a HUGE impact on the tranquility and visual aesthetic that I moved to the valley to experience. The impact is understated.

First, let me provide you some background. Phase 1 and 2 of the Village at Squaw Valley built by Intrawest changed the fabric of the valley. In prior non-skiing periods (7 months of the year), barely any traffic entered the valley and it was a tranquil retreat. Now the Village at Squaw Valley actively promotes the Village and drives a continue stream of year-round traffic up and down Squaw Valley Road. Additionally, real & false alarms are set off continually at the Village, so fire trucks and EMT's with sirens blazing fly down Squaw Valley Road also on a regular basis due to the Village being built. Imagine standing in your garden or driveway and having to cover your ears on a regular basis, where previously you rarely had to. Never having a quiet weekend outside without traffic, where years prior it was never an issue for the majority of the year. Additionally, people continually speed on Squaw Valley Road, smash into traffic cones in the winter, slide into our cars parked in our driveways that then need body shop repairing, and send the dust from County laid grit over our dwellings and land.

Have you considered that the residents may prefer to see the existing roads be primary utilized for "residents only" at a community friendly 25mph speed limit, with no increased impact from the development? Should there be an alternate route to access the valley's commercial developments that impacts them, not the residents?

If the primary beneficiaries of the expansion are the commercial enterprises for the Resort at Squaw Creek, the Village at Squaw Valley and Plumpjacks at Squaw Valley, then I would propose that they shoulder the burden of the construction, commercial and tourist traffic that they desire. The valley will clearly need a second alternate Evacuation Path for this level of people. One that does not have the single-point-of-failure of the existing bridge over Squaw Creek. Therefore, I propose as mitigation a continuation of Squaw Creek Road along the south-side of the valley floor, at the base of the mountain, to the Village at the Red Dog Maintenance site.

The County can then convert Squaw Valley Road, past Squaw Creek Road, into a resident friendly zone. Sidewalks could be built along the edge of the road so encourage walking, as an alternative to the bike path. Gutters could better address the grit and drainage issues, as well as environmental runoff into the

meadow and residences. Speed humps could even be added to further discourage tourist and commercial Village traffic on this section of Squaw Valley Road. Why are streets in the County's other towns provided footpaths, gutters and slow traffic, yet Olympic Valley residents are forced to endure speeding trucks & 4WD's whizzing by our homes and impacting the valley, for some else's capital gain?

If these commercial enterprise really want this commercial, construction and tourist traffic for not only 25 years for development, but also for decades beyond that, then let's see them welcome receiving it on their land and vista, as mitigation for what they are causing. With the peak-to-peak gondola and village expansion, Squaw Valley will clearly receive more traffic annually.

Additionally, the conceptual renderings show that the Village will be blocked from road noise by a huge parking structure and set-back of accommodations. The residents on Squaw Valley Road will have no such opportunity to block the traffic noise created by the Village. The Village will not be adversely affected, but will affect all others in the valley without mitigation, unless the traffic is relocated.

#### IMPACT 9-2

Measure 9-2b does not address the impact to all residents exiting and entering their driveways on Squaw Valley Road. It acknowledges that residents from all other houses above have trouble finding a gap in the traffic to turn on to or across Squaw Valley Road, but the same is true for any resident entering or exiting a driveway of a house on Squaw Valley Road.

A solution would be for all Traffic Control Personnel to watch for residents trying to exit the houses along the road, as well as from Russell/Wayne/Eric Roads, and create pauses in the traffic flow so the home-owners can also exit. All residents should be provided the same mitigation.

#### IMPACT 9-6

The statement is not true. Since the addition of the Intrawest Village we regularly see people jogging and walking on Squaw Valley Road in summer and winter, where none existed previously. Even with the bike path and snow clearing in winter, people still do this. With more people at the Village in the future this WILL increase.

I am surprised that there has not been a winter fatality due to this, coupled with the current speeding issues on that road. It is obviously an extremely dangerous, slippery surface with snow on it and cars can not see people around the curves, due to high snow banks at times. Soon someone will slip and end up under a vehicle in winter.

A mitigation would be to build and maintain a sidewalk on either side of Squaw Valley Road so people can safely walk around the town. The bike path is actively used by cyclists, inline skaters, roller skaters, skateboarders, summer cross country skaters, etc and is not safe for pedestrians and strollers. Encouraging foot traffic via proper sidewalks will also reduce greenhouse gases by people choosing to walk rather than drive.

## IMPACTS 11-14 & 18-32

The Draft EIR Executive Summary refers to “cumulative light and glare” and “cumulative long-term ambient noise levels”. These may just read as words on a page to someone in an office deciding on this project, so I wanted to provide you a first-hand understanding and example of what that REALLY means.

Years ago the County approved the Resort at Squaw Creek. I have lived on Squaw Valley Road directly opposite the Resort at Squaw Creek for sixteen (16) years now. It impacts my life in an ADVERSE way every day.

**LIGHT:** Each night when I go to bed a bright light below the pool area at the Resort at Squaw Creek shines straight across the meadow and directly into our bedroom window. It lights up my entire bed and if I raise my head off the pillow and face outside, it hits me in the eyes. As a result, I have to sleep with curtains across, even though my preference is to have them open so I can see the stars and rise with the sun. Where the Resort at Squaw Creek development not there, there would be no such issue. Imagine living in a beautiful mountain location and having a commercial light shining into your room from out in what would otherwise be a mountainside!

**NOISE:** In the afternoons and evenings my wife and I like to enjoy the tranquil space we have created in our garden OR on quiet summer evenings, when the house is hot, we’d prefer to sleep with our windows open. Unfortunately, we are unable to do either of these things in our wonderful mountain setting as we hear a constant ambient noise from the condensers at the Resort at Squaw Creek. It is extremely annoying to hear, especially when the rest of the valley is naturally peaceful. This continual drone is the bane of our existence. Imagine living in a beautiful mountain location and having a completely unnatural commercial noise filling the air constantly ... without any relief, ever! Your project approvals create such things.

The Village expansion will be around a corner/hillside from my location, so may not have these effects on me, but I have multiple friends living within the vicinity whose opinion I would respect if they were against the project. So please listen to them and recall these real-life examples or how a new structure (let alone an entire village) impacts the people, creatures and ambiance of a picturesque valley for eternity.

Also realize, it has zero impact on the developer’s management team and private equity investors, who choose to not live in the valley and be effected in any way.

## IMPACT 14-6

I find the conclusion drawn hard to believe. Surely the increased volume due to events such as Tough Mudder, Wanderlust, Ironman and any number of other events and festivals that the Village at Squaw Valley will endeavor to secure year-round will have a marked long-term impact on recreational usage within the valley. We have clearly seen a dramatic increase in hiking trail and bike trail usage in the valley as a direct result of the Village at Squaw Valley. Even as recently as June 18, 2015 the Village at Squaw Valley released a video encouraging increased bike park usage. Certainly with 92 acres built out and a dramatic increase in marketing, this will increase. What baseline and projected usage figures, by month, have you gathered to conclude this?

## IMPACTS IN GENERAL

When you see an impact listed in the report, really stop to imagine the full extent of what those words are truly referring to and how harmonious the existing, un-impacted location already is. Instead of thinking “that will exist, let me read what they’ll do to lessen it”, why don’t you think “that shouldn’t exist, we shouldn’t allow that impact to occur in this valley”? Instead of writing a mitigation, why isn’t “not allowed to occur” written instead?

Also, many impacts seem to only refer to the construction phase, versus their ongoing existence due to the creation of an expanded village. Where are the long-term impacts being either mitigation or not allowed to be caused? Can you more clearly group and identify all the long-term impacts that will evolve due to this project?

Remember, you don’t have to just mitigate these impacts, you can choose NOT to let such impacts even exist in the first place ... and thus not affect people and a scenic space for generations to come.

## CONCLUSION

It’s my understanding the majority of the residents & local community (including myself) would like the ski resort and town to move forward, while eliminating the giant asphalt eye-sore at the end of the valley, but its affects should to be harmonious with the aesthetic of the beautiful valley and character for the community.

An outside corporation should not simple build and own a town they design ... in our County. There should be much greater design and layout input and collaboration from the townsfolk and County elected representatives, versus simply commenting on an outside corporation’s plans for our valley & village.

There are many beautiful, idyllic and quaint mountain towns in the world. We should strive for Olympic Valley, in Placer County, to be one of them. Every stakeholder should have a sense of involvement and pride in the outcome. Let’s take the time and gather the input to get this right.

## Maywan Krach

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**From:** aetweedy@comcast.net  
**Sent:** Friday, July 17, 2015 1:05 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley

To Whom It May Concern:

As a longstanding summer visitor to Squaw Valley, I want to voice my opposition to the proposed project. This project would completely change the character of the Valley. It is a site of tremendous natural beauty and is renowned for its tranquility. The Valley as it is, which is beloved by so many, would be destroyed by this project. Destroying natural beauty to construct indoor amusement parks is a terrible approach to planning.

Sincerely,  
Ann Tweedy

## Maywan Krach

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**From:** Rex Upp <dirtrx82@gmail.com>  
**Sent:** Friday, July 17, 2015 3:19 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Dear Alex Fisch, Project Manager, and Placer County Planning Department,

Thank you for the opportunity to submit my comments on the Draft EIR for Village at Squaw Valley Specific Plan.

I have been a property owner (Squaw Valley Lodge) and frequent visitor to Olympic Valley for over 30 years. I purchased this year-round vacation condo because, in my opinion, Squaw Valley has no “off-season.”

- We come here to get away from city and urban activities, noise, crowds, and distractions.
- We come here to enjoy the multitude of outdoor and natural recreation activities Squaw Valley and the high Sierras have to offer.

The proposed development will change this forever!

Construction of the current Village was a welcome addition. It changed the valley from a large parking lot and ski resort to a quaint alpine village. But the proposed development has too many unsatisfactory elements. I'll list just a few:

- A 100+ foot tall indoor amusement park, supposedly focused on “outdoor adventures.” This belongs in Sacramento for people who can't, or choose not to, drive to the Sierras for real outdoor adventures. It should not be in the Valley!
- The multiple proposed 100+ feet tall buildings will forever change the Alpine village ambience of the valley and the views of the surrounding mountains. Only those able to afford the upper floors will have their views enhanced. But even their views will be dominated by roof tops rather than the Sierra Mountains.
- Traffic: the plan doesn't include any measures to mitigate the greatly increased traffic on Highway 89. Perhaps they should consider bringing in a high-speed tram from a new parking lot in the valley east of Truckee.
- Within the valley, provisions should be included to mitigate the dangerous intersection where Squaw Valley Road South meets Squaw Peak Road. How long before a pedestrian is struck and seriously injured?
- Also, with the increased traffic in the valley, it's only a matter of time before a car rounding the corner of Squaw Valley Road at Chamonix Place goes off the road and into Squaw Creek. Something needs to be done here.
- Reportedly construction will take over 25 years - even at night. I urge the County to look closely at their noise ordinances and reduce the allowed construction time appropriately.

Thank you for your consideration,

Rex Upp

## Maywan Krach

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**From:** stenogr4@aol.com  
**Sent:** Friday, July 17, 2015 3:38 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley comments/input

To whom it may concern,

My name is Pamela Jane Utter and am currently a resident of New York City. I have been a Court Stenographer for 27 years and have been an employee of the United States Courts for 15 years.

From January to April of 2012 I was a resident of Squaw Valley, and due to personal and professional responsibilities, I was unable to continue to maintain Squaw Valley as my home at that time. In the hopefully near future I am looking to retire to the Tahoe City/Squaw Valley area. With my affection for and desire to become a resident of Squaw Valley and really the gift of nature, I urge you to give serious thought in considering the true need for KSL's proposed changes in Squaw Valley and thus greatly altering the beauty and lure of the Valley itself.

From what I understand to be the present residential and retail vacancy rates in Squaw Valley there is certainly no need for any development let alone a high-rise, not to mention the unfortunate visual aesthetic such development will create in the Valley. Any sort of high-rise construction doesn't belong in the Valley let alone blocking the view of the mountains. The Mountains are nature's high-rise and blocking them with man-made construction would be a great tragedy, and to my New York mind, doesn't fit. Being a New Yorker living near high-rises and working in and near them, they strangely seem to fit in New York City... although it's not always pleasant. Have you ever visited New York City? When the sun sets and you're near even one if not many high rises the lighting is diminished, the energy has a feeling of light trying to get to places it knows it should but can't because it is being blocked. This is, I fear, what will happen with light and the view with development of what I perceive as unneeded construction in Squaw Valley. It's the opposite of what is traditionally known as light pollution and is just as unfortunate that it's happening and no one can stop it once it's built. Even now being a homeowner in New York City, when I purchased my home I purposefully bought with an eye to the permanency of buildings and preservation of buildings, what air rights may exist so that I knew that the building across the block can't be razed and have a high-rise constructed in its place.

Also, the environmental impact from the construction process itself will create more harm than any good that can come from constructing/developing buildings and "entertainment" real estate which is only for fiscal profit and benefit and not for the good of nature's

gift. Why would you let anything happen to the natural resource that cannot be replaced or repaired once it is ruined or simply gone. That's just plain and simple anywhere and our planet is really feeling the burden of that... let's be a part of change and not let it happen in Squaw Valley!!! Please don't even take a chance with the environment as it exists in Squaw Valley now. NO DEVELOPMENT!!! Please keep Squaw Valley somewhere where people WILL want to escape cities, not go to vacation in one in the middle of nature!!! I personally don't want a city in the mountains and in my years of riding mountains haven't met someone who does.

Thank you for your time and consideration given to my thoughts.

Sincerely,

Pamela Jane Utter

## Maywan Krach

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**From:** Cheryl Varner <cherylvbc@gmail.com>  
**Sent:** Thursday, July 16, 2015 7:53 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley

Below are my comments on the proposal by KSL, for Squaw Valley:

1. The 90,000 square foot rec. center: The amount of people it would take to make this viable would cause a constant traffic jam on the 2 lane road in Squaw Valley. This road is a 35mph road and it can not handle that many more cars. There is no need for an complex to offer what mother nature already offers in the Tahoe Basin..ie..rafting, rock climbing, mt biking. The complex at Boreal works because it is accessed by I80, not a 2 lane road.

2. New hotels that would exceed the total of the 3 biggest hotels in South Shore: South Shore has a huge hiway configuration. Squaw Valley has one 2 lane road to enter and exit by. This valley cannot handle that kind of traffic and all the emissions that go with it. They say they will get additional water from more wells on the mt. Taking into consideration of the 4 year drought we are in, these additional wells will just deplete the aquifer that much quicker.

I live in Squaw Valley and the increase in traffic at 8 and 3 by the new school up valley has been significant, what in the world would it be like with 1000's of more bed spaces, if they are all occupied. Which brings up the question of the need for those extra beds. The Village at Squaw , as it is now, only fills the existing beds completely , less than 20 days a year. Why don't they efficiently market the rooms they have now, before building more. 100 ft tall buildings would be a disaster. There is nothing wrong with having a parking lot to hold your skiers.

The auto emissions that would fill Squaw Valley would be overwhelming. There is constantly an inversion in the valley, that would trap these cancerous causing fumes , causing poor health conditions to all that live here.

3. Construction lasting 25 years! Look how Sacramento was worried that the new stadium was going to disrupt downtown for 2 years. Squaw Valley is a small valley surrounded by mts and the sounds in itself would be a health issue for 25 years. What about adding all the additional employees traveling in/out of the valley at the same hours that folks go/leave skiing, the parents bring/pickup there kids from the new school. The one road in/out of Squaw cannot handle this additional increase in autos. you cannot add street lights at every side street. That would just back up incoming autos more, causing back up on hiway 89, both north and south Every day would be like the 4th of July traffic in Tahoe City.

This project is just too big for our small valley.

Sincerely  
Cheryl Varner  
a registered voter and occupant of Squaw Valley.

**Maywan Krach**

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**From:** Eva Vincenti <evavincenti@gmail.com>  
**Sent:** Tuesday, July 07, 2015 2:41 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Project Manager Alex Fisch and Placer County Planning Department,

Please accept this comment on the Draft EIR for the above referenced project. (State Clearinghouse # [2012102023](#)).

As a homeowner at the Squaw Valley Lodge I have rounded the corner of Squaw Valley Road South onto Squaw Peak Road scores of times and all-too-often encountered foot-traffic from skiers walking in the middle of the road to the Tram from their cars, delivery trucks maneuvering into the Tram loading dock and day skiers stopping at the Tram curb to load and unload. These are safety and traffic congestion issues that will only get worse with the new development and the addition of hundreds of new homeowners and skiers. But there is no mention of this impact in the dEIR. Please ensure that it is addressed at this time.

Also, with construction comes the inevitable noise and traffic necessary to create a future Village. Yet there is the expectation that, Placer County regulations notwithstanding, there will be unavoidable and excessive noise and traffic. I ask that Placer County review their regulations specific to this project and recognize that we are a vacation and resort community and not a strip mall in Roseville and thereby warrant special consideration to limit the construction noise and traffic.

Thank you,

Flavio & Eva Vincenti  
201 Squaw Peak Road Unit #232  
Olympic Valley, CA. 96146

## Maywan Krach

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**From:** Billy Volkmann <[wvolkmann@gmail.com](mailto:wvolkmann@gmail.com)>  
**Sent:** Wednesday, June 17, 2015 8:06 AM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Kathleen Volkmann  
**Subject:** Comment Letter re: KSL Development of Squaw Valley

June 17, 2015

TO:

Placer County Community Development Resource Agency

Attention: Maywan Krach

3091 County Center Drive, Suite 190

Auburn, CA 95603

email: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

COMMENT LETTER FROM:

Billy Volkmann [wvolkmann@gmail.com](mailto:wvolkmann@gmail.com)

Homeowner Alpine Meadows

and Squaw Valley Skier for 40 years.

Dear Placer County Community Development Resource Agency,

I would like to stand up for Squaw Valley and the Tahoe Sierra and ask that you please deny the KSL Capital Partners development proposal. Regarding KSL's Squaw Valley proposal even a quick read of the draft EIR makes it clear that the proposed development would transform Squaw Valley into a noisy, urbanized place. In the terminology of the draft EIR, the proposed development would have "significant" and "unavoidable" impacts on Squaw Valley – and beyond. For example:

- *Traffic:* According to the document, development would add to area traffic and "exacerbate unacceptable operations" on Squaw Valley Road, on Highway 89 in Tahoe City, in Truckee, and in between.

- *Views:* To Squaw's iconic mountain scenery, the project would make a "substantial contribution to the cumulative degradation of the existing visual character or quality of the site and its surroundings" with a "significant and unavoidable impact on scenic vistas."

•*Noise:* The project would generate noise louder than "applicable Placer County noise standards", especially for the 25 years it would be under construction – even at night.

I disagree strongly with KSL's development plan. Thank you very much for denying it.

Best Regards,

Billy Volkmann

Homeowner Alpine Meadows and Squaw Valley Skier for 40 years.

[wvolkmann@gmail.com](mailto:wvolkmann@gmail.com)

## Maywan Krach

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**From:** Denise Wall <denisewall@mac.com>  
**Sent:** Friday, July 17, 2015 3:44 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Jennifer Montgomery  
**Subject:** Oppose Squaw Valley Expansion

Dear Placer County Environmental Coordination Services and Board of Supervisors,

As a part time resident and a registered voter in Placer county I am expressing my objections to the outrageous plans that KSL is asking for in Squaw Valley.

There are so many objections that both my husband and I have, I will limit my letter to the most serious issues.

**Traffic:** KSL plans to build on our parking lot which is used by day skiers.

As it is now there are many weekends that we skiers have to park on the Squaw Valley road and risk getting a ticket. In the past the police have ticketed the cars parked on the road and some car owners lucked out and did not get ticketed as the police ran out of tickets.

This will give you some idea of how many cars use the parking lot as well as the size of the overflow.

Squaw Valley road, Highway 89, Truckee, and Tahoe city can not handle any more cars.

We have had to endure major tie-ups as it now exists. Adding another 300,000 people will turn it into a Nightmare.

**Construction:**

The noise, dirt, and increased traffic from trucks, both day and night, will be over whelming. When they use helicopters to bring in equipment its unbearable as they set off car alarms through out the valley. It is not unusual for that noise to go on for hours stressing us all out and giving us major headaches.

Building Heights, open spaces with deep shadows, congestion, poor planning of walkways and many other issues also concern us. In general we hope you make your decisions with respect to our community's character and our beautiful valley.

Sincerely,

Denise Wall (and husband Richard)

## Maywan Krach

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**From:** Eric Wall <walldds@gmail.com>  
**Sent:** Tuesday, July 07, 2015 5:43 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Squaw Valley Lodge - Evan Benjaminson  
**Subject:** RE: Squaw Valley Lodge - Important Notice

Eric Wall, DBS  
1 of 55

## Squaw Valley Lodge - Important Notice

Inbox

x



10:58 AM (6 hours ago)



Placer County

To: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)  
Subject: Village at Squaw Valley Specific Plan

Project Manager Alex Fisch and Placer County Planning Department,

Please accept this comment on the Draft EIR for the above referenced project. (State Clearinghouse # [2012102023](#)).

As a homeowner at the Squaw Valley Lodge I have rounded the corner of Squaw Valley Road South onto Squaw Peak Road scores of times and all-too-often encountered foot-traffic from skiers walking in the middle of the road to the Tram from their cars, delivery trucks maneuvering into the Tram loading dock and day skiers stopping at the Tram curb to load and unload. These are safety and traffic congestion issues that will only get worse with the new development and the addition of hundreds of new homeowners and skiers. But there is no mention of this impact in the dEIR. Please ensure that it is addressed at this time.

Furthermore the road is not crowned and has a dip to collect run off that freezes and never melts due to the shadow effect of the tram building. Attempts by the county to clear the road of ice have been ineffective and result in a traffic and pedestrian hazard. I have seen many pedestrians fall in this area and near miss collisions.

Also, with construction comes the inevitable noise and traffic necessary to create a future Village. Yet there is the expectation that, Placer County regulations notwithstanding, there will be unavoidable and excessive noise and traffic. I ask that Placer County review their regulations specific to this project and recognize that we are a vacation and resort community and not a strip mall in Roseville and thereby warrant special consideration to

limit the construction noise and traffic.  
Thank you.

[eric wall](#)

201 Squaw Peak Road Unit #  
[522](#)

Olympic Valley, CA. 96146

## Maywan Krach

---

**From:** David Walters <dwwlaw@comcast.net>  
**Sent:** Thursday, July 16, 2015 6:40 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Project Manager Alex Fisch and Placer County Planning Department,

[Subject:](#) Village at Squaw Valley Specific Plan

Dear Mr. Fisch:

Please accept this comment on the Draft EIR for the above referenced project. (State Clearinghouse # [2012102023](#)).

As a homeowner at the Squaw Valley Lodge I have rounded the corner of Squaw Valley Road South onto Squaw Peak Road scores of times and all-too-often encountered foot-traffic from skiers walking in the middle of the road to the Tram from their cars, delivery trucks maneuvering into the Tram loading dock and day skiers stopping at the Tram curb to load and unload. These are safety and traffic congestion issues that will only get worse with the new development and the addition of hundreds of new homeowners and skiers. But there is no mention of this impact in the dEIR. Please ensure that it is addressed at this time.

Also, with construction comes the inevitable noise and traffic necessary to create a future Village. Yet there is the expectation that, Placer County regulations notwithstanding, there will be unavoidable and excessive noise and traffic. I ask that Placer County review their regulations specific to this project and recognize that we are a vacation and resort community and not a strip mall in Roseville and thereby warrant special consideration to limit the construction noise and traffic.

Thank you.

David Walters  
[201 Squaw Peak Road](#) Unit # 307  
[Olympic Valley, CA. 96146](#)

Sent from my iPhone

## Maywan Krach

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**From:** Alexander Fisch  
**Sent:** Thursday, July 16, 2015 4:57 PM  
**To:** Maywan Krach  
**Subject:** FW: Comment on Village at Squaw

Please add to the list of DEIR comments.

-----Original Message-----

From: Neil Wangsgard [<mailto:neil.wangsgard@sbcglobal.net>]  
Sent: Thursday, July 16, 2015 4:50 PM  
To: Alexander Fisch  
Subject: Comment on Village at Squaw

Dear Mr Fisch

This note is to register my opposition to the approval of the Village at Squaw expansion plan. I am a full time, 25 year resident of Tahoe City. While expansion of Squaw valley is desirable, this plan is to large in scale and scope. I believe the board of supervisors should deny KSLs request.

Thank you

Neil Wangsgard  
875 Bunker Drive  
Tahoe City. CA. 96145

[neil.wangsgard@sbcglobal.net](mailto:neil.wangsgard@sbcglobal.net)

## Maywan Krach

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**From:** Harold F. Weaver <hweaver@berkeley.edu>  
**Sent:** Tuesday, June 16, 2015 5:17 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** KSLPROPOSAL FOR SQUAW VALLEY

We plead with Placer County not to ruin our mountain resort/village and its surroundings with the proposed monstrosity. We will defend our beautiful valley and urge you to preserve what can never be restored.. the peacefulness, the beauty, the quiet, the views . IT WOULD IMPACT NOT JUST OUR VALLEY BUT THE WHOLE TAHOE AREA. The traffic on I 80, and 89 is bad enough already, most any time in the year. Even the sky is in danger. Already helicopters often swarm over the valley drowning out the song of birds and making it difficult to have a conversation on the deck of our beautiful mountain home.

We have enjoyed our Squaw Valley home for many years and now our children , grand children and great grandchildren, come to hike, enjoy the mountain air, the sunsets, ski in winter and get away from the hustle and bustle of the city.

KSL may have bought some land, but they do not have right to destroy an alpine area that can never be replaced.

Cecile and Harold Weaver on Paiute Place

JUNE 18, 2015

Kenyon S. Weaver  
1320 North Carolina Ave NE  
Washington, D.C. 20002

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

BY E-MAIL AND POST

**Re: KSL Partners' Development Proposal Is Unreasonable And Therefore Must be Rejected**

Dear Placer County,

This letter is to protest in the strongest terms KSL Partners' (**KSL**) development proposal for Squaw Valley.

I urge Placer County to do the right thing and reject KSL's proposal.

KSL's vision for Squaw Valley is an "alpine lite" theme park that debases Squaw's unique legacy and turns what is now a world class heritage destination into an imitation Aspen, with a side of Six Flags.

Here's a picture of life in Squaw Valley in the future, were KSL to do what it wants – here is KSL's Squaw Valley:

- A "village" that is just a copy of every other new mountain "destination" conceived by focus groups obsessed about what is considered to be elite luxury.
- A line of stop-and-go traffic stalled on highway 89, then inching along Squaw Valley Road, to and from, creating endless noise and a haze of particulate pollution.
- Huddles of tourists who come for the "experience" of shopping and entertainment, to peek at the mountains between ducking into the Hermes or Longchamps across the "village" square.

- Visitors emerging wet-haired from an indoor slip'n'slide to hardly notice – or care -- about the actual streams and rivers around them (“Why touch the dirty Truckee when we have the Mountain Adventure?”).
- The history of the greatest upset in Olympic bid history, lost except for grainy black and white photos posted on conference walls.

And for what? Marginally higher year-on-year returns for the shareholders of a Denver company.

My family and our friends have visited or lived in Squaw Valley for over 50 years, on Paiute Place. I learned to ski at Squaw, have hiked the peaks around it. We come regularly, and I have been to Squaw at every season. In the winter, we ski the bowls and slaloms of Squaw and Alpine. In the summer, we walk up Shirley Canyon and to the top of KT, trek to Five Lakes, tube the Truckee, and camp outside, looking up at the stars.

What makes Squaw Valley exceptional is that it is a world-class ski area located in the stunning Lake Tahoe wilderness. Squaw Valley is already a year-round destination. Throughout the years, Squaw Valley has remained confident that it will endure ups and downs in the economy, will endure even the most recent, record-breaking drought.

What Squaw Valley, residents of Squaw Valley, and visitors to Squaw Valley both regular and occasional, however, will not endure is a project that transforms a gem into a trinket, packaged as an “authentic” experience. Squaw Valley is not a Six Flags. Squaw Valley is not a mall. Squaw Valley is not Aspen. And to attempt to make Squaw Valley into any or all of those would only lose what it already is -- which is extraordinary.

And once lost, it will be gone.

If that is not enough, the social and environmental costs are simply jaw-dropping. The Draft Environmental Impact Report (**DEIR**) shows that KSL's proposal means:

- no fewer than 23 “significant and adverse” impacts even after mitigation measures;
- of these 23 significant and adverse impacts, a total of 12 cumulative impacts on every measure that makes Squaw Valley the exceptional destination that it is now: scenic vistas, traffic, light pollution, short *and* long-term noise levels, and greenhouse gases (a measure of sustainability as well);
- a 25-year build-out period – more than a generation – meaning that children born today will only know a Squaw Valley that *isn't* under construction when they are adults; and
- the final destruction of the 1960 Olympics legacy.

KSL's proposal is therefore unreasonable, and Placer County should reject it.

KSL can always come back with a proposal that actually fits with the objectives of the General Plan and with the landscape and heritage of Squaw Valley.

It is worth noting that KSL is proposing a project that could take a quarter century, but KSL could at any time sell, swap, pledge or otherwise transfer its property interests in Squaw Valley to other corporate entities.

And if KSL is purchased or merged with another company, you can expect a corporate re-prioritization.

Moreover, if KSL fails to obtain lending, or misses certain milestones for its portfolio of investments, or even goes bankrupt, then construction could stop midway through, leaving rebar-spiked buildings strewn across the valley. (Don't think it could happen? Harvard University, with its \$36 billion endowment, halted indefinitely on a massive educational campus across the Charles river during the 2008-2009 recession, and then had to go through another planning process.)<sup>1</sup>

KSL's proposal is not for Squaw Valley. To be here is to experience a place of natural beauty and homegrown legends. To be in KSL's Squaw Valley is to experience a constructed fantasyland of lowest-denominator pleasures.

Have KSL come back with something reasonable. In the meantime, reject KSL's proposal.

Sincerely Yours,



Kenyon Weaver

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<sup>1</sup> <http://www.nytimes.com/2009/12/11/education/11harvard.html>

## Maywan Krach

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**From:** Kirk K. Weaver <kkweaver@cedarbayresources.com>  
**Sent:** Wednesday, June 24, 2015 8:57 AM  
**To:** Placer County Environmental Coordination Services  
**Cc:** Kirk K. Weaver  
**Subject:** KSL Partners' Development Proposal for Squaw Valley

**Kirk K. and Jacqueline L. Weaver**

**5484 Holly Springs Drive**

**Houston, TX 77056**

Placer County Community Development Resource Agency

Attention: Maywan Krach

3091 County Center Drive, Suite 190

Auburn, CA 95603

E-mail: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

RE: KSL Partners' Development Proposal for Squaw Valley

Dear Ms. Krach:

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

The KSL proposal reflects a mountain monstrosity, inconsistent with the aesthetic, historic, human and current commercial values of Squaw Valley. The development will transform a place of natural beauty into a cheap imitation of natural beauty – while destroying the natural beauty itself. It will destroy the currently manageable scale of the commercial and recreational activity into a “mass production” vision of how the outdoor environment is experienced and enjoyed. It will take a unique place – a site of singular beauty and recreational opportunity – and make it commonplace, because that's what this kind of development does. In short, the KSL Development Proposal seeks to convert a world class mountain destination into an amusement park. We don't need it and we don't want it.

We have been coming to Squaw Valley to ski, hike and enjoy the outdoors for over 40 years, and we are property owners there. Squaw Valley is a family destination in both winter and summer. For us, the KSL Proposal will destroy the things that have made Squaw Valley special – the dark sky and bright stars on a winter's night, the sound of snow falling in the winter, the pine-scented breezes, the small-community

environment, among many other things. So, we strongly oppose the KSL Proposal, and urge you to reject it so that we can continue to enjoy these things.

As property owners, we believe the value of our property will be diminished if the KSL Proposal is accepted. We have a house on Paiute Place, and our views, serenity, and access will all be adversely affected by the KSL Proposal. Their construction activity will create a major nuisance and, we believe, diminish the value of our property. This is unfair to us. We strongly oppose the KSL Proposal on these grounds, and urge you to reject it also.

Finally, the Draft Environmental Impact Report (DEIR) reflects the staggering and, truly, unconscionable social and environmental costs that the KSL Proposal will impose – and there seem to be at least 23 “significant and adverse” impacts, AFTER mitigation. These are 23 reasons to reject the KSL Proposal, and we strongly urge you to reject the KSL Proposal for those reasons.

One impact that we think is incompletely assessed is water. It appears that the study of water availability is flawed from a technical standpoint, from a lack of current information, and from a lack of realism. A hard-headed, realistic view of water availability, and the legitimate, competing public needs for water should be reflected in all development decisions. We believe water availability is, by itself, a reason to reject the KSL Proposal.

Please judge the KSL Proposal on the basis of its absolute merits, and take no notice of claims that this project has already been “scaled back” and “adjusted for community concerns.” The absolute merits of their proposal warrant rejection by Placer County, and arguments about how much worse it could have been are simply irrelevant and a distraction from how really terrible what it is that KSL proposes to do.

One further consideration: KSL is a business, and they are proposing a 25-year development cycle. What assurances that any development undertaken by KSL can be financed, implemented and sustained over the period they project? What is the realistic likelihood that their timetable can be maintained? KSL’s management will change, its investment priorities could change, the availability of financing and the availability and cost of many other resources that go into a project of this sort will change over the anticipated development period. In the end, the customers will determine the success of the any project undertaken by KSL – and customer preferences change over time. Approving the KSL Proposal makes a lot of bets about the future – except for one: the certain destruction of the what is unique, special and valuable about Squaw Valley. Placer County can’t necessarily preserve Squaw Valley, but it can certainly destroy it.

You Placer County officials are the guardians of the future of Squaw Valley – and its unique and historic heritage and character. That character will be irretrievably lost if you approve the KSL Proposal. Please protect Squaw Valley, and reject the KSL Proposal.

Please do the right thing for the Squaw Valley community, the citizens of Placer County, and for everyone who enjoys the unique experience of the Sierra Nevada, and reject the KSL Proposal.

Yours sincerely,

Kirk K. Weaver

Jacqueline L. Weaver

## Maywan Krach

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**From:** Weaver, Kyle <kyle.weaver@fmr.com>  
**Sent:** Friday, June 19, 2015 7:40 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** KSL Partners' Development Proposal is Unreasonable and Must Be Rejected

June 18, 2015

Kyle and Susan Weaver  
74 Montgomery Street  
Boston, MA 02116

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

by email and post:

### **Re: KSL Partners' Development Proposal Is Unreasonable And Therefore Must be Rejected**

Dear Ms. Krach,

We are protesting, in the strongest possible terms, the atrocious proposal by KSL Partners' (KSL) for further development in Squaw Valley.

We urge Placer County to do the right thing and reject KSL's proposal.

KSL's proposal debases Squaw's unique legacy. It degrades Squaw's natural beauty. It disrespects Squaw's world class heritage. And it destroys the remaining peace and tranquility of the valley.

My family has lived in Squaw Valley for nearly 50 years. I learned to ski here with my father and brother, and have been back to ski pretty much every year. But the summers are even more special than the winters. I learned to hike and camp with my grandparents, Cecile and Harold Weaver, when I was a young boy during the warm summers in Squaw Valley. We could just load up the backpacks, step out of our cabin on Paiute Place, and immediately become immersed in the natural beauty of Squaw Valley. It was here that I truly learned to love the outdoors - and it is here that my daughters - Denali, Layla, and Sage - have fallen deeply in love with the outdoors as well. I think I can offer some perspective here of how misplaced, misguided, irrelevant, and destructive KSL's proposal is, through the eyes of my daughters: they do not want another Disney Land, Six Flags, Aspen/Vale concrete playground to distract them from the surrounding beauty of Squaw Valley. They really don't. They love princesses, make-believe, and fun parks as much as anyone their age does, but they would absolutely hate to see Squaw Valley become just another place for such things. Squaw Valley is too special for that, and they know it.

We are not anti-Disney Land or anti-Aspen people. Everything has its place. Orlando is the perfect place for Disney Land, and people love it. I get it. Squaw Valley - or really anywhere in the Tahoe area - is exactly the wrong place for Disney Land, or the KSL-alpine-lite-version-of-it that has been proposed, with its fake

slip'n'slides, copy-cat luxury retail (classy, maybe, in a major airport – but not so much in a mountain valley), and noisy entertainment.

For those of us who already love being here, the best case scenario if KSL's project is approved is that it still ends up failing, after 25 years of construction. That is such a terrible "best case" to consider – with empty stores, ruined views, and a sense of loss and failure topping off 25 years of noisy construction. But that is the best case. Because the worst case scenario if the KSL proposal goes through is that it is successful, and hordes of high-end shoppers and spoiled brats actually end up patronizing these attractions, leading to more traffic, more noise, crowded restaurants, and an Aspen-size sense of entitlement. The shareholders of the Denver-based company may prefer this, but nobody else will.

I couldn't agree more with my brother, Kenyon, when he writes: "What makes Squaw Valley exceptional is that it is a world-class ski area located in the stunning Lake Tahoe wilderness. Squaw Valley is already a year-round destination. Throughout the years, Squaw Valley has remained confident that it will endure ups and downs in the economy, will endure even the most recent, record-breaking drought.

What Squaw Valley, residents of Squaw Valley, and visitors to Squaw Valley both regular and occasional, however, will not endure is a project that transforms a gem into a trinket, packaged as an "authentic" experience. Squaw Valley is not a Six Flags. Squaw Valley is not a mall. Squaw Valley is not Aspen. And to attempt to make Squaw Valley into any or all of those would only lose what it already is -- which is extraordinary.

**And once lost, it will always be gone.**

If that is not enough, the social and environmental costs are simply jaw-dropping. The Draft Environmental Impact Report (DEIR) shows that KSL's proposal means:

- no fewer than 23 "significant and adverse" impacts even after mitigation measures;
- of these 23 significant and adverse impacts, a total of 12 cumulative impacts on every measure that makes Squaw Valley the exceptional destination that it is now: scenic vistas, traffic, light pollution, short and long-term noise levels, and greenhouse gases (a measure of sustainability as well);
- a 25-year build-out period – more than a generation – meaning that children born today will only know a Squaw Valley that isn't under construction when they are adults; and
- the final destruction of the 1960 Olympics legacy.

KSL's proposal is therefore unreasonable, and Placer County should therefore reject it.

It is worth noting that KSL is proposing a project that could take a quarter century, but KSL can always sell, swap, pledge or otherwise transfer its property interests in Squaw Valley to other corporate entities within that time. And if KSL is purchased or merged with another company, expect a corporate re-prioritization.

Moreover, if KSL fails to obtain lending, or misses certain milestones for its portfolio of investments, or even goes bankrupt, then construction could stop midway through, leaving rebar-spiked buildings strewn across the valley. (Don't think it could happen? Harvard University, with its \$36 billion endowment, halted midway on a massive educational campus across the Charles river during the 2008-2009 recession, and has never fully returned.)

Placer County should reject KSL's proposal.

Sincerely Yours,

Kyle and Susan Weaver

(We are both 38 years old. So we will both be 63 years old when the noise ends unless you please reject this proposal).

Our daughters, Denali, Layla, and Sage - currently 7, 4, and 1 years old - will be 32, 29, and 26 years old when the noise ends unless you please reject this proposal).

---

**Kyle Weaver**

Analyst & Portfolio Manager (Fidelity Select IT Services Fund & Select Wireless Fund)

Fidelity Investments

tel: 617-563-4854 email: kyle.weaver@fmr.com

mail: 82 Devonshire Street V11B, Boston, MA 02109

office: 245 Summer Street 11th Floor Boston, MA 02110

## Maywan Krach

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**From:** Mary Welch <marywel@hotmail.com>  
**Sent:** Sunday, July 12, 2015 9:52 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley expansion

Dear planners,

It is common sense that additional destruction of the Sierra natural world will not serve the greater good. The resort is already very big. Climate change may put an end to the California ski industry. We need wilderness to keep us afloat. Let Mother Nature flourish.

Mary Olson Welch  
Healdsburg

## Maywan Krach

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**From:** Ryan Welch <ryan.welch3@gmail.com>  
**Sent:** Friday, July 17, 2015 9:39 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw valley development

Hello,

my name is Ryan Welch. I have lived in the Tahoe region for 12 years now and own a small business here. I am very concerned with the development that may happen in Olympic valley. I agree that changes and growth need to happen for the community to grow and prosper. But there is ways to go about this that can be beneficial to the community.

I do not agree that we need a gondola connecting the d to ski resorts together and go through granite chief wilderness. This will forever change the the view we see as we travel through how precious Mountain and natural resources. I also disagree on the opinion that is OK for development to have unavoidable environmental impacts on our community. Over the years I have enjoyed the village at Squaw Valley. but it is hard not to notice over half the year the village is unoccupied and I do not believe it can sustain more condos and a bigger village. I am also very concerned that this project may take up to 25 years to finish. The impact the construction and traffic has on our community is devastating. As construction goes on in our community and traffic becomes worse and worse people are deterred from coming into the Tahoe Basin and spending their time in vacation here I am asking the board to reconsider these projects and development that will have an everlasting affect on our community and mountains for years to come.

Thank you  
Ryan welch

## Maywan Krach

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**From:** Tom Werner <tom@scsadvisors.com>  
**Sent:** Friday, July 17, 2015 2:42 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Attention to: Maywan Krach

Maywan,

I wanted to provide an overall positive response to the Village at Squaw Valley Specific Plan EIR. First off Squaw Valley Resort must be able to grow to remain competitive and sustainable. The current base pales in comparison to all of its major competitors such as Whistler, Deer Valley, Aspen, Mammoth, Vail and Beaver Creek. Even locally Vail has invested millions in Northstar and with Heavenly's connection to Stateline, Heavenly's offerings are greatly improved. The current reduced plan provides the necessary condo/hotel resort units and retail/restaurant support facilities to greatly improve services and provide an economic return to sustain the overall resort. Without the additional resort units, the plan is not really viable. The revised plans are responsibly done with the main Village Core cluster to the East of the current Village and the additional units in the Village Neighborhood over by OVL. Complementary mitigation features such as the Squaw Creek restoration including the bike trail extension and Shirley Canyon trailhead facilities are well designed. Significant cultural historic structures (original lodge and member's locker room) were retained in a prior downsizing. Traffic congestion is one of the major concerns and needs to be addressed adequately as this 25 year plan develops. Enhancements to Squaw Valley Road are necessary, especially during peak times such as the current 2 lane feature for peak flow. People obviously cannot look at this as a one- time development impact. Once approved, it will be phased as market conditions warrant. Mitigation measures need to follow development phasing.

I support approval of the EIR so Squaw Valley can move forward with the Village expansion and improvements.

Thanks for the opportunity to comment.

Tom Werner  
10601 Winter Creek Loop  
Truckee, CA 96161

## Please note my opinions on Squaw Valley Village Draft EIR

**Light Pollution:** I live over the hill in Alpine Meadows. At night, the sky is brighten (especially when night skiing is occurring). Additional construction in the valley and or on the mountain will only add to this blight. The bright lights of Squaw Valley are even visible from Hwy 28 along the east shore of Lake Tahoe. Is more of this really necessary.

**Water:** Only a fool believes more construction will lessen the use of water in the long run. At some point in time in the future we will turn on our taps and nothing will come out. Who will be responsible? Not the developer who has long gone or will be in bankruptcy.. Not the County or State. We will just have a village without water. I have been ask to conserve water during this current drought. I have been ask to cut back, severely, my use of water. How can anyone even think of approving any new development when the existing customers are ask to conserve? It makes no sense. All construction should stop until those with existing buildings are allowed to continue normal use of water which may never happen. If there is plenty of water for this new village, then please do not ask me to conserve my usage now. Do not misunderstand me, I am all for conservation of water, but not so someone can build a 800 plus units and thousands of square feet of commercial space. Let them build the village as planned, but put up a bond that is large enough to repay all initial purchasers of property in the new village their entire purchase price, if water runs out or they are ask to conserve more than 50% of the first years usage within 30 years of the completion of their home or condominium. Then see if the developer still wants to build and believes there is enough water for the future of the project.

**Traffic:** Am I to understand that the addition of over 1400 bedrooms and 300,000 sq.ft. of commercial space will not significantly increase traffic. In addition to the current daily use traffic arriving at Squaw Valley there will have to be significant numbers of people arriving to stay in the new lodging, care for all these new lodging and commercial facilities and delivery trucks arriving and going. This is in addition to hundreds of workmen and construction vehicles that will be on Hwy. 89 for years. Most of the people staying in the village will be in addition to the normal skiers arriving for daily use. Unless Squaw Valley limits the number of total people and/or vehicles to enter the valley, there will be thousands more people in the valley and potentially on the slopes when the village is completed than there are now. Our roads will be a mess. Perhaps there are solutions to this potential grid lock like limiting the number of car allowed on Hwy. 89 between Squaw Valley and Truckee and the number of vehicles allowed into Squaw Valley at any particular time. Metering lights at the mouse hole. Passes attached to the dashboard that allow people to pass through a gate if they are not going into Squaw Valley. Another one at the entrance to Squaw to make sure they are not cheating trying to enter from Truckee. When the allowable number is reached a sign comes on telling the rest of those wanting to go into Squaw that it is full and they will have to wait for someone to leave making room for the next car.

**Over Use:** Have you been to Squaw Valley on a holiday or weekend when the skiing is good? If you have, then you know the place is packed to the gills. The slopes are overcrowded and basically dangerous. What do you think they will look like when 1400 new bedrooms are added with thousands of more skiers that will be in addition to those now arriving for daily use. Add more high speed lifts and you have a mountain that is completely overused and dangerous. The only winners will be the doctors and the hospital. In addition to the over use of ski area terrain, the potential over use of surround natural terrain during the summer is obvious. Our trails are already over used. All I see are lines of people slowly crawling up the trail to Five Lakes or

Shirley Lake or riding their bikes on tire to tire on the bike trail. It is already use to the maximum during the summer. How can we take more use on these trails?

Visual Impact: The Village will just make it worse than it already is for those that remember the valley when it was natural, before the current village, the Resort at Squaw Creek, the golf course etc.. It is interesting to note that the founders of the valley dreamed of this destruction of the beauty when they arrived and stayed because of its natural beauty.

Andy Wertheim  
P.O. Box 701  
Tahoe City, Ca. 96145  
andyinalpine@yahoo.com

## Maywan Krach

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**From:** David Westall <David@WestallRealEstate.com>  
**Sent:** Friday, July 17, 2015 2:26 PM  
**To:** Placer County Environmental Coordination Services; Maywan Krach  
**Subject:** Squaw Valley Development

Dear Maywan, Planning Commission, et al,

My name is Dave Westall and I moved to North Lake Tahoe in the fall of 2000 (15 years ago) to ski Squaw Valley and like many locals I never left. For the first 3 years that I lived in Tahoe I worked in Squaw at the Squaw Valley Sport Shop (SVSS), a locally owned ski shop located at the base of Squaw next to the cable car building. SVSS was owned by the Willard family who had been running their ski shop in this location since 1977. The Willard family welcomed me with warm arms and introduced me to many amazing people and eventually helped launch my career in real estate which has allowed me to continue my dream of living in North Lake Tahoe. I owe the world to this family and I treasure my experience of being able to live, work and play in Squaw Valley. Unfortunately once KSL took over Squaw, the Willard family was forced out of Squaw as KSL refused to renew their lease, even after 30+ years of operation in that location. This was extremely sad not only for the Willard family, but all the people that loved the shop and had similar experiences to myself. I think this is a perfect example of how KSL operates and their lack of commitment to the North Lake Tahoe community. In this email I am going to address my concerns with the proposed development, effects on the local community and why I think overdevelopment of a beautiful valley located on the North Shore is a disservice to the local community and the world as a whole.

I am very concerned that a development of this size could be conceived as feasible by Placer County due to the impacts to the Olympic Valley, North Lake Tahoe and the already stressed infrastructure of the Tahoe Truckee communities. KSL would like us to believe that everything will be okay and that traffic congestion, construction noise and a dramatic change to the pristine landscape will not affect our daily lives. Every year for the last 10 years I have noticed how local infrastructure has been improving, but during the peak seasons, summer, winter weekends and holiday periods we see our population swell from approximately 14K people to over 200K people and the local community is left to suck it up and deal with the traffic congestion and the dangerous conditions that increased traffic/population creates. Now, just imagine that KSL is able to move forward and add an additional 1K to 2K rooms and attract another 2K to 4K people on weekend and already stressed time periods. So, I'm guessing that in order to deal with this traffic congestion roads will need to be widened, highways improved to handle more vehicles and already dangerous and congested intersections will need to be re-engineered and improved. To me, this is a ludicrous proposition as Tahoe is supposed to be a pristine high alpine lake community known for its natural beauty. The proposal will in effect take away from my mountain community, reduce the beauty and overpopulate a sensitive environment. As a Realtor, I am all about development if it is done in a conscientious and sustainable manner, but everything I have seen and read, point towards corporate profit, greed and does not take into consideration what the local community wants and needs.

It is amazing to me that KSL thinks that the build it and they will come mentality will work in the Tahoe region. KSL already owns a Village in Olympic Valley that is dormant for more than half of the year and the local businesses that rent out commercial space in the Village have to suffer through debilitating shoulder seasons, especially during the current drought. Not to mention that over 50% of the Village commercial space is vacant and has been since construction. Now KSL wants to more than double the size of the Village and add more shops and businesses. How does this make sense? Oh yeah, because it's there people will come... What a joke, I mean who is going to be here in the spring and fall when there is no snow to support all these new businesses? This model and mentality is outdated and makes no sense in the current economy. I do not want to see a development the size of a small city in my mountain community that sits dormant and vacant for more than half of the year. If KSL had a proposal that was community centric, developed with integrity with sustainability as the #1 priority I would happily get behind it. Unfortunately corporate greed is pushing KSL to build something that no one really needs and has the potential to be a semi urban dinosaur that will be

extinct/dormant for many years. How many people and families need to lose their life savings to open businesses in the proposed village where 50% of the year we see unsustainable foot traffic. No one needs this. Maybe KSL should prove to us that their current village can be profitable and fill their current vacancies and reduce their vacancy rates in the village condos.

By overdeveloping the village at Squaw you are taking away from established businesses in Tahoe City, Truckee and the surrounding communities. During peak season people will want to stay in Squaw and not leave, which will take away from local shops, restaurants and businesses. During the first phase of the Squaw Village we saw this and Tahoe City because a ghost town and then the economy imploded. Now Tahoe City is just getting back on its feet and a new phase of development is being proposed. This monstrous proposal will not only hurt Tahoe City but Truckee businesses will also be affected. So now we will be faced with a village that is not sustainable for businesses, Tahoe City will be harmed and Truckee will also be harmed. In my opinion this is a huge concern as most businesses that cater to tourists already have a tough job, but this will be exacerbated by the KSL development proposal. I think the impact to local businesses needs to be studied further as I feel the County will be dis-servicing the families and people that own local businesses by allowing this proposal to move forward.

Where are all the people that work in the new village going to live? As you know there is an extreme shortage of long term (year round) housing options in Tahoe Truckee, not to mention the shortage of affordable housing options. I know that there will be a component of work force housing in the development but this is not enough. People struggle to find healthy and safe housing options and a development of this scale will further exacerbate this issue and drive up already high housing prices, both rentals and ownership opportunities. In my mind the village needs to be limited on the number of fractional ownership units and more workforce housing needs to be incorporated into the development plans. The only people that benefit from fractional ownership are the developers as owners are overpaying for units that they can only use for a portion of the year. We have seen this all over the North Shore of Tahoe and in Truckee. Fractional ownership is one of the worst investments out there, which is why developers spend millions to market these properties and use extreme sales tactics. If I were in charge I would not allow for any fractional opportunities as they are not sustainable. I would much rather see a living and breathing village where shop owners work on the ground level and then have their home in the same building, similar to what you would see in Chamoinix or other European villages. This would be sustainable and ensure that the village has life.

I also think its funny that KSL has not taken into consideration of what the community actually needs in their proposal. North Lake Tahoe is missing some profitable businesses that just don't exist for one reason or another. Maybe instead of a water park a multi-screen movie theater should be built along with a bowling alley and a concert venue that can bring in larger acts. These are amenities that North Tahoe needs, a waterpark, really? We have a multi-trillion gallon lake just down the road and many rivers, streams and smaller lakes that people can get outside and enjoy. This is just a great example of how KSL does what it wants and scoffs at the local community for not getting behind their insensitive plans.

Overall I feel that the proposed KSL development is not feasible or sustainable for the following reasons:

- 1) The infrastructure does not support development of this scale
  - a. Roads
  - b. Intersections
  - c. Water
- 2) Businesses cannot survive in a village with extreme vacancy rates
- 3) Lack of workforce housing options in the village and surrounding communities
- 4) Local businesses in Tahoe and Truckee will be harmed by the development
- 5) Degradation of the natural beauty that Tahoe is known for
- 6) Lack of community involvement in the planning phases of development
- 7) KSL has used deceptive tactics to try and get the community behind their plan

Thank you for your time and consideration as I appreciate it greatly. I would be happy to discuss my concerns in more detail by phone or email so please do not hesitate to call me to discuss further.

Best regards,

*Dave Westall*

**Dave Westall**

Lake Tahoe | Truckee Realtor

Mobile: 530-448-9882

[Dave@WestallRealEstate.com](mailto:Dave@WestallRealEstate.com)

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INTERNATIONAL REAL ESTATE

## Maywan Krach

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**From:** Raleigh White <Raleigh\_White@snceagles.sierranevada.edu>  
**Sent:** Thursday, June 25, 2015 12:12 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Attn: Maywan Krach-Village at Squaw Valley DEIR

To Whom It May Concern,

At first It is hard to deny the ideas that KSL has to offer for Squaw from an economical standpoint, but when we think about the bigger picture and the future that could be Squaw, there are little red flags that keep coming up. I for one find it hard to believe that the water supply is not an issue in the Valley when I have seen the amounts of water coming down Squaw Creek through Shirley Canyon in the past and how the amount of water coming down right now is nothing near that amount. If we continue to have exponentially damaging winters, we are going to experience a shortage of water. The tricky part is that the light winters we have been experiencing have been taking their tole on business for the resort which means that KSL isn't totally off when they want to make Squaw more appealing all season long for tourism. What I see being most effective for Squaw would be for IOV to be successful so they are able to have a say in what goes on to the valley, but for them to also consider some plans of expansion that would cater to all year activities. If IOV took some of the Ideas KSL is offering and scaled them down to a more feasible plan involving the use of more sustainable resources, I think Squaw Valley could have the potential to change in great ways. Taking account the use of solar energy to power some small expansion plans could be something to definitely consider along with the possibility of using wind powered energy because from personal experience, I understand that Squaw Valley receives a lot of wind. If expansion is achieved in the correct way, it could be very positive for the valley to experience a positive economical perspective along with aspects from the social perspective and environmental perspective. If KSL were to continue to try to expand the way they are right now, there would not be much hope on their own, but if they were to team up and listen to the locals who have been apart of the community for a long time and know what is best, things could become very positive for Squaw and there could be a proportionate amount of incorporation to the Olympic Valley that would still embody the culture we know comes from Squaw.

Thank You,  
Raleigh White

## Maywan Krach

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**From:** Carl Wild <wildc2@juno.com>  
**Sent:** Friday, July 17, 2015 12:55 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Ladies and Gentlemen of the commission,

Am hoping when considering this plan you take into consideration the many drawbacks to this project.

Inadequate water supply evidenced by current shortages during the current drought and the need of digging deeper wells in the past few years. More wells uphill would just draw down on the major source of water in the valley.

Further, Squaw Valley road and Highways 89 and 28 will not support the capacity this project would require.

The noise levels required by this project would make life here in the valley unbearable. Is the company ready to compensate homeowners as they sell, pay taxes and relocate?

In closing this is a lose lose situation for those who love Squaw Valley.

A concerned 50 year homeowner.

Carl A. Wild

Sent from my iPad

## Maywan Krach

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**From:** carolyntahoe@sbcglobal.net  
**Sent:** Sunday, July 12, 2015 6:39 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** squaw valley EIR

I would like to add my objections to the others already submitted against the proposed development at Squaw Valley. The scope of the project is too large with too many large and unavoidable impacts. The small fragile environment cannot tolerate the project. I also take issue with the projections for more beds needed in the future. What is this based on? Current occupation of the beds in the valley run approximately 50%. I submit the recent report of the Lake Tahoe water taxi planned usage at 25,000 riders which really only had 10% of the estimated riders and was closed down due to lack of use. Where and who makes these projections? The impact of noise, traffic and light pollution in a small mountain community should not be sacrificed to line the pockets of a few investors.

Carolyn Willette  
Tahoe City, Ca.

## Maywan Krach

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**From:** James Wiseman <jwiseman@cebridge.net>  
**Sent:** Thursday, May 28, 2015 10:43 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley expansion project

Placer County Community Development Resource Agency:

There are many reasons to oppose the expansion in Squaw Valley but the environmental impacts take precedent. The valley and the surrounding area can't survive the projected numbers of people that would be drawn to the new buildings. We are in the midst of a draught that may have some duration if global warming has any validity. By most accounts, the valley doesn't have enough water now and their remedy for this is to build a pipe line to the Martis aquifer. Draining this aquifer for the monetary benefit of The Village of Squaw Valley would be disastrous for the Truckee greater area. It would limit the growth of the greater Truckee area for the benefit of Squaw Valley; not a good trade off. To ruin 94 acres of our beautiful mountain area for parking, buildings, water slides and Mountain Adventure Camp is unbelievable. People can have those things in the cities where they live; they don't need to drive to the worlds natural wonderland to find the same thing. Once we ruin this area, it can never be restored. Please just say NO!

James Wiseman, 13864 Pathway Ave., Truckee, CA 96161

## Maywan Krach

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**From:** Andy Wolf <andy\_wolf@charter.net>  
**Sent:** Thursday, July 16, 2015 10:18 AM  
**To:** Placer County Environmental Coordination Services; Maywan Krach  
**Cc:** anwolf@inclinelaw.com  
**Subject:** Squaw Valley Village Specific Plan Project

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

July 16, 2015

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

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

For more than four decades, there has been a profound distinction in appearance and character between the Truckee/Olympic Valley/North Lake Tahoe region (“North Tahoe”) on the one hand, and South Lake Tahoe/Stateline region (“South Shore”) on the other. Whereas, since the 1960’s, the North Shore has always been more quaint, rustic, intimate, quiet, woody and historic, South Shore has been more urbanized, congested, touristy, loud and lacking a soul. The residents, visitors, vacationers, second-home owners know this difference and it weighs heavily in the choices people make when they come here, whether for one day, one week or a lifetime. The project will alter this landscape, this dichotomy, for all time. SV/AM’s motto is “Skiing has a soul, and this is where it lives.” SV/AM have no regard for the soul of the region or the importance of the distinction between South Shore and North Shore. The idea that they would suggest building a water park on the former site of the Blyth Olympic ice rink is abhorrent to me.

I oppose the scale of the project, not the general right to build a project. The height of the buildings, the congestion and the noise are unacceptable changes to the region’s character. Olympic Valley is already overrun with traffic numerous days each ski season. At times, the traffic extends all the way to Tahoe City, even all the way to Dollar Hill in Tahoe City (6-8 miles) and to I-80 in Truckee (10 miles). The region cannot handle the congestion that already exists.

Squaw Valley/Alpine Meadows ski resort likewise cannot handle the increase in bodies on the hill. Although iconic and excellent in its terrain, there is a severe limitation in SV/AM’s ability to service customers on its lower mountain areas during and soon after snow-storms when congestion is at its greatest. Squaw’s iconic stature as a ski hill is being eclipsed by its congestion, lift lines and unpleasant customer experience when snow is flying and all but a handful of lifts are running. The long lift lines on storm days are already legendary. SV/AM are asking to increase this problem exponentially.

I urge you to downsize the project dramatically and avoid upsetting the North Shore’s unique character.

My comments of April , 2014, re scoping of the draft EIR/EIS are below.

These comment are not completely addressed. The Draft EIR addresses parking demand in summary as follows (9.1.5):

The study also describes the additional parking demand associated with various ancillary land uses (e.g., medical clinic, operational vehicles, etc.), other existing land uses with joint/overlapping parking, and several land uses to be removed. Table 9 of the report indicates that the existing demand for parking at Squaw Valley for the 5th busiest day is 3,660 spaces. **With project implementation, this parking demand would increase to 5,110 spaces** (3,660 existing demand+1,267 project spaces+183 employee spaces at the East Parcel). The last component of this study includes a comparison of the parking demand methodology to actual parking observations to determine the reasonableness of this method. Page 18 concludes that "...the methodology overall calibrates well against the observed parking counts."

According to information provided by the project applicant, **project buildout would result in approximately 5,100 parking spaces including structured parking on Lots 11 and 12, existing surface parking, preferred parking, Intrawest parking, parking on the East Parcel, and new hotel/condo podium parking. On-street parking along Squaw Valley Road is not counted toward this parking supply total. Thus, the proposed project's supply of parking is expected to meet the projected demand for parking for the 5th busiest ski day.**

The draft also lists several Circulation and Parking policies CP-1, etc., at pp 9.33, which are encouraging.

The analysis and all project design documents must make an absolute assurance that the parking spaces for day users will be developed in advance of them being needed. If it takes 25 years to build out the project, the public cannot wait 25 years for the parking. The development must adhere to the parking policies CP10-CP13 listed in the draft EIR. The wildcard of unspecified, unquantified offsite parking should be completely abandoned. In this context, day users include thousands of skiers who, for example, are residents of the region, including Reno, Sacramento, etc., or have a second home in the region (e.g., Truckee), and drive to the resort each day. Anyone who drives to the resort needs a convenient place to park and ski, work or pick up kids. There should also be requirement for a large quantity of convenient FREE parking to maintain accessibility of the area. FREE parking is not mentioned anywhere in the draft EIR.

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.

Thank you for considering these comments. Please confirm receipt.

Best regards,  
Andy Wolf  
592 North Dyer  
Incline Village, Nevada 89451  
andy\_wolf@charter.net

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**From:** Maywan Krach [mailto:MKrach@placer.ca.gov]  
**Sent:** Tuesday, April 8, 2014 8:52 AM  
**To:** Andy Wolf  
**Subject:** RE: Village at Squaw Valley Specific Plan Project NOP Scoping Comment

Your comments have been received and forwarded to the planner.

Thanks.

.....  
Maywan Krach  
Community Development Technician  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190, Auburn, CA 95603  
530-745-3132 fax 530-745-3080  
Monday 8:30-5 (every other Monday off)  
Tuesday-Friday 7:30-5  
.....

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**From:** Andy Wolf [[mailto:andy\\_wolf@charter.net](mailto:andy_wolf@charter.net)]  
**Sent:** Saturday, April 05, 2014 8:54 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan Project NOP Scoping Comment

Placer County, Planning Services Division  
3091 County Center Drive Suite 190  
Auburn, CA 95603  
Attention: Maywan Krach, Community Development Technician  
Telephone: (530) 745-3132 Fax: (530) 745-3080  
Email: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

To Whom it May Concern,

My family and I reside in Incline Village, Nevada, on Lake Tahoe's North Shore. I have been a Squaw Valley resort patron, season pass holder and day skier on and off for the past 32 ski seasons.

I write to ask that the EIS/EIR be scoped to include accurate study of parking requirements and to assure adequate and convenient parking for day skiers throughout the construction period and at completion of project build-out.

Below I highlight statements in the NOP that I request be developed and studied with meaningful precision in the environmental documents (my highlights are in yellow and underlined; otherwise the text is verbatim from the NOP):

## Parking and Circulation

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Parking would be provided beneath the majority of lodging and residential buildings (primarily for guests/residents) and in surface parking lots (primarily for day skiers/visitors and guests of nearby lodging/residential properties). The surface parking lots would be converted to one level over grade structures (20 foot maximum) at a later time, as parking needs increased. The East Parcel parking facility will provide the key off-site parking area for employees and (as needed) by day skiers on peak ski days and for events. The East Parcel facility would have two levels over grade with a maximum height of 35 feet. The structures and their exterior surfaces will be designed to be consistent with surrounding buildings. Additional off-site parking areas would be provided on an as-needed basis and would primarily be used for employees and day skiers. Temporary parking outside the Olympic Valley may be considered, but no specific sites have

been identified.

\*\*\*

It strikes me that the highlighted statements in the NOP are quite ambiguous and generalized, given the historic use of Squaw Valley as a day ski area for visitors from the local region and cities within a 150+ mile radius. On any given day, the day skiing population can be enormous.

The significant impacts on parking and circulation of day skier vehicles – often with one guest – should be carefully measured, estimated, studied and addressed. This request applies to the following statements in the NOP, quoted above:

1. Parking would be provided ... **in surface parking lots (primarily for day skiers/visitors)** and guests of nearby lodging/residential properties).
2. surface parking lots would be converted to one level over grade structures (20 foot maximum) at a later time, **as parking needs increased.**
3. The East Parcel parking facility will provide the key off-site parking area for employees and **(as needed)** by day skiers **on peak ski days** and for events.
4. Additional off-site parking areas would be provided on an **as-needed basis** and would primarily be used for employees and day skiers.
5. **Temporary parking outside the Olympic Valley** may be considered, but no specific sites have been identified.

Note the repeated use of the word “needs” and “needed”. This anticipated need should be defined, quantified and addressed rather carefully, not based on an unspecified future cost/benefit analysis.

The last statement (my #5) is highly ambiguous – one fair interpretation of this comment is there could be a need, as of yet not measured or described, to relocate day skier and other parking outside the Valley during some part of the very long construction period. This impact should be measured, quantified and disclosed in the EIR/EIS.

A visit to Yosemite Valley in the Yosemite National Park on a day with only modest crowds underscores the problems posed by inadequate parking for day visitors at a popular destination – cars with guests idle and tool around the sensitive and spectacular Valley for hours on end looking and competing for spaces to park, and the occupants of the cars spend an inordinate part of their day idling in cars. Miles travelled in the vehicles is irrelevant when the vehicles are standing by and idling.

Given the huge number of cars that routinely park in Squaw Valley for day skiing and other day resort use, I hope the scope the EIR/EIS will include serious measurement, study and specific planning of adequate facilities for day parking – including specific project / facilities construction requirements for day parking spaces tied to various project completion milestones. In concept, for example, a series of statements such as this, based on studied data: “upon substantial completion of construction on Phase X, the construction of Y number of parking spaces inside Olympic Valley and within Z distance of the resort, and allocated to day skier use will be completed.” Likewise, the documents should indicate how many and at what location the day parking spaces will be for free use or require a paid pass or daily

fee. Finally, the use of “temporary parking outside the Olympic Valley” should be explained – on what conditions, why, how, when and for how long would day skiers park outside the Valley.

Thank you for considering these comments.

Best regards,

Andy Wolf

592 North Dyer

Incline Village, Nevada 89451

[andy\\_wolf@charter.net](mailto:andy_wolf@charter.net)

## Maywan Krach

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**From:** David Womack <davidwomack99@gmail.com>  
**Sent:** Friday, July 17, 2015 2:15 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** KSL Capitol Development in Squaw Valley

To Whom it May Concern,

Don't diminish the beauty, the serenity and important history of Squaw Valley with a short sighted development project. People come to Olympic Valley to embrace the outdoors, not to go to an amusement park. There are reasons that large indoor entertainment centers are situated in places like Reno and not Olympic Valley. The valley is rife with natural attraction and does not require artificial attractions to make it special.

Please consider the costs of KSL Capitol Development's project in Olympic Valley. Allowing this development to go forward is not only short sighted but irresponsible.

Sincerely,

David Womack

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<https://www.facebook.com/SoCalSUP>

## Maywan Krach

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**From:** Laurie Woods <ldwoodstahoe@yahoo.com>  
**Sent:** Monday, July 13, 2015 11:55 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley

I am a Squaw pass holder and I am not completely against expansion, but I think this expansion is too large and so many years of construction is crazy. The environmental and visual impact to such a small valley seems excessive.

Laurie Woods  
Tahoe City, CA

## Maywan Krach

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**From:** Shane Wright <Shane\_Wright@snceagles.sierranevada.edu>  
**Sent:** Thursday, June 25, 2015 11:54 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** ATTN: Maywan Krach - Village at Squaw Valley DEIR  
**Attachments:** SquawExpansion.pdf

To Whom It May Concern:

I'm currently a student at Sierra Nevada College located in Incline Village, Nevada. As an avid snowboarder who grew up living and breathing the Tahoe lifestyle it's really hard to sit back and watch large corporations move in, take over our mountains, and start pushing out local businesses. Over the past month in my environmental science course we have been educated on the proposed expansion of the Olympic Valley and how a project of this scale will affect the area.

Sitting on the chairlift staring down at the bare ground is not something you want to see in March but this is the reality. The drought has obviously had a big impact on the resorts because we just aren't getting the snow that we used too. It was shocking to read that the proposed plan would require six new wells in order to meet the demands of the Village at Squaw Valley (*Squaw Valley Water Assessment 2014*). We need to conserve our water and get through this drought before we can think about building structures that will deplete are current water supply.

Squaw Valley Ski Resort, Alpine Meadows Ski Area and the Olympic Valley are more than just places to go skiing or snowboarding, they are historical landmarks. This area is treated like a sanctuary to many including myself and continues to attract talented athletes from all over the world. This expansion will not only attract more people and create a larger population but it will also appeal to a demographic that doesn't understand or care about an authentic mountain lifestyle. If you enjoy riding you will quickly realize the people and their personalities' are what make this sport what it's all about, FUN! Vail has brought a consumer to the area that doesn't appreciate what our unmatched terrain and pristine lakes truly have to offer.

A ski resort still needs to generate income and there are several ways you can achieve this without an expansion. A music festival is a great way to define your audience and generate income in a short period of time. Electric Daisy Carnival for example boosted the Clark County economy by \$337.8 million in 2014, with an economic impact of close to a billion dollars (*Beacon Economics, 2014*). Building a large urban environment that will negatively affect the ecology of the area is unethical and should be examined further. It's much easier to manage the environmental impact of people, transportation and waste over a weekend than what will be destroyed over the proposed twenty-five year plan.

This area has a place in my heart and it's important that the Olympic Valley stays with the community that has been with it from the beginning. This way we the people will have a say in how the mountain and surrounding area is developed. Squaw Valley and Alpine Meadows are two resorts that haven't lost that classic Tahoe feel. Please consider denying the proposed expansion and let the residents of the town decide what the future holds for these beautiful mountains.

Kind Regards,

Shane Wright  
925.708.8109

## Maywan Krach

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**From:** wuertz@earthlink.net  
**Sent:** Wednesday, July 15, 2015 6:16 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley EIR, KSL Capital Partners

I am writing as a Northstar homeowner and longtime admirer of the Sierras. I urge you to consider very carefully the KSL development proposal now before you that would transform Squaw Valley. Please do not allow Squaw Valley to become another South Tahoe or to be a city of high-rises and amusement parks. People who look for that kind of activity do not value the mountains for their beauty and tranquility and would destroy their very nature. And, of course, a huge development in these days of climate change and drought would be totally irresponsible.

Mrs. LaVonne Wuertz  
18403 Wilton Place  
Torrance, CA 90504

and

6011 Mill Camp, Northstar  
Truckee, CA 96161

## Maywan Krach

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**From:** Eric Yates <ericdyates@gmail.com>  
**Sent:** Wednesday, July 15, 2015 2:59 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan

Dear Maywan Krach,

As a North Lake Tahoe resident I am asking that you and the members of Placer County , who's duty it is to oversee development, vote against the development plans proposed by Squaw Valley Ski Holdings. It is your duty to not only protect Squaw Valley and its residents but also the surrounding communities that will be unfairly affected by this development plan. There are many serious environmental and social impacts outlined in the development plan that must be addressed. There are many more issues than can be addressed in one letter but these are some of my concerns

I am a resident of the Alpine Meadows Community and work in the town of Truckee. Already traffic issues especially during winter weekends and holidays are atrocious. The transportation impacts of this project on local residents and especially emergency vehicles are unacceptable. The infrastructure of highway 89, the Caltrans roundabouts in Truckee and the local communities is not capable of providing adequate transportation with the proposed development. These significant and unavoidable impacts should not be taken lightly. A scaled down plan as well as increased public transportation from Truckee and Tahoe City provided by Squaw Valley Ski Holdings would help mitigate this but are not included in the plans.

Many of us move to the mountains to enjoy the clean air and outdoor lifestyle. Again this development plan has many significant and unavoidable impacts to the air quality of not only Squaw Valley but the surrounding communities. Although major investments in solar and green energy and a higher standard of green building could help reduce these impacts they are not listed in the plans. These should be required by placer county for the plans to go through. In addition the dark skies the community of alpine meadows enjoys will be ruined as outlined in impact 18-18. Already the light from the village can be seen on dark nights. Major expansion will result in greater amounts of the stars being washed out by light pollution. Again there are solutions that would work to offset these impacts but aren't required by the plan.

My biggest fear with the massive amount of development being approved at once is the lack of accountability to the developers. The plan gives them the key to develop for up to 25 years with little oversight after the plan is approved. The community of Troy, Idaho as well as the surrounding communities were plagued by the same shortsighted green light to development of Tamarack Ski area. When the developers went bankrupt they left a half finished resort with the frames of hotels and lodges, high unemployment and the scars of their ineptness on the community. It was an ugly reality I was able to see first hand. Although there are many more factors and differences in the two communities I fear for what will happen if continued drought or a downturn in the economy leaves Squaw Valley Ski Holdings to put a hold on the project or move on to other more lucrative investment opportunities. Will the community be forced to deal with a valley full of half built condos? Will the environmental restoration parts of the project that are promised be lost to lack of funds? This gamble is not something this community should be forced to take.

There are many major and unavoidable impacts from the Squaw Valley Specific plan that will affect not only the valley itself but many of the surrounding communities. Giving Squaw Valley Ski Holdings the key to 25 years of development without forcing them to address and fund solutions to all major environmental impacts ahead of time is irresponsible. Your duty is to approve reasonable development plans. This plan is not reasonable. Your duty is to protect surrounding communities from the adverse impacts of overdevelopment. Protect us. The Squaw Valley Ski Holdings development is a monstrosity that is not acceptable. Send them back to the drawing board. Don't allow this level of destruction to the environment and our communities. It is your duty.

Sincerely,

Eric Yates,  
Alpine Meadows, CA

## Maywan Krach

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**From:** Allison Yonto <yontoallison@yahoo.com>  
**Sent:** Wednesday, June 17, 2015 12:15 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Save Squaw

To whom it may concern,

This letter is in concerns to the proposed development to the Village at Squaw Valley ski resort. As a full time resident in the Tahoe Basin this expansion is something that I fear will take away from so much of what Squaw offers and why I moved here 13 years ago. A close friend of mine moved to Truckee, a month after she moved called me up and told me I had to come visit her. A few months later I came out to visit. Since she was working during the week I was on my own for a good part of my visit, but constantly found myself driving back to Squaw Valley. The peacefulness and majesticness of the mountains hypnotized me. In my week long visit I spent 5 days enjoying the natural beauty and atmosphere of Squaw. The new development plans are very concerning. In the past years, lodging occupancy has rarely reached 100%, so why should more lodging be built? Why not improve upon what is already there? There is so much already developed space that can be improved, versus tearing into the beautiful wilderness area surrounding the valley. The increased traffic, water usage, light pollution, littering & foot traffic on the trails will only increase and damage the valley. The issues we face now without the added expansion should be addressed instead of trying to take away from these beautiful features, add to them and bring awareness to what Squaw Valley has to offer. Why not utilize highcamp to its potential? More often during the off season it is closed, if prices were more reasonable to ride it that pool would be packed almost every day bringing in money. Bigger is not always better. Our small community can not support what KSL wants to do, and we really need to think about our community. We do not live in Disneyland or in LA, we live in the mountains, we love our mountains, rivers, wildlife, trails, & the peacefulness that comes with them. Taking that away and developing it to something that only encourages laziness and pollution will destroy why we live here and why people come here. Keep Squaw Unique....let's not turn it into another cookie cutter resort, keep it's personality.

Keep Squaw Squaw.

Thank you for your time to read my brief letter, I hope it adds to the stack of letters from visitors and locals alike in the Truckee Tahoe Basin that are against the over development of our communities.

Kind Regards,  
Allison Yonto

## Maywan Krach

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**From:** christine mixon york <christine.mixon@gmail.com>  
**Sent:** Friday, July 17, 2015 4:45 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Village at Squaw Valley Specific Plan Draft Environmental Impact Report  
**Attachments:** York letter addressing Squaw draft EIR.pdf; ATT00001.htm

Dear Ms. Krach,

After reviewing the Village at Squaw Valley Specific Plan Draft Environmental Impact Report, I have a number of concerns in relation to this project, especially anything that has been determined to bring about "significant and unavoidable environmental impacts" (Section 2.2.1) upon implementation. I am providing you with an attached letter of written comments and concerns that I would like to see taken into consideration.

I have been a full-time resident of Alpine Meadows for over 10 years and spend at least half my time working and recreating in Olympic Valley. I believe that the proposed development and its sheer enormity will impact my daily life in Alpine Meadows at times and significantly impact my overall quality of life for a number of reasons, which I address in my letter. I appreciate the attention to these and other comments during the analysis of the Village at Squaw Valley Specific Plan Draft Environmental Impact Report.

Sincerely,

Christine Mixon York

1531 Deer Park Drive  
Alpine Meadows, CA 96146

July 16, 2015

Maywan Krach, Community Development Technician  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
Sent by email to: [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

**Subject: Village at Squaw Valley Specific Plan Draft Environmental Impact Report**

Dear Ms. Krach and the Placer County Planning Commission,

After reviewing the Village at Squaw Valley Specific Plan Draft Environmental Impact Report, I have a number of concerns in relation to this project, especially anything that has been determined to bring about “significant and unavoidable environmental impacts” (Section 2.2.1) upon implementation.

I have been a full-time resident of Alpine Meadows for over 10 years and spend at least half my time in Olympic Valley because I work there and I enjoy recreating there as well. I believe that the proposed development and its sheer enormity will impact my daily life in Alpine Meadows and significantly impact my overall quality of life for a number of reasons, which I will address below. I would like to see these concerns taken into consideration and I appreciate your attention to these and other comments during the analysis of the Village at Squaw Valley Specific Plan Draft Environmental Impact Report.

There are at least four major Significant and Unavoidable Impact areas that I am hoping to see further considered in your analysis of the draft EIR. I also have a few concerns regarding some of the areas of Impact that can be considered as potentially cumulatively significant but can be mitigated through the proper measures.

1) “Visual Resources”

These concerns relate to Impacts 8-1, 8-2, and 8-3, as well as 8-5. They correlate with Cumulative Impacts 18-14, 18-15, and 18-16, as well as 18-18.

I am rather disturbed by the possibility of any development that will create a “substantial adverse cumulative effect on a scenic vista” (Impact 18-15). I understand that these Impacts are identified to exist not only during the Construction Phases, (Impacts 8-1,8-2, and 8-3) but on a long-term, cumulative, permanent level as well. Impact 18-15, “Substantial contribution to the cumulative degradation of the existing visual character or quality of the site and its surroundings,” and 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” are completely unacceptable costs of development to me. One of the most amazing things about driving along Squaw Valley Road towards the Resort is the spectacular view of the

valley floor and the mountains. The idea that the proposed development with its large, 108 ft building and multiple other tall structures that will significantly detract from the breathtaking, iconic view of the meadow ringed by the large mountains is upsetting and, to me, intolerable. Any future development in this stunningly beautiful area needs to be designed in a way that preserves and showcases such majestic views and the unique features that make Squaw Valley so special, not in a way that is “degrading” to them.

The proposed impacts of the projected light pollution really upset me, both with Impact 8-5, during the construction phase, and certainly with Cumulative Impact 18-18, “Contribute to cumulative light and glare or skyglow effects in the region,” which is sure to be a permanent Impact. One of my favorite activities is stargazing, which I engage in pretty much every night while I walk the dog in front of my home on Deer Park in Alpine Meadows. The clarity of the black night sky is especially conducive to identifying different constellations and looking for shooting stars. I even have a telescope that I use periodically to look more closely at the planets and constellations. As a former resident of both New York City, where there are no stars, and of rural Maine, where there is less light pollution but still some effects from it and there is also less clarity in the sky, I appreciate the relatively unique qualities of the dark, clear sky that I am lucky enough to live under here in Alpine Meadows and it wasn’t until I moved here 12 years ago that I became so interested in stargazing. Many people associate the magnificent starry skies with the Tahoe National Forest and the surrounding area because it is a special feature of this beautiful place. To me, the unmitigated, permanent effects of light pollution from the proposed development is completely unacceptable.

This increased “cumulative light and glare or skyglow effect” is also going to be an issue for hikers of the PCT and people camping and recreating in the Granite Chief Wilderness, which, by definition, is supposed to be free from the impacts of human activity. There is nothing “wild” about the obnoxious orange glow that occurs during night skiing operations or the searchlights that I see periodically during music events like Wanderlust or the Bluegrass festival that occurred in March. I can only imagine that with a larger, more developed Village will come more such events and more occasions to illuminate the night sky, especially in the summer months. Again, with no measures identified to mitigate this skyglow effect, I find it hard to understand how this “significant and unavoidable” impact of the proposed development is considered to be acceptable.

## 2) “Transportation and Circulation”

My concerns here are with Impacts 9-2, 9-3, 9-4, and 9-5 and they correlate with identified Cumulative Impacts 18-21, 18-22, and 18-23.

The roadways in Squaw Valley and SR-89 already have difficulty handling the increased traffic that busier times of the year bring to our area. If there is heavy snowfall during a busy time such as the Christmas-New Year’s week or President’s Weekend, the current impacts on the

roadways are already practically more than they can bear. Squaw Valley Road can become barely 2 lanes in width while we wait for the County's plows to catch up with the amount of plowing that needs to be done. Cars with inadequate clearance or without 4-wheel drive end up stuck in snow banks or in the intersections of the smaller roads and Squaw Valley Road and can be abandoned for hours while the owners try to figure out how to handle the snow and these situations to which they are unaccustomed. These cars that partially block the roadways then become hazards to other people trying to navigate the roads and the roads can become virtually impassable. Unless the County can commit to more plows and more manpower to operate the additional plows, I anticipate some serious consequences from the additional traffic associated with the occupants of nearly 1500 additional bedrooms and the increase in people traveling on these roads to and from the Village. If an emergency situation were to occur during this time frame, it could be quite severe and possibly the difference between life and death. As a full-time resident, this is a very serious concern to me.

On many occasions, like your average mid-season Saturday morning between 8 am and 9:30 am, Squaw Valley road will bumper-to-bumper stopped traffic from the resort all the way down onto SR-89 and the congestion continues in both directions, sometimes as far North as Cabin Creek and South past River Ranch towards Tahoe City. The same phenomenon occurs between 3 pm and 5 pm as well, and I've seen traffic backed up all the way from the light at Squaw Valley to I-80 as people are trying to leave on a Sunday afternoon. Squaw's "solution" to busy days is to put a line of orange cones out to divide one lane into two so as to add a third lane is far from ideal. Not only can right of way or directional flow be confusing to people who have never seen this particular traffic pattern before, but it is extremely tight in between the cones and there are multiple opportunities for things to go wrong, like when a cone gets knocked over or when someone is waiting to turn onto a side road and the person in the middle lane behind them gets impatient and tries to cut into the right lane and there's no room for the driver that is already in that lane to swerve or move over to avoid this sudden obstacle. This is a major inconvenience for those of us that are trying to get to or from work, etc.

There is also no safe, easy way to pull over if an emergency vehicle is trying to get through on the road. The same is true of the large lines of cars that will be waiting on SR-89 to get to Squaw Valley Road. Again, if an emergency situation were to occur during this time frame, it could be quite severe and possibly the difference between life and death as the ambulance tries to pick its way through this mass of cars that will end up so backed up that there is no where to pull over to, especially during a normal winter when the road is lined with snowbanks. As a full-time resident, this is a very serious concern to me.

I also have some very real concerns about the increase in use during the summer months. I experienced terrible traffic and congestion during busy times like July 5 on SR-89 from the light at Squaw Valley Road to I-80 after a holiday weekend, which is comparable to traffic on a busy winter weekend afternoon, and I can only imagine how much worse the traffic would be if the occupants of the nearly 1500 extra bedrooms were also on the roads trying to leave as well. I have some major concerns about what might happen if there was an evacuation situation that

resulted from a fire in Squaw Valley. The additional cars and subsequent traffic could clog these roads and create a dire situation both for residents trying to escape and for the emergency responders trying to reach the fire.

My understanding is that the traffic analysis that was used to prepare the draft EIR was from a winter with relatively low snowfall and that the period analyzed did not include many of the peak visitor volumes that we see periodically in the area. My concerns are that the anecdotal times I have pointed out above are just from my personal experiences and that there are too many of these times over the last 10 years or so to even point out specific dates but that from what I witnessed and experienced, the roads literally couldn't handle the volume of traffic and to add nearly 1500 more bedrooms worth of occupants plus the increased day use traffic this expanded Village would draw does not seem to be feasible to me with the roadways as they currently are. I would like to see the potential traffic impacts reanalyzed with traffic data from weekends that were considered to be the busiest Squaw had seen all season.

### 3) Noise

These concerns relate to Impact 11-1, "Construction Noise Impacts." I worry about the impacts of the construction noise both in Olympic Valley itself and also as it comes up over Red Dog Ridge and filters down towards my home on Deer Park in Alpine Meadows. I could hear the construction noise at my home from a project done last summer underneath the Squaw Creek chair and I could also hear noise from the helicopter logging operation that was undertaken last summer as well on Red Dog and Exhibition. Therefore, I think I can assume that noise from the projects in the village, especially given the scale of such projects, would be loud enough to carry over the ridge and be audible from my home.

The increased noise from construction, which will probably occur primarily in the summer months since that's construction season around here, will also have a negative impact on the users of the Granite Chief Wilderness and hikers of the PCT. These people are seeking solitude and natural experiences and instead of hearing the songs of birds, they will be listening to the constant clamoring of construction.

I would like to see some measures identified and taken to mitigate the negative impacts of the construction noise because to me it seems unacceptable that it just is a "significant and unavoidable impact."

### 4) Greenhouse Gases and Climate Change

Greenhouse Gas and Climate Change issues are at the forefront of everyone's mind in relation to the major drought that California is currently in. In my opinion, any development that this area undertakes should have to guarantee that it will be in compliance with current and future GHG regulations as they are currently established. The proposed development should have to comply with the standards during the construction phase post-2020 (Impact 16.2) or else they need to alter the development plans so as to be in compliance. Also, any longterm development proposal should include strategies both to remain in compliance and to address how

compliance to future potential standards on Greenhouse Gases and Climate Change mandates might be achieved if it is to be in the best interest of California's people, both locally and on a larger, statewide level. A 25 year long development project should have to adapt and change with the times, not be allowed to continue developing under the regulations that are currently in place today— if a stricter one is adopted in 5 years, any part of the proposed development that is not already in place should have to comply to the new standards and regulations.

#### 5) Potential Adverse Impacts on Biological Resources

I have some concerns for the health and well-being of the biodiversity of Squaw Creek. It is a unique ecosystem in the Truckee-Tahoe area and it must be preserved and protected. The Creek is a sanctuary for many different species of birds and plants and I am concerned that this massive increase in development will have a negative impact on it. The County has said that through adaptive management of the Creek, the impacts can be reduced to less than significant. I wanted to stress that I think it is very important that these steps be taken and that the Creek and its biological resources must be protected.

I also want to address potential negative impacts on the Sierra Nevada Yellow-legged Frog, a federally protected endangered species that is known to live in the vicinity of the area of proposed development. The FWS Critical Habitat area for the Frog includes all of Squaw Valley Ski Resort and the entire Village area so any proposed development should have to include considerations for protecting the Frog and this Critical Habitat and mitigating measures will need to be taken to ensure the well-being of this endangered species.

I appreciate the consideration of and attention to these and other comments during the analysis of the Draft Environmental Impact Report for the Village at Squaw Valley Specific Plan. Thank you for giving me the opportunity to express my concerns.

Sincerely,

Christine Mixon York

1531 Deer Park Drive  
Alpine Meadows, CA 96146

Mailing Address:

Post Office Box 3391  
Olympic Valley, CA 96146

Will York  
1531 Deer Park Drive  
Alpine Meadows, CA 96146

July 17, 2015  
Maywan Krach  
Community Development Technician  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Dear Maywan Krach:

I am writing to express my concern with the Village at Squaw Valley Specific Plan Draft Environmental Impact Report. I believe there are a number of aspects included in the report that will require further analysis and should consider a broader spectrum of the potential impacts on the surrounding community.

Primarily, the section on transportation and circulation should be analyzed based on high snow years instead of a low snow year and should consider the potential worse case scenarios of evacuation situations or emergency response times effected by the guaranteed increase in visitors to the area.

Secondly, the substantial increase in noise and light pollution that will be generated from this project should be gauged against a base line of this pristine area and not a developed and densely populated region.

Lastly, the impact on the biological resources of the greater community should be analyzed to address the adverse effects on the downstream ecosystems.

Sincerely,

Will York

225 Horizon Way  
Aptos, CA 95003-2739  
July 10, 2015

Mr. Alex Fisch, Senior and Project Manager  
Placer County Planning Services  
3091 County Center Drive  
Auburn, CA 95603

Re: Application PSPA T20110385, Proposed VSVSP

Dear Members of the Planning Commission:

As owners of the Olympic Village Inn at Squaw Valley for 23 years, we write because Squaw Valley Real Estate (aka KSL Corporation) has applied to build in ways which will greatly diminish the enjoyment and value of our property.

Enclosed are pictures showing my serious concerns in the "Village Commercial - Neighborhood:"

1. The 6 story hotel planned east of my property (Lot 15) is much, much too high and much too close to our 3 story structure. Please reduce the height and increase the setback from 25' to 100'.
2. The condo units planned to the southwest (Lot 14B) are too close to our property for their height.

The developer has a large 93 acre parcel to spread out his structures. It does not have to build on every square foot at these edges close to existing housing.

We don't need a skyscraper hovering over us. Loss of privacy occurs with such an overbearing hotel structure with large windows so close. Reduce its height; move it further away.

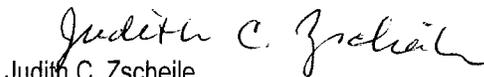
Please improve these poor aspects of the KSL plan. Your restrictions on KSL will permit future guests of both properties to enjoy the beauty of Squaw Valley.

Why penalize those already there? We have always carefully maintained our property and paid many County taxes for 23 years. Please protect us.

Sincerely,



Richard E. Zscheile



Judith C. Zscheile

Attachments:

- (1) Picture from Olympic Village Inn, looking east showing height of 6 story hotel very close to our structure.
- (2) Picture from Olympic Village Inn, looking southwest, showing height of 3 story condo structure.



**Roof**

**6th Floor**

**5th Floor**

**4th Floor**

**3rd Floor**

**2nd Floor**

**1st Floor**



**Roof**

**3rd Floor**

**2nd Floor**

**1st Floor**