

## Maywan Krach

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**From:** From Marnie Dam <marniedam@aol.com>  
**Sent:** Wednesday, July 15, 2015 2:54 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley

I own a condo at Northstar. The north part of Lake Tahoe is already very crowded. I do not think that adding more homes and businesses in North Lake Tahoe will help. Move them all to Reno or Sacramento and keep the Lake Tahoe area pristine for visitors to enjoy.

Marnie Dam  
600 N. Las Casas Ave.  
Pacific Palisades. CA 90272

## Maywan Krach

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**From:** danelizabeth@gmail.com  
**Sent:** Friday, July 17, 2015 12:01 PM  
**To:** Placer County Environmental Coordination Services  
**Cc:** danelizabeth@gmail.com  
**Subject:** Draft EIR for Squaw Valley Real Estate Co.

To the Placer County Planning and Community Development Agency,

I am a full time resident of Squaw Valley and an architect and developer. I have build approximately 10 homes in Squaw Valley between 1997 and 2007 so I feel I have some understanding of construction procedures, especially in Squaw Valley. In addition, I own a home and a few lots in Squaw Valley. My primary residence is approximately 200ft above the Village and above the ski area parking lot on Washoe Dr., a small cult-de-sac at the west end of town. I am writing to make a few comments about the Draft EIR which Squaw Valley Real Estate Co has submitted.

I have several concerns which I would like to address. The first is Noise. The General Plan states that "Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 11-7 (60db) at outdoor activity areas or interior spaces of existing noise-sensitive land uses." However it allows some exceptions including construction noise between 6am-8pm M-F and 8am - 8pm S & Sun are exempt from the ordinance.

This brings to light an important element in this application, the span of 25 years proposed for this project. For the Squaw Valley residents to tolerate construction noise for 25 years is unthinkable. It would drive many people out of the valley. Many houses are 2nd homes and those people come to Squaw in the summer, the biggest building season, for peace and quiet. The constant construction noise and roadway noise with trucks and construction equipment and deliveries would literally deprive residents of the biggest reason they come to Squaw Valley. As a developer I favor a reasonable amount of time allocated for all construction projects but 25 years far exceeds what anyone can consider reasonable. From my home I can hear the music from the Village during summer concerts and I have no doubt that I will hear the construction noise because the noise travels up the hill. There is no way to mitigate this noise. I would sympathize with a request for a few years of construction, but 25 years deprives the residents of Squaw Valley of their peace and quiet for far too long. This noise issue should NOT be treated as "Construction Noise" as referred to in the general plan, because it is PERMANENT noise and should be treated as such. 25 years of noise is not a construction project. It is longer than the average American owns their home, and for someone like me, it would be very hard to sell my house because people would find out that the noise would continue for 10 or 20 more years. This is a permanent noise that cannot be mitigated. I suggest the length of the project be drastically reduced to mitigate the noise and bring in into a timeline that can be considered construction noise. One of the mitigating factors mentioned in the DEIR is that homes are heavily insulated with dual pane windows. Most people in Squaw Valley, myself included, do not have air conditioning and we keep our windows and doors open as much as possible to enjoy the outdoors and to cool down the inside air temperature during the warm midday hours. SV is not Arizona and we do not want conditioned air, we want natural breezes created by opened windows and doors. It is unrealistic to expect people to keep their houses sealed up 6 months of the year to mitigate road and construction noise.

Another issue I would like to address is Traffic. The DEIR chose 2011-12 as the winter for their traffic analysis. This was a below average year in snowfall and therefore a below average year in traffic. This study should be redone and an average snowfall year should be chosen. We have been in a drought, which has happened in the past, and drought years are not typical for winter traffic. The Traffic Study impacts many

other findings so it is very important that it be redone. Once it is redone, the parking portion of the DEIR also needs to be reconsidered.

Lastly, I would like to address the Lot 16, 17 and 18 proposal. This is a prime aquifer recharge area and construction would put our water supply at risk per the SVPSD consultant, Hydrometrics WRI.

In conclusion, I believe that the SVRE project has too many “significant and unavoidable impacts” per the DEIR and that such impacts are unacceptable. Policy 1.G.1 states that “The County will support the expansion of existing winter ski and snow play areas and development of new areas ... where environmental impacts can be ADEQUATELY MITIGATED.” I do not believe that this is the case based on the DEIR and hence, I hope that the scope of this project will be substantially reduce.

Thank you in advance for addressing my concerns,

Elizabeth Danel

1809 Washoe Rd.

Olympic Valley

415-531-0617 cell

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

Sent from Surface

## Maywan Krach

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**From:** Patrick Davis <pdavis@vectorid.com>  
**Sent:** Wednesday, July 15, 2015 10:37 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley dEIR

Hello,

I'm hoping to add my voice to the many that are concerned about development in Squaw Valley. Overall, I think an opportunity exists to develop something great, and the current proposals are far from this ideal. Specifically, I'm very concerned about the quantity of buildings, their height, and negative impacts on Squaw Valley's natural beauty. A mistake in building too much, too tall, too ugly, too bland would take far too long to correct, if it was possible to correct at all.

For me, the most important thing about Squaw Valley is it's natural beauty and the ability to access the surrounding area year round.

Excessive building, housing, and transportation would negatively impact this beauty and access. Please make careful considerations of the EIR and the long-term impacts of the choices being made.

Thank your for your consideration.

Patrick Davis  
10141 Columbine Rd.  
Truckee, CA 96161  
(530) 582-1841

## Maywan Krach

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**From:** Daniel day <dannydayski@yahoo.com>  
**Sent:** Friday, July 17, 2015 8:59 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Development

Hey Placer County,

I was born and raised in Olympic Valley, CA. I have concerns that the proposed development by KSL would tarnish this unique and special place. I know there will be future development in this valley, but let it be smart development.

Sincerely,  
Daniel Day

# Tom Day



1700 Navajo Court

P.O. Box 2151

Olympic Valley, CA. 96146

(530) 412-1153

tomday@jps.net

July 15, 2015

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

Dear Placer County Planning Commission,

I appreciate the opportunity to comment on the dEIR for the development proposed by KSL at the base of the ski area here in Squaw Valley.

I attended the June 25<sup>th</sup> 2015 meeting held in Kings Beach. What caught my attention and concern was the huge number of unavoidable impacts. To me this is a red flag that the project is too big. As you move forward with this EIR and the project in general, please consider what is appropriate in terms of significant unavoidable impacts. Also, keep in mind your own policy, 1.G.1.

By far, our largest water source is our aquifer that sits under the western part of our valley, directly under the current village and proposed expansion. This needs to be protected at all costs. How lucky we are to be able to have our drinking water come directly from the source of the mountain. How fragile we are to have only one water source. I believe any analysis (water studies) of our aquifer needs to include the four year drought period that we are currently in. Lot 19 (15.1 dEIR) is being proposed to rezone this location from Forest Recreation to Heavy Commercial. This is unacceptable. This is the most fragile part of our aquifer, where Shirley Creek meets the valley floor and gets absorbed into the ground. This is proposed to have heavy maintenance activities, chemical and toxic waste materials stored and 200,000 gallons of propane stored here. Shirley Canyon is a gem to this valley that deserves better respect.

**Parking:** Like any event/arena location, you need to provide enough parking for peak attendance. When the event is not happening, it becomes empty space, that's the nature of the business.

**Heights of buildings:** The heights should be determined by the existing heights in the current village. Not by the height of the tallest in the valley, Resort at Squaw Creek, located almost a mile away, up against the forest in the south eastern part of the valley.

Noise should not exceed Placer County exterior standards by 28%.



Under our current governmental structure, the people who live in Squaw Valley cannot make this important decision that will affect our fate. We are relying on you, the Placer County Planning Commission and Placer County Board of Supervisors to make this critical decision for us.

Thank you very much for allowing me the opportunity to comment on the dEIR for the KSL expansion project that could very well impact the quality of life for the residents and visitors in our community.

Sincerely,

Tom Day

Squaw Valley Resident since 1982

July 12, 2015

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

Dear Sir/Madam,

We are writing about the proposed development at Squaw Valley and the draft EIR. We purchased a unit in the Village at Squaw Valley prior to the acquisition of Squaw Valley by KSL.

We were attracted to Squaw Valley because of its extensive natural beauty, the views from our unit and the area's relatively quiet, peaceful nature. We are very concerned about the proposed plans as we believe they are much too extensive and will create noise, traffic congestion, disruption of the peaceful nature of the area and will block views.

KSL, by its nature, is a short term owner focused on creating gains for its investors. On its website, KSL states "our strategy involves four critical elements (i) expanding each enterprise by enhancing the existing revenue base, **(ii) creating new business opportunities**, (iii) improving operating efficiencies and **(iv) optimizing the value of associated real estate.**"(emphasis added). In the case of Squaw Valley, this mission means finding every way possible to drive more revenues from the land that they own, even if that means overburdening the area with too much development. At some point, this investment will be sold to benefit KSL's investors but the impact of these changes will be irreversible. Thus, it is critical that Placer County make decisions for the long term benefit of Squaw Valley.

The addition of the large number of hotel rooms and accommodations and the Mountain Adventure Camp will bring exponentially more people to the valley and result in much greater levels of noise and traffic which we do not believe will be adequately handled by the mitigation measures outlined in the report. This additional congestion has the potential to significantly change the nature of the valley in a very negative and harmful way. Additionally the development buildings are too tall, further impacting the natural beauty by affecting views of this wonderful area. The construction period screening described in the report will not mitigate the long term and permanent negative impact of the new buildings.

We encourage you to reject the current plans and instead require an alternative that will involve considerably less density and lower heights.

Thank you for considering these concerns and the long term future of Squaw Valley,

Sincerely,

Handwritten signatures of Howard DeBow and Dennis Markus.

Howard DeBow  
Dennis Markus

## Maywan Krach

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**From:** Joan Dedo <jpdedo@sbcglobal.net>  
**Sent:** Wednesday, July 15, 2015 2:08 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley development

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

Re the ill-advised projected development of Squaw Valley:

Having lived in the Donner Summit area since 1965, I find it hard to understand any of the reasoning behind this proposed project.

At the best of times, Rte 89's traffic is limited by its geography and during "the seasons" it is a nightmare to travel. Taking several years in the building process and all the trafficking of supplies and construction needs only adds to ecological distress! What can they mean there is no egregious Impact with this plan?

Limited water is not going to go away, so how can they think that more people, housing, etc., is not Impact and then some? Are they denying the scientific facts of life we are now very aware of and have experienced living with its limitations during the past decade?

Making a "Manhattan skyline" in the midst of magnificent nature is deplorable, and hardly a 'vacation escape.'

Please, help everyone use common sense and stop this fiasco, ecological disaster and eyesore as soon as possible.

Sincerely, Joan Dedo

July 1, 2015

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

From: Gaetano DeMattei M.D.  
1529 Christy Lane  
Olympic Valley, CA 96146

Subject: Objections to the Draft ERI  
Submitted by Squaw Valley Real Estate LLC

Dear Sirs,

I have been a great fan of Squaw Valley since the 1960 Olympics where I served as a member of the Medical Support Team for several weeks.

After the first few years of skiing here on weekends and experiencing traffic delays while exciting the valley, we decided to buy a second home here in 1968. In 1977 my family became permanent residents while I visited on weekends. In 2002 I retired and Squaw became my permanent residence.

My 55 years of observing varying conditions at Squaw and relating these variations to the aspirations of Squaw Valley Real Estate's plans presented in their draft DRI, I would like to present what I think is good and bad about the draft DRI, and why significant modifications should be made.

First, the good things:

- 1) Visual attractiveness of the base area from Squaw Valley road, especially in the Summer, is less than ideal, and some building in the far east area (Designated as VC-C), as proposed by SVRE would be an improvement.
- 2) Family activity in the base area is limited in the Summer, and some kind of activity center with swimming and water slides would be desirable, but it

does not have to be a 90,000 square foot Mountain Adventure Center. Maybe 50,000 square feet.

- 3) The Vegetation plans proposed will certainly be a big improvement.
- 4) Putting a second Fire Station near the center of the Village will be good.
- 5) Providing Employee Housing is certainly good.

Second, Things that I don't think will happen even if the present draft DIR is approved:

- 1) I don't think Squaw Valley will be made into a First Class Destination by adding more Hotels and Timeshares and Housing. I have skied at multiple 'Destination Resorts' in the United States and Squaw is at a disadvantage in comparison because of the limited Skiing terrain and unpredictable weather. Over the years, I have visited with people who had their visit wiped out because of inclement weather, and their experience has discouraged friends from coming to Squaw for extended stays.
- 2) Increasing Hotels and Housing will not improve the skiing terrain or control unpredictable weather.
- 3) Economic considerations. In the past, several conglomerates have expanded valley amenities, namely Perini Corporation who built only half of the Resort at Squaw Creek project, Mainline Corp. of Australia who planned a building project in the present parking lot, and never did any building, and Intrawest, who planned to double the size of the present village, only to abandon their projected goals.

Third, Things that should be changed in the draft DIR that would make the project acceptable and welcomed by the Squaw Valley Home Owners and guests.

- 1) Limit the number of Units in the VC and VCN regions to 450-500 and the number of bedrooms to 700-800.
- 2) Limit the Building heights so that they do not exceed the height of the present Village's buildings, 78 feet.
- 3) The present views of the mountain would not be invaded by limiting the heights.

- 4) There would be less stress on the valley aquifer needed to supply the extra water required by the increased population.
- 5) There would be less green house gas, toxic waste and noise contamination.
- 6) Circulation and Parking. There will still be increased traffic problems on busy days, but by increasing the width of Squaw Valley road's 40 foot wide passage that extends from the Queen of the Snows Church to the Squaw Creek turnoff to a 48 foot wide three lane striped road would make ingress and egress much safer and easier to manage.

I have submitted my analysis of how the proposed draft DIR could be changed to make Squaw Valley a more desirable place to live and to visit for future generations, so they can enjoy what past generations cherished.

Respectively,

Gaetano DeMattei

## Maywan Krach

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**From:** Mary Devore <mjdevore@bendbroadband.com>  
**Sent:** Friday, July 17, 2015 4:28 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Saving Squaw Valley

Hello and thank you for taking your time to read this email.

I have lived in , enjoyed and visited Squaw Valley since 1975. I will be succinct since I am writing just under the wire and know this is only one of many emails and letters you will be reading.

Basically, and obviously, the Valley is beautiful, unique and irreplaceable and should not be ruined for the delight of a few developers who wish to get rich and rich people who want it for their own special playground.

I am hoping that since you have been willing to be on the commission you have the love of the special area you live in and want it to be special for the future generations. It is better to leave something as it is than to have to try and cover over mistakes and environmental damages later.

My heart feels such joy as I drive into the Valley and see the beauty. Imagine driving in and seeing Trump towers and Wally's world. NO NO NO There are plenty of other places they can build nearby that would not have the damaging impacts.

Please, keep it special. Developers come and go but there is only one Squaw Valley,

Thanks,  
Mary Devore

Mary J. Devore

## Maywan Krach

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**From:** bret dezordo <bretdezordo@gmail.com>  
**Sent:** Friday, July 17, 2015 4:44 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw valley development

To whom it may concern,

I write to you from the County of Marin where I officially reside but in all honesty it is the Sierra where my heart lays. I am one of the thousands of flat landers who has done the roundtrip to Squaw valley and back, all four seasons, since en utero. It was startling to see the meadows turn into a golf course, the resort built, and the village constructed. At what point is it decided that development is enough? I do hope you give ample consideration to the impact this project will have on the current population of users but more importantly to those who have yet to discover how special this valley really is. Thank you for your consideration.....

Bret de Zordo

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## Maywan Krach

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**From:** Nada Djordjevich <nada@gibsonandassociates.com>  
**Sent:** Thursday, July 16, 2015 8:42 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Mountain Adventure Center

Placer County Community Development Resource Agency,

Recently I was made aware of the plans for the development of a mega-resort and recreational facility in Squaw Valley, CA. I would like to state my opposition to this project, and hope that Placer County governmental leadership will reject this application.

The Sierras are a unique and wonderful place of natural beauty. I like many others live in the Bay Area and come to Squaw Valley, to be outdoors, and as a respite from urban life. I am not opposed to the existing developments in the Valley, but layering more onto this valley will not be environmentally sound. Is the mega-resort what we want to leave behind for the generations to follow? Once developed, this cannot be undone.

Please vote no to this large-scale, long-term development for Squaw Valley.

Thank you for your consideration.

Sincerely,

Nada Djordjevich

## Maywan Krach

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**From:** David Doherty <ddoherty33@sbcglobal.net>  
**Sent:** Friday, July 17, 2015 2:22 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Draft EIR Comments

To whom it may concern:

While I was not born and raised in Squaw Valley, I have called it home for the last 20 years. As I was taking a walk through the valley today, I imagined the trucks and tourist traffic driving up and down street, the constant backup beeping from heavy equipment, the light pollution clouding a starry night, and the feeling of living in a city with tall buildings in a concrete jungle. I also had a taste of it a few weeks ago as I had to listen to a helicopter flying low in the valley all day. It sickens me to contemplate what KSL has proposed to develop in this precious area. No thanks.

It baffles me as to how KSL thinks there is a need or demand for any sort of such development. What shocks me even more is that they have no concern that our current infrastructure of roads, water sources, etc, cannot support what they are proposing.

If you have been around Lake Tahoe during the 4th of July or a holiday week in the winter, you will see incessant traffic, careless littering, and general disrespect for the area. Believe it or not, I saw someone throw a cigarette out a car window last week. The goal of KSL is to turn Squaw Valley into an amusement park where these impacts will be seen on a daily basis, not just holiday periods.

While it is important to have tourism and development to sustain our local economy, the idea that you can have too much of a good thing is very real and pertinent here. Unfortunately, KSL has no grasp of this concept. Their myopic views are driven by the almighty dollar with no regard to the short and long term environmental impacts.

Thank you for taking the time to hear our concerned voices.

Sincerely,

David Doherty

## Maywan Krach

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**From:** Caryn Dombroski <caryn\_d@pacbell.net>  
**Sent:** Saturday, July 11, 2015 8:12 AM  
**To:** Placer County Environmental Coordination Services  
**Cc:** caryndombroski@gmail.com  
**Subject:** Squaw Valley expansion project

To: Maywan Krach

I've been just watching and reading so far but the two factors that are, to me, crucial - water and traffic. A chain is only as strong as it's weakest link and, as it has been driven home to us these last few years, one of our weak links here is water. None of the schemes proposed can offset the fact that more people equals more water consumption. No recycling or smart use or dry garden can negate that fact.

Highway 89 is already heavily used on busy weekends, consistently slowed to a crawl in winter and filled to capacity even in the best weather. It's a beautiful, scenic drive in a canyon that, to my inexperienced eye, seems to have little room for expansion. And I don't think we need another 4 lanes of heavy traffic added to our infrastructure.

Placer County is gorgeous. People come here for that, not fancy hotels. We need to do everything we can to preserve our best asset.

Thank you,  
Caryn Dombroski  
10695 Palisades  
Truckee, CA

## Maywan Krach

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**From:** liz.donovan@comcast.net  
**Sent:** Wednesday, July 15, 2015 1:05 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Proposed Squaw Valley Development

To: Maywan Krach  
From: Liz Donovan [liz.donovan@comcast.net](mailto:liz.donovan@comcast.net)

Our family built our cabin in 1964. At that time, Squaw Valley only claim to fame was the Olympic Games in 1960. It still had a pristine meadow and mountain views. Over time, developers have continued to try and make money on the Valley by adding different attractions or lodging. To our family, the focus should be as it was from the beginning, OUTDOOR activities, chances to view nature in its finest...no need for amusement parks.

My other big concern is the reality of packing in thousands of tourists and residents into a valley with only one lane access. If a disaster should happen; fire, avalanche, flooding, earthquake, how will emergency crews be able to help so many if access is gone? I can only imagine the panic that would ensue if any of these tragedies should strike. Please consider downsizing the proposal from KLS to a reasonable amount of development.

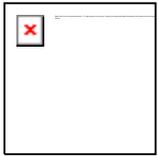
## Maywan Krach

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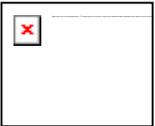
**From:** Office, Reception <office@sva.org>  
**Sent:** Friday, July 17, 2015 3:29 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley Project

I feel that this project sounds exciting and will attract more business to the area. If it can be done, while maintaining the beauty of the valley, then by all means it should go through. More jobs and more visibility for a year round recreation area is a good thing.

Cindy



**Cindy Dorenzo, Administrative Office**  
**Squaw Valley Academy**  
**235 Olympic Valley Road**  
**Olympic Valley, California 96146**  
**School Office: 530-583-9393**  
**Fax: 530-581-1111**  
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[www.sva.org](http://www.sva.org)



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## Maywan Krach

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**From:** Deb Darby - Dudley <hd961@aol.com>  
**Sent:** Tuesday, June 16, 2015 4:00 PM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Squaw Valley Plan

Dear Board of Supervisors,

The proposed plan KSL is moving forward for Squaw Valley is a complete travesty that will destroy the Tahoe way of life for generations to come. It is doomed to fail as a project just as similiar projects of this nature have failed in Nearby Reno - at the Grand Sierra Hotel.

Why - becuae this and the next generation of vacationers are looking for authentic experiences. They will come to Tahoe because it is the last best place to offer true outdoor mountain beauty in an environment that is as it was when god created it. Todays and tomorrows consumers do not want to go to another cookie cutter Starbucks on every corner resort. They want natural and they want nature. Hundreds of tourism studies back this up. So do your homework Supervisors - and stop this mess from happening.

By approving this proposal you give KSL a property that is worth 100 times what they paid for it and they will only sell it to another party - like the did the Hotel Del Coronado and their other properties. This is a game don't gamble with the only Squaw Valley we have.

Debra Darby Dudley  
[hd961@aol.com](mailto:hd961@aol.com)  
775-762-2677