COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: March 18, 2022

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed SNOW Sports Museum and Community Cultural Center Project**

REVIEW PERIOD: **March 18, 2022 to April 18, 2022**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Sierra Nevada Olympic Winter (SNOW) Sports Museum and Community Cultural Center Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Location: The project site consists of approximately one (1) acre (with a disturbance area of 0.68-acre) of the 26.8-acre Squaw Valley Community Park[1] site, 101 Olympic Valley Road, southwest of the intersection of Olympic Valley Road and River Road/State Route (SR) 89 in the unincorporated community of Olympic Valley. Squaw Valley Community Park is identified by Assessor's Parcel Numbers (APNs) 096-290-021-000, 096-290-056-000, 096-290-061-000, 096-310-009-000, and 096-310-040-000.

Project Description: The proposed project would include construction of a two-story, U-shaped building celebrating the 1960 Winter Olympics and history of winter sports in the Sierra Nevada. The building would consist of up to 20,000 square feet (sf) with a maximum height of 30 feet, as well as outdoor gathering spaces and amenities. The building would include the following components:

- **Museum of Olympic History and Sierra Nevada Ski History (Museum)**. The museum would commemorate the events of the 1960 Winter Olympic Games held in Olympic Valley and Lake Tahoe and the ensuing effects on regional and western ski history. The museum would also document the ski history of the Sierra Nevada region beginning with the Washoe Tribe to 19th century gold miners, to members of the 10th Mountain Division, to current World Cup athletes;
- **Cultural Community Center**. The cultural community center would offer education and awareness programs in history, culture, sports innovation, and environmental stewardship;
- **Event Space**. The building would include event space for exhibits, films, educational and recreational classes, conferences, lectures, and community events, and small private celebrations (e.g., birthdays, weddings, meetings, etc.);
- **Visitor Center**. A visitor center would be included as part of the building and would be operated in partnership with Placer County and the North Lake Tahoe Resort Association; and
- **Café and Museum Shop**. A small café and museum shop, ancillary to the museum, community cultural center, and visitor center would be provided.

Various associated improvements would be included in the development of the proposed project, including, but not limited to landscaping and utility installation.

The proposed project would require County approval of a Rezone to create a new land use district to accommodate the proposed project, Text Amendment to Section 12.24.040 of the Placer County Government Code, Conditional Use Permit (CUP), Design Review, and potential Minor Land Division to create a new parcel for the proposed project.

[1] At the time of publication, Squaw Valley Community Park is under consideration of a name change. Subsequent documents will reflect the official name of the Park at the time of their publication as the renaming process progresses.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Patrick Dobbs, Senior Planner, at (530) 745-3060 or pdobbs@placer.ca.gov. A copy of the NOP is available for review at the Tahoe City and Truckee Libraries, the Placer County Community Development Resource Agency (Tahoe City), and on the Placer County website:

http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on April 18, 2022 to Shirlee Herrington, 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, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

EIR Scoping Meeting
on the SNOW Sports Museum and Community Cultural Center Project
Monday, March 28, 2022 | 3:00 to 5:00 PM
In-Person:
Planning Commission Hearing Room
3091 County Center Drive, Auburn
In-Person:
Community Development Resource Agency – Tahoe
775 N. Lake Boulevard, Tahoe City (1st Floor Conference Room)
or
Virtual:
Zoom: https://placer-ca-gov.zoom.us/j/95728719462
Phone: 1+ (877) 853 5247 or 1+ (888) 788 0099 | Webinar ID: 957 2871 9462

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site consists of approximately one acre (with a disturbance area of 0.68-acre) of the 26.8-acre Squaw Valley Community Park site, 101 Olympic Valley Road, southwest of the intersection of Olympic Valley Road and SR 89, in the unincorporated community of Olympic Valley (see Figure 1 and Figure 2). Regional access to the site is provided by Interstate 80 (I-80). Palisades Tahoe (formerly Squaw Valley Ski Resort) and other Olympic Valley ski resorts (e.g., Olympic Village Inn), as well as other recreational and commercial uses are located approximately 1.89 miles southwest of the project site. Lake Tahoe is located five miles southeast of the project site, and the Town of Truckee is located approximately nine miles northwest of the project site.

Squaw Valley Community Park is an approximately 26.8-acre park, consisting of five parcels (APNs 096-310-009-000, 096-310-040-000, 096-290-021-000, 096-290-061-000, and 096-290-056-000), owned and operated by Placer County. The project site is identified by portions of APNs 096-290-021-000 and 096-290-056-000, and would be located between the Squaw Valley Community Park driveway entrance to the parking lot from Olympic Valley Road and the existing pickleball courts. The project site is designated as Conservation Preserve (CP) in the 1983 SVGP and Land Use Ordinance, and the current zoning designation for the site is Forest Recreation (FR).

The project site is situated on undulating topography which runs north to south. The scattered rock outcrops and boulders located on-site create microtopographic variations ranging from 6,115 feet to 6,130 feet above mean sea level. The project site contains areas of vegetation, predominantly montane coniferous forest, which largely consist of white fir and pine trees native to the area. Patches of willow scrub occur in scattered locations within stormwater detention basins constructed for the Squaw Valley Community Park.

Riprap stone is scattered along the eastern boundary of the project site along the pickleball courts and the northwestern corner of the project site. A 0.04-acre drainage swale, which was constructed as part of the 2004 improvements to Squaw Valley Community Park, supports wetland vegetation and occurs along the south side of Olympic Valley Road, flowing from west to east. The Truckee River is located approximately 790 feet east of the project site, across SR 89.

Figure 1
Regional Location

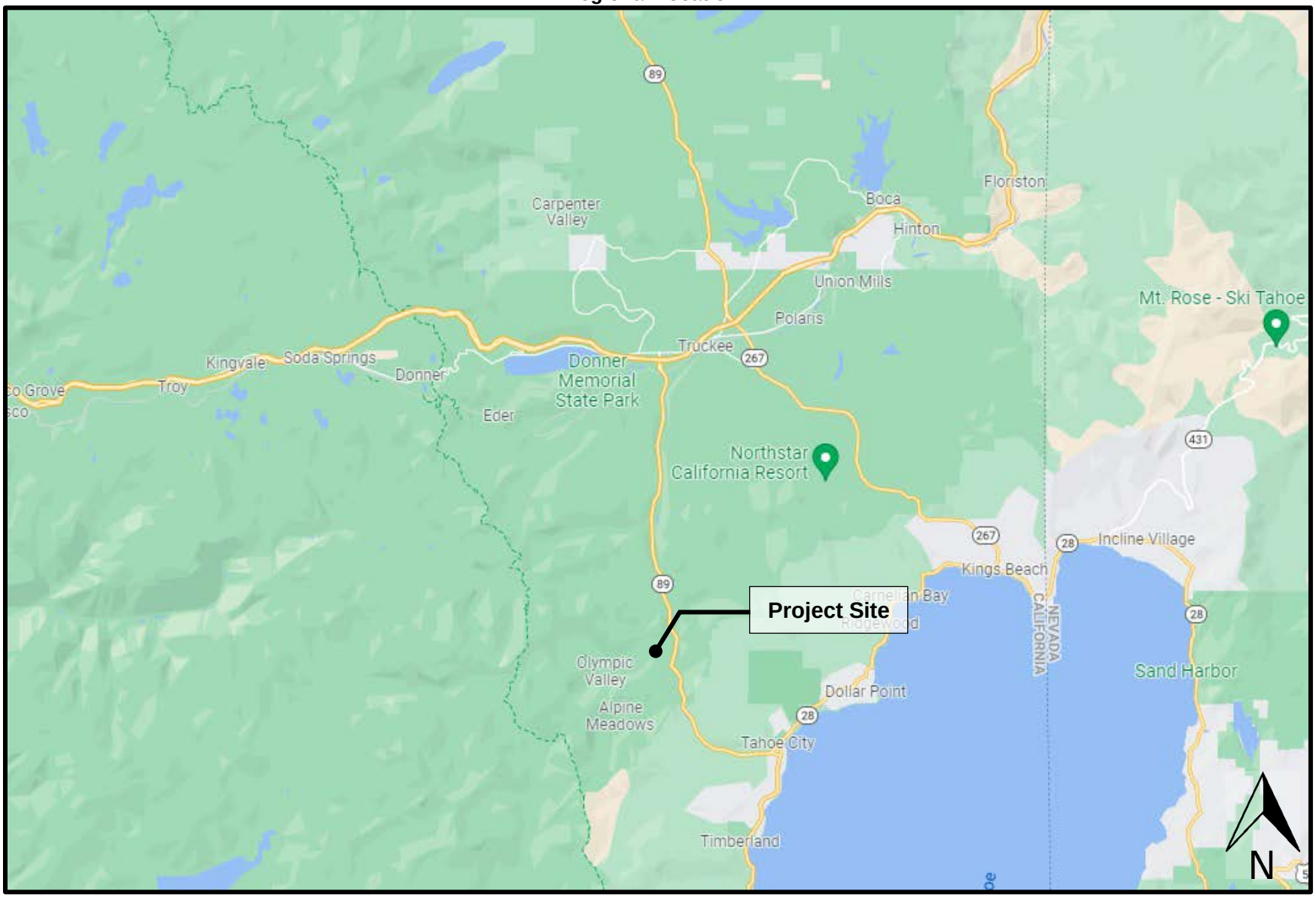
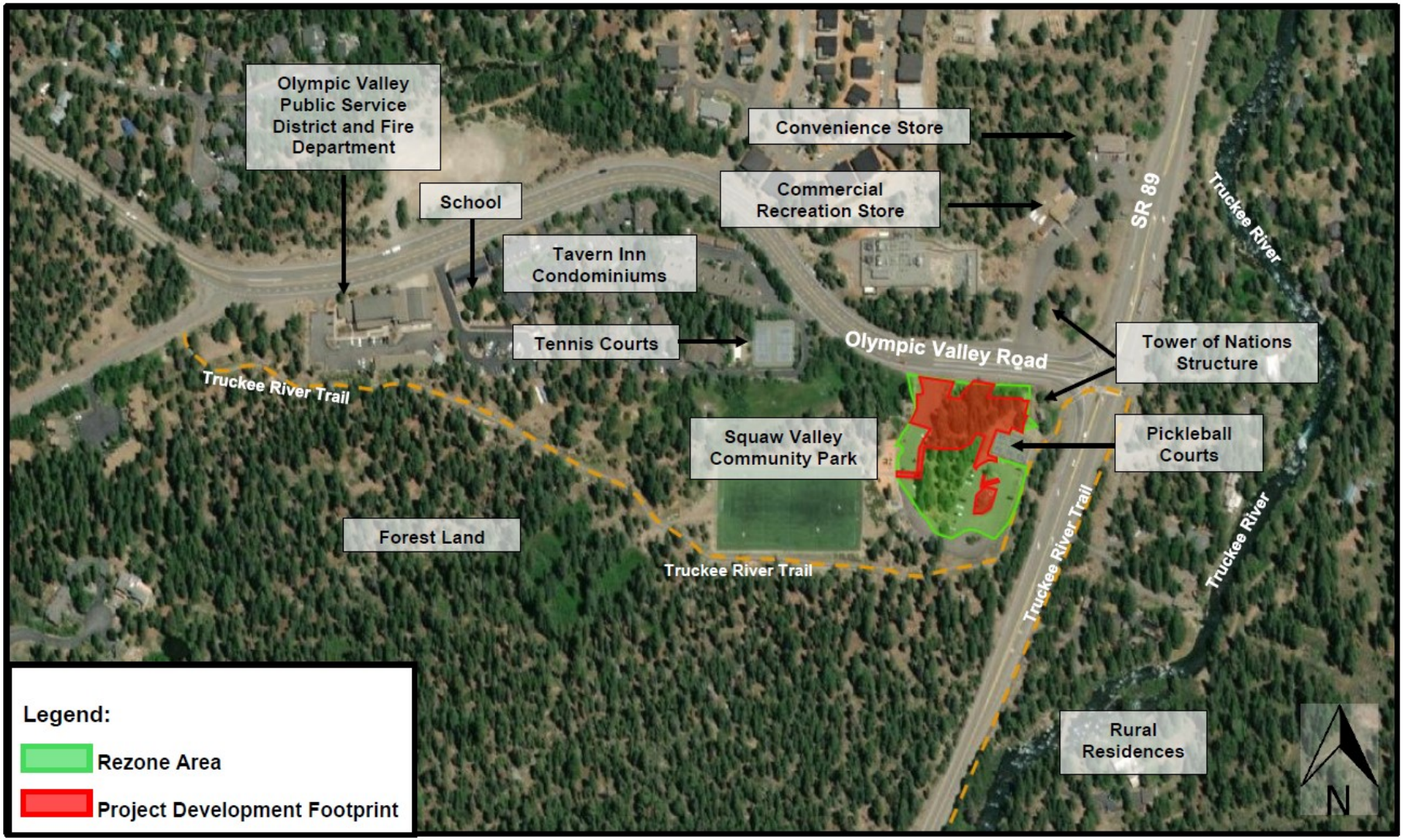


Figure 2
Project Site Boundaries



1.2 Surrounding Land Uses

The project site is bounded by Olympic Valley Road to the north, SR 89 and the Truckee River Trail to the east, and Squaw Valley Community Park facilities to the south and west. The area north of the project site, across Olympic Valley Road, is sparsely developed and is largely occupied by forest and meadow vegetation. However, a commercial recreation store and convenience store (7-Eleven) are located on the west side of SR 89, north of the project site, across Olympic Valley Road. A soccer field and playground are located west of the project site within Squaw Valley Community Park. The Olympic Valley community is located further west, which includes condominiums and single-family residences in the vicinity of the project site to the northwest.

Rural residences are located east of the project site, across SR 89, and the Truckee River is located further east, approximately 790 feet from the project site. The Truckee River Trail and forest land are located south of the project site. The Palisades Tahoe, which contains lodging, ski lifts, a golf course, and associated commercial uses is located further southwest.

1.3 Project Components

The proposed project would include development of a museum and community cultural center building celebrating the 1960 Winter Olympics and history of winter sports in the Sierra Nevada. The proposed development would include the construction of a new, two-story, U-shaped building, various site improvements, and a number of amenities such as event space (see Figure 3). The proposed project would require County approval of a Rezone to create a new land use district to accommodate the proposed project, a Text Amendment to the Placer County Code, Conditional Use Permit, Design Review, and potential Minor Land Division to create a new parcel for the proposed project. The proposed project components, along with all required entitlements and approvals, are described in further detail in the following sections.

Proposed Development

The two-story, U-shaped building would consist of up to 20,000 sf of building space with a maximum height of 30 feet (see Figure 4 through Figure 7). The second/upper floor would serve as the entrance to the building due to the museum having a stepped floor plan. Although not yet determined, the building could also include a mezzanine. Table 1 below outlines the allocated space within the proposed building.

Outdoor gathering spaces and amenities would be provided, such as a plaza deck to be located south of the building and a V-shaped garden to be located east of the building. Various improvements would be included in the development of the proposed project, including, but not limited to, landscaping and utility installation, as well as improvements to the existing facilities at Squaw Valley Community Park. Such improvements are discussed in further detail below. In total, the construction of the building and associated improvements would comprise approximately one acre. However, while a portion of the existing parking lot would be resurfaced, ground disturbance would not occur within this paved area; thus, the proposed project would result in a total disturbance area of approximately 0.68-acre.

The existing Squaw Valley Community Park parking lot has a total of 116 spaces (61 in the upper/western area and 55 in the lower/eastern area). Up to 6,000 sf of the existing parking lot would be resurfaced, and the parking area directly fronting the museum would be restriped to include two additional Americans with Disabilities Act (ADA) parking spaces. A planting area in the eastern portion of the parking lot would be removed and replaced with eight vehicle parking spaces. Including existing and proposed parking, a total of 121 parking spaces (including seven ADA-compliant parking spaces) would be provided on-site in accordance with Section 17.54.060 of the Placer County Code.

Further discussion of the proposed project's operations, access and circulation, grading activities, utilities and public services, landscaping and trails, and off-site improvements is provided below.

Figure 3
Site Plan

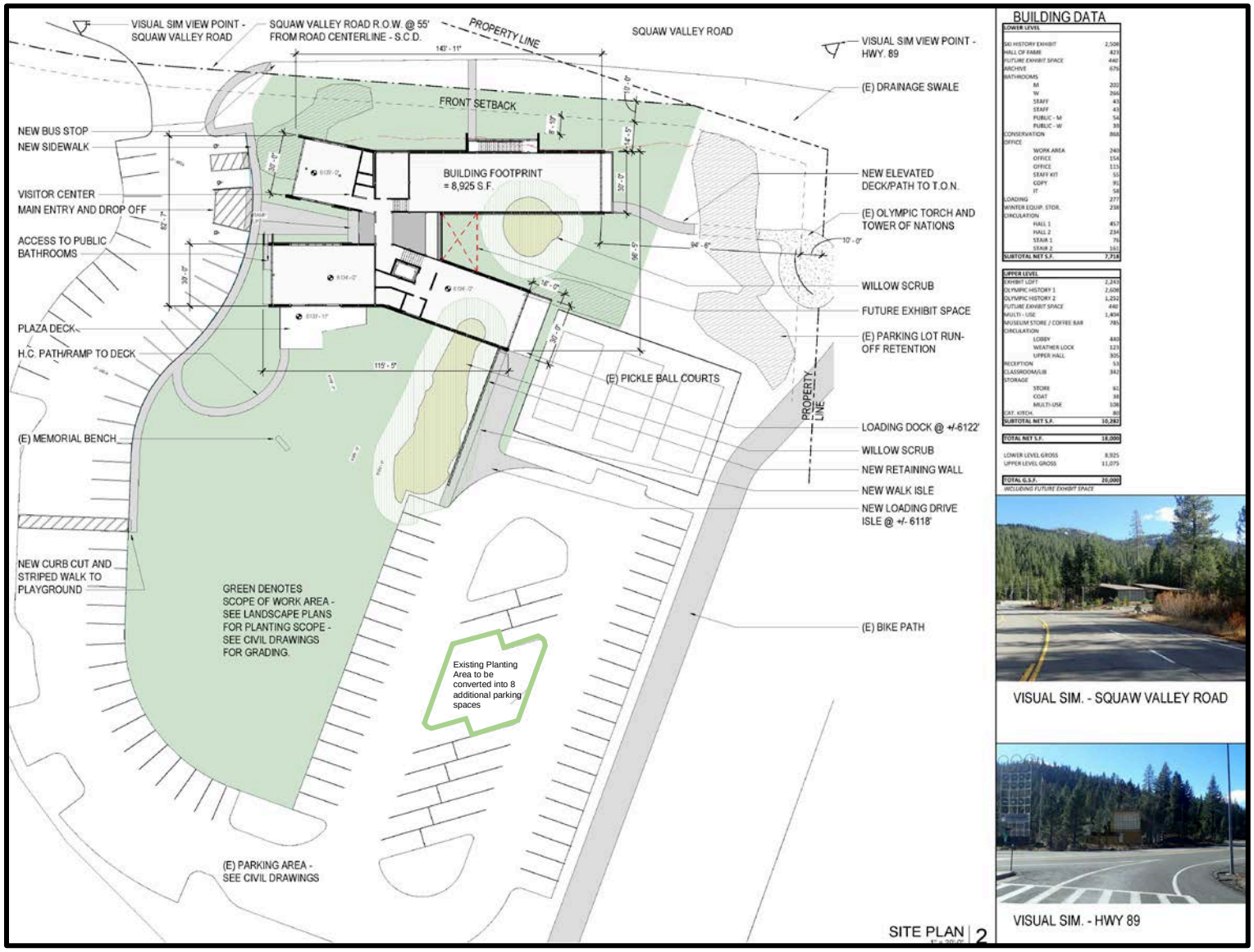


Figure 4
Entry-Level/Second Floor Plan

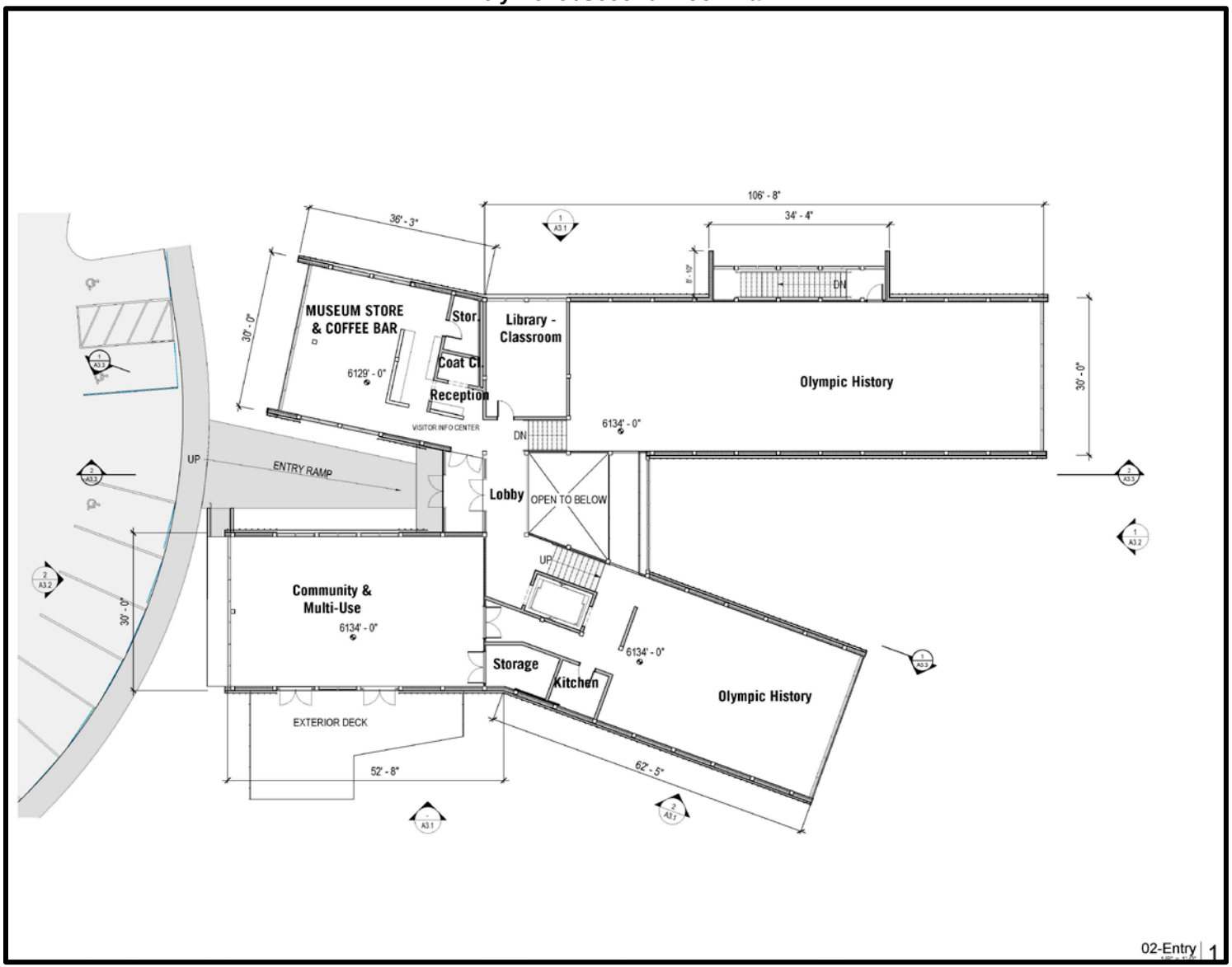


Figure 5
First Floor Plan

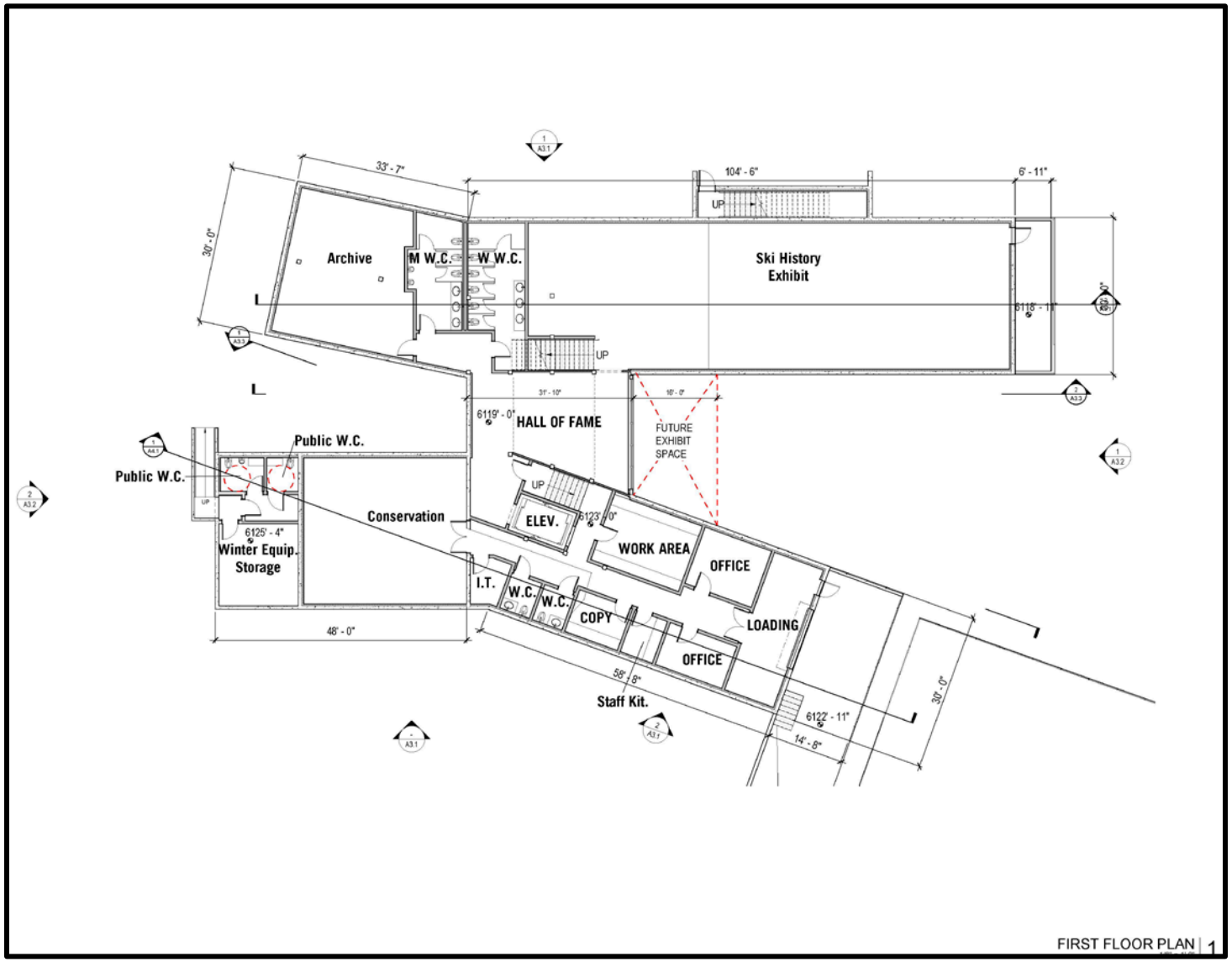


Figure 6
Exterior Building Elevations (South and North)

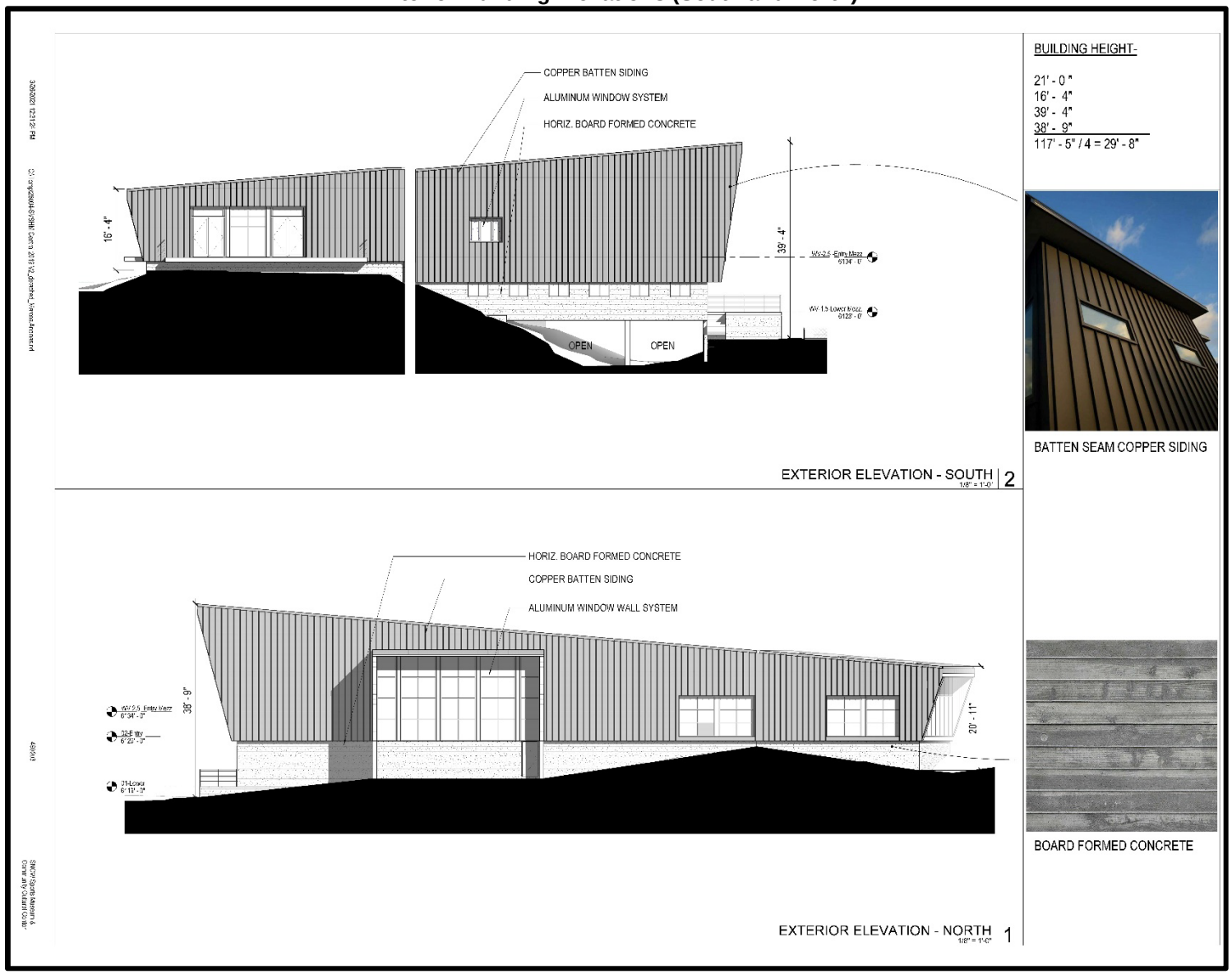
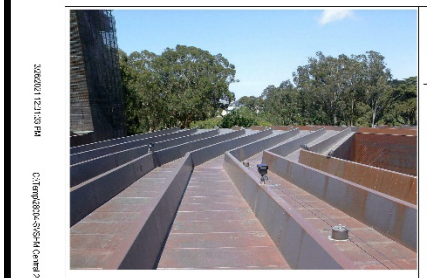
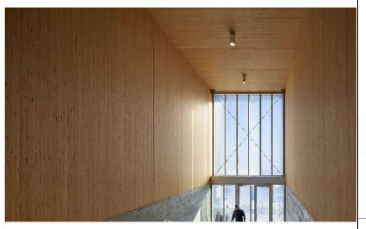


Figure 7
Exterior Building Elevations (South and North)

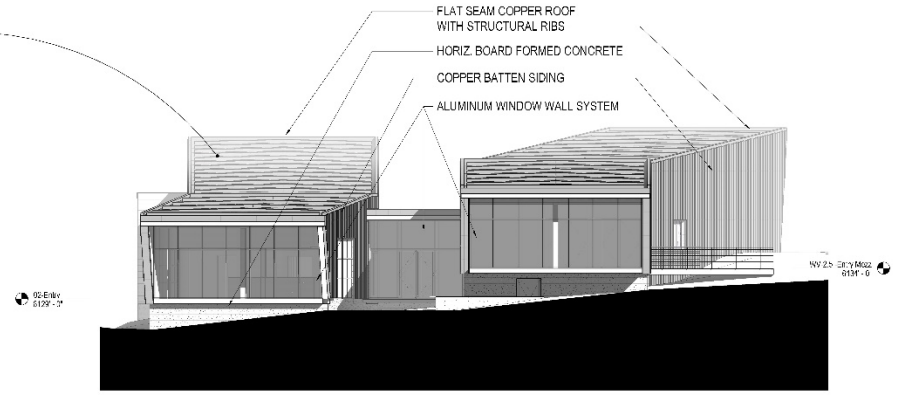


FLAT SEAM RIBBED COPPER ROOF

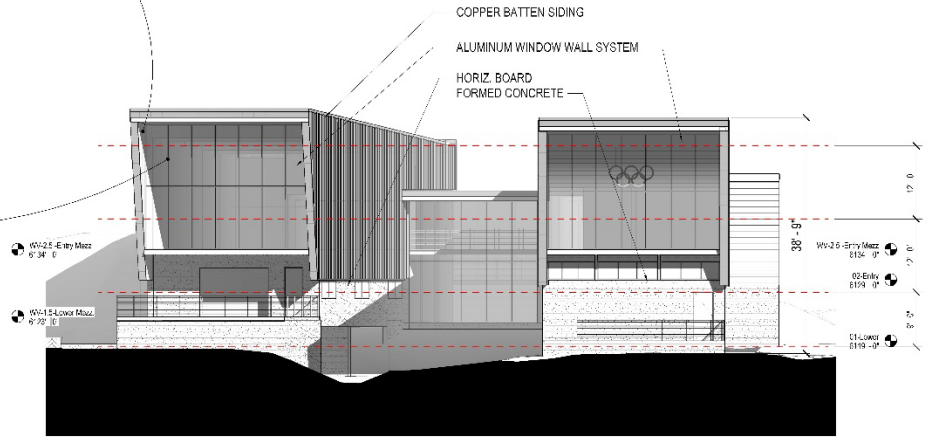


MASS TIMBER WOOD

ALUMINUM STORE FRONT W/ LOW GLARE GLASS



EXTERIOR ELEVATION - WEST 1/8" = 1'-0" 2



EXTERIOR ELEVATION - EAST 1/8" = 1'-0" 1

Table 1 Proposed Building Space and Area	
Building Space	**Area (sf)**
First/Lower Level	
Ski History Exhibit	2,508
Hall of Fame	423
Future Exhibit Space	440
Archive	676
Restrooms – internal	554
Restrooms – accessible from exterior	93
Conservation	868
Office	713
Winter Equipment Storage	238
Loading Dock	277
Circulation	928
Approximate net area (First/Lower Level)	**7,718**
Second/Upper Level	
Exhibit Loft	2,243
Olympic History 1	2,608
Olympic History 2	1,252
Future Exhibit Space	440
Cultural/Community Room	1,404
Museum Shop/Café	785
Circulation	881
Event Space/Classroom/Library	342
Storage	207
Catering Kitchen	80
Plaza Deck	600
Approximate net area (Second/Upper Level)	**10,842**
Note: Room areas are based on current plans, which show a gross building area of 17,285 gross sf and a footprint of 8,925 sf. As building design proceeds to construction design, the final floor area of these rooms may be adjusted. For the purposes of the CEQA analysis, it is anticipated that the building will have a gross area of up to 20,000 sf.	

Project Operations

The SNOW Sports Museum and Community Cultural Center would operate on a year-round schedule with exact hours and admission fees to be determined. Conservatively, the museum is anticipated to operate daily from 10:00 AM to 6:00 PM with some evening events. During the peak visitation season, up to six employees, three full-time and three part-time, would report to the site. In addition to general visitation hours, the museum would also host after-hours events (e.g., fundraisers, community gatherings, etc.)

Similar to the use of rooms in other County community centers, the community room and classroom would be available for recreation, social interactions, and meetings by both the museum and the community. The events may include lectures, film screenings, and private parties renting the museum facilities. Events would typically be held in the evenings so as not to conflict with peak daytime usage of the park by recreational users. The proposed project is estimated to generate 70,000 to 80,000 total annual visitors, including approximately 60,000 to 70,000 museum visitors (assuming approximately 10,000 student visitors), as well as approximately 10,000 visitors for special events/community facilities.

The proposed project operations would also include snow removal, as necessary, which would be managed by the Squaw Valley Ski Museum Foundation (SVSMF) and would involve the removal of snow at the proposed museum and community cultural center only. Placer County would continue to be responsible for snow removal at the existing parking areas. The cost of snow removal would be shared between SVSMF and Placer County whenever possible.

Access and Circulation

Vehicle access to the proposed project would be provided by an existing driveway from Olympic Valley Road, which currently serves as the entrance to Squaw Valley Community Park and connects to the existing surface parking lot. The entrance provides full access to the project site. Up to 6,000 sf of the driveway and asphalt parking lot would be resurfaced, and the parking area directly fronting the museum would be restriped to include two additional ADA parking spaces. The re-striping of the parking lot would allow space for a bus turnaround for buses up to 40 feet in length in the eastern portion of the parking lot. Additionally, a planting area in the eastern portion of the parking lot would be removed and replaced with eight vehicle parking spaces.

The project site would also be accessible to cyclists from the Class III bikeways along SR 89, Class II bikeways along Olympic Valley Road, and the Class I Truckee River Trail along the southern boundary of the project site and along SR 89. Four-foot-wide concrete walkways would be included throughout the site to provide pedestrian and bicycle access to the proposed building from the existing parking lot and Olympic Valley Road. In addition, a six-foot-wide concrete ramp would be constructed at the building entry point behind rolled curb and gutter to meet ADA requirements. Improved pedestrian facilities would include a crosswalk connecting the sidewalk in front of the building to the playground and sports field west of the building. Additionally, the project would construct a walking path, which would bisect the proposed V-shaped garden and lead from the building to the Tower of Nations structure at the southwest corner of the SR 89 and Olympic Valley Road intersection.

The Tahoe Truckee Area Regional Transit (TART) includes a transit stop adjacent to the entrance to Squaw Valley Community Park on the south side of Olympic Valley Road for transit headed toward Tahoe City and Truckee, as well as a second transit stop across Olympic Valley Road for buses headed to the Olympic Valley Village turn-around point. Several other shuttle services provide transportation within Olympic Valley for patrons of nearby ski resorts that also use the nearby stops. During ski season, the Squaw-Alpine shuttle runs continuously between Olympic Valley and Alpine Meadows, and the Mountaineer (micro transit) offers on-demand intra-valley shuttle service. Lastly, the North Lake Tahoe Express, a shuttle transit company providing service between the Reno-Tahoe International Airport and destinations around the Tahoe Basin, services the existing transit stop at Squaw Valley Community Park.

Grading Activities

To prepare the project site for development, the existing slope would be regraded immediately adjacent to the driveway entrance from Olympic Valley Road to create a level transition from the parking and ADA spaces to the museum entrance. Additional grading would occur adjacent to the western portion of the parking lot to create a level surface for the proposed concrete walkway and for installation of the building foundation. In total, grading activities would result in up to approximately 1,500 cubic yards of cut and 300 cubic yards of fill, with the net 1,200 cubic yards of cut earth being hauled off-site for disposal.

Utilities and Public Services

The proposed project would connect to public utilities located within Olympic Valley Road at the project frontage and within Squaw Valley Community Park. Sewer and water services would be provided by the Olympic Valley Public Service District (OVPSD). A six-inch water service lateral, underground electrical conduit, and fire hydrant would be provided in the northwest corner of the project site. The water services extension would connect to the existing lateral adjacent to the proposed building within Olympic Valley Road. All sewer improvements would be consistent with the Placer County “All Districts” Sewer System Master Plan. The museum project will provide sewer service to the existing vault restroom building at the park. This will support the conversion of the restroom building from vault type to flush restrooms. Solid waste would be collected by Truckee Tahoe Sierra Disposal. Electricity would be provided by Liberty Utilities and a new propane tank would be provided on-site.

The proposed on-site stormwater system would consist of installation of an underground rainstore retention facility and several infiltration trenches. The infiltration trenches would be constructed throughout the project

site along the concrete walkways adjacent to the western parking lot, between the western parking lot and the south wing of the building, between the western parking lot and the north wing of the building, between the south wing and the north wing of the building, and north of the pickleball courts. As such, the stormwater drainage from the project site would be directed to the newly construction stormwater infiltration system. The existing stormwater basin located in the northwest corner of the site would remain as-is following project development.

The proposed project would also include minor improvements at the existing pickleball courts, along the eastern boundary of the project site, such as an underground electrical conduit and pull box, and water line for a future drinking fountain.

The proposed project would be served by the Placer County Sheriff's Department, California Highway Patrol (CHP), and Olympic Valley Fire Department (OVFD). Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The Olympic Valley Fire Department station is located at 305 Olympic Valley Road, approximately 1,400 feet northwest of the project driveway entrance.

Landscaping and Trails

A total of 228 trees are currently located on the project site. As part of the proposed project, approximately 55 trees would be removed (see Figure 8). The existing willow scrub areas would remain; however, the existing rock outcrop near the upper entrance to the museum would be removed. Landscaping improvements would be provided throughout the project site, as well as along the Olympic Valley Road frontage in the northwest corner of the site.

A variety of drought-tolerant trees, shrubs, and flowers would be provided along the frontage of Olympic Valley Road, the main entry of the proposed building, at the southwest corner of the pickleball courts, and at the proposed V-shaped garden. The proposed V-shaped garden would be located in the northeastern portion of the project site and would include plantings such as serviceberry, low growing manzanita, blue wildrye, oceanspray, coyote mint, and mountain spirea. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Approximately 616 sf of riprap located in the northwest corner of the project site and 760 sf of riprap adjacent to the pickleball courts would be removed in order to construct the building's loading dock. A four-foot-wide raised path is planned for development and would run from the north wing of the building to the relocated Tower of Nations and Olympic Torch located along the northeastern boundary of the site, adjacent to SR 89.

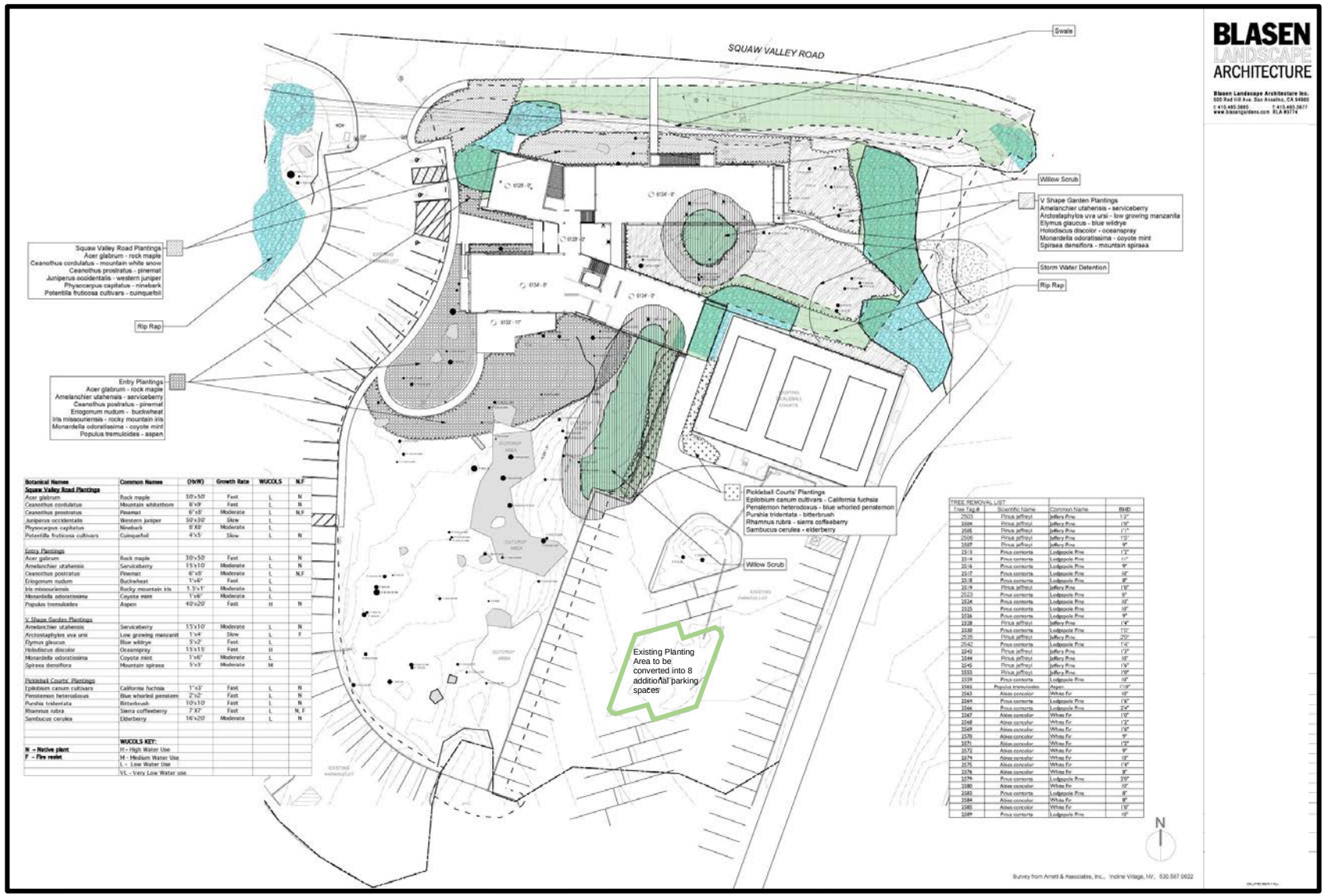
Off-Site Improvements

The proposed project would construct a sanitary sewer force main along Olympic Valley Road. The force main would begin at the intersection of Olympic Valley Road and the project driveway, and run northwest approximately 760 feet along Olympic Valley Road to connect to the existing sanitary sewer manhole located east of the Tavern Inn Condominiums. In addition, a wet well and sanitary sewer lift station would be constructed north of the project site, near the project driveway, within the Olympic Valley Road right-of-way.

Rezone

The Squaw Valley General Plan land use designation for the site is Conservation Preserve (CP) and the current zoning is Forest Recreation (FR). The proposed project would include a Rezone to create a new land use district to accommodate the proposed project. The new land use district would only be applied to the project site. Any future development projects applying for a rezone to the new designation would do so independently of the proposed project, and would be subject to separate environmental review and discretionary approval. Approval of the requested rezone for this project would not commit the County towards any particular course of action regarding future rezones.

Figure 8
Landscaping Plan



Botanical Names	Common Names	(Ht/W)	Growth Rate	WUCOLS	N,F
Squaw Valley Road Plantings					
Acer glabrum	Rock maple	30'x 50'	Fast	L	N
Ceanothus cordulatus	Mountain whitethorn	6'x9'	Fast	L	N
Ceanothus prostratus	Pinemat	6'x8'	Moderate	L	N,F
Juniperus occidentalis	Western juniper	50'x 30'	Slow	L	
Physocarpus capitatus	Ninebark	8' X8'	Moderate	L	
Potentilla fruticosa cultivars	Cuinquefoil	4'x5'	Slow	L	N
Entry Plantings					
Acer glabrum	Rock maple	30'x 50'	Fast	L	N
Amelanchier utahensis	Serviceberry	15'x10'	Moderate	L	N
Ceanothus postratus	Pinemat	6'x8'	Moderate	L	N,F
Eriogonum nudum	Buckwheat	1'x4'	Fast	L	
Iris missouriensis	Rocky mountain iris	1.5'x1'	Moderate	L	
Monardella odoratissima	Coyote mint	1'x6'	Moderate	L	
Populus tremuloides	Aspen	40'x20'	Fast	H	N
V Shape Garden Plantings					
Amelanchier utahensis	Serviceberry	15'x10'	Moderate	L	N
Arctostaphylos uva ursi	Low growing manzanit	1'x4'	Slow	L	F
Elymus glaucus	Blue wildrye	5'x2'	Fast	L	
Holodiscus discolor	Oceanspray	15'x15'	Fast	H	
Monardella odoratissima	Coyote mint	1'x6'	Moderate	L	
Spiraea densiflora	Mountain spiraea	5'x3'	Moderate	M	
Pickleball Courts' Plantings					
Epilobium canum cultivars	California fuchsia	1'x3'	Fast	L	N
Penstemon heterodoxus	Blue whorled penstem	2'x2'	Fast	L	N
Purshia tridentata	Bitterbrush	10'x10'	Fast	L	N
Rhamnus rubra	Sierra coffeeberry	7'X7'	Fast	L	N, F
Sambucus cerulea	Elderberry	16'x20'	Moderate	L	N
		WUCOLS KEY:			
N – Native plant		H - High Water Use			
F – Fire resist.		M - Medium Water Use			
		L - Low Water Use			
		VL - Very Low Water use			

TREE REMOVAL LIST			
Tree Tag #	Scientific Name	Common Name	BHD
2503	Pinus jeffreyi	Jeffery Pine	13"
3504	Pinus jeffreyi	Jeffery Pine	136"
3505	Pinus jeffreyi	Jeffery Pine	11"
3506	Pinus jeffreyi	Jeffery Pine	15"
3507	Pinus jeffreyi	Jeffery Pine	9"
3513	Pinus contorta	Lodgepole Pine	13"
3514	Pinus contorta	Lodgepole Pine	11"
3516	Pinus contorta	Lodgepole Pine	9"
3517	Pinus contorta	Lodgepole Pine	10"
3518	Pinus contorta	Lodgepole Pine	8"
3519	Pinus jeffreyi	Jeffery Pine	136"
3522	Pinus contorta	Lodgepole Pine	9"
3524	Pinus contorta	Lodgepole Pine	10"
3525	Pinus contorta	Lodgepole Pine	10"
3536	Pinus contorta	Lodgepole Pine	9"
3538	Pinus jeffreyi	Jeffery Pine	136"
3539	Pinus contorta	Lodgepole Pine	110"
3540	Pinus jeffreyi	Jeffery Pine	200"
3542	Pinus contorta	Lodgepole Pine	114"
3543	Pinus jeffreyi	Jeffery Pine	113"
3544	Pinus jeffreyi	Jeffery Pine	10"
3545	Pinus jeffreyi	Jeffery Pine	136"
3553	Pinus jeffreyi	Jeffery Pine	139"
3559	Pinus contorta	Lodgepole Pine	10"
3562	Populus tremuloides	Aspen	118"
3563	Abies concolor	White Fir	10"
3564	Pinus contorta	Lodgepole Pine	136"
3566	Pinus contorta	Lodgepole Pine	124"
3567	Abies concolor	White Fir	130"
3568	Abies concolor	White Fir	12"
3569	Abies concolor	White Fir	136"
3570	Abies concolor	White Fir	9"
3571	Abies concolor	White Fir	132"
3572	Abies concolor	White Fir	9"
3574	Abies concolor	White Fir	10"
3575	Abies concolor	White Fir	134"
3576	Abies concolor	White Fir	8"
3579	Pinus contorta	Lodgepole Pine	139"
3580	Abies concolor	White Fir	10"
3583	Pinus contorta	Lodgepole Pine	8"
3584	Abies concolor	White Fir	8"
3585	Abies concolor	White Fir	130"
3589	Pinus contorta	Lodgepole Pine	10"

Survey from Arnett & Associates, Inc., Incline Village, NV, 530 587 0622

Text Amendment to Section 12.24.040, Placer County Government Code

Section 12.24 of the Placer County Code states that County Public Recreation Areas (PRAs) are closed to the public from one-half hour after sunset until one-half hour before sunrise. Section 12.24.040(B) provides exceptions to Section 12.24, which allow for different hours of operation for specific PRAs. The proposed project would include a text amendment to add Section 12.24.040(B)(6) to the Placer County Code which would add the proposed SNOW Sports Museum and Community Cultural Center as an exception to Section 12.24, and allow the proposed museum to remain open later than specified in the County Code in order to accommodate special events and museum operations.

Conditional Use Permit

It is the County's intent that the new land use district to be established as part of the project's entitlements would identify a museum and community cultural center as a conditional use. Therefore, the proposed project would require a CUP to construct the proposed on-site museum, community cultural center, and ancillary uses within the new land use district.

Design Review

Per Section 102.14 of the SVGP and Land Use Ordinance, and Section 17.62.070 of the Placer County Code, the proposed project would be subject to Design Review by the County. Specifically, the site plan would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the regulations is to allow design review of all developments, signs, buildings, structures, and other facilities in order to further enhance the County's appearance, and the livability and usefulness of properties.

Minor Land Division

The project may include a Minor Land Division to create a separate parcel for the proposed project. This would result in the project being located on a separate parcel from the surrounding Squaw Valley Community Park.

Deed Restriction

In addition to the Placer County regulations, the Squaw Valley Community Park site is bound by a deed restriction relating to the past transfer of the parcel from the U.S. Forest Service (USFS) to Placer County. The Quit Claim Deed conveying the park parcel to Placer County from the USFS includes the following restriction: "[T]he use of the property for a community park does not include the use of the property for private development of a commercial, residential, or industrial nature."

The intention of the museum and community cultural center is to educate visitors on the history of winter sports, particularly the 1960 Winter Olympics, and the museum would have a direct link to Squaw Valley Community Park and the outdoor culture of the Olympic Valley region. Furthermore, the museum's focus on active recreational and athletic pursuits are thematically supportive of the Squaw Valley Community Park's primary purpose of outdoor recreation. Therefore, the museum and community cultural center would be considered a non-commercial use and would not fall within the category of uses expressly prohibited by the Deed Restriction. Although the museum would introduce revenue-generating uses into the park, including a small café, gift shop, and facility rental, such uses and activities would be ancillary to the proposed museum and community cultural center, and all revenues from such activities would be restricted to supporting the museum. The Internal Revenue Code (IRC) and legal precedent allow charitable non-profit organizations enjoying benefits under IRC Section 501(c)(3) to pursue incidental revenue-generating activity without losing their non-profit tax-exempt status.[2] As described above, the ancillary nature and tax

[2] Michael E. Profant, Attorney at Law, Placer County Counsel's Office. Personal Communication [letter] with Eli Ilano, Forest Supervisor, Tahoe National Forest. March 27, 2017.

treatment of the revenue-generating activities proposed would not conflict with the deed restriction described above.

1.4 Requested Entitlements

The proposed project would require County approval of the following:

- Rezone to create a new land use district to accommodate the proposed project;
- Text Amendment to Section 12.24.040 of the Placer County Government Code;
- Conditional Use Permit to allow a museum and community cultural center within the new land use district;
- Design Review; and
- Potential Minor Land Division to create a new parcel for the proposed project.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- Less than three-acre Conversion Exemption – California Department of Forestry and Fire Protection (CAL FIRE);
- Authority to Construct and Permit to Operate a Sewer Lift Station – Placer County Air Pollution Control District (PCAPCD);
- Section 404 Nationwide Permit (or Letter of Permission) – U.S. Army Corps of Engineers (USACE);
- Section 401 Water Quality Certification – Lahontan Regional Water Quality Control Board (RWQCB); and
- Section 1602 Permit – California Department of Fish and Wildlife (CDFW).

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Based upon the Initial Study analysis conducted for the proposed project (see Attachment to this NOP) and consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Aesthetics
- Air Quality, Greenhouse Gas Emissions, and Energy
- Noise
- Transportation
- Wildfire
- Statutorily Required Sections
- Alternatives Analysis

Each technical chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will incorporate by reference SVGP and Land Use Ordinance, Placer County General Plan, and the Placer County General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by technical experts.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Aesthetics. The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and its surroundings will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and its surroundings.

The Aesthetics chapter of the EIR will be based in part on photo simulations showing pre- and post-project views of the project site from key public vantage points. The results of the analysis will be incorporated into the Aesthetics chapter of the EIR to determine whether the proposed project would substantially degrade the visual character or quality of the site and its surroundings.

Air Quality, Greenhouse Gas Emissions, and Energy. The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMOD) software program and following PCAPCD CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_X, and PM_{10}). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, propane) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures and PCSP strategies will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

The Energy portion of the chapter will evaluate whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the PCSP to identify energy-related measures that may be applicable to the proposed project.

Noise. The Noise chapter of the EIR will be based on a project-specific Noise Study. The chapter will address potential noise impacts resulting from project construction and operation, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable significance criteria in the Placer County General Plan Noise Element, the SVGP and Land Use Ordinance, and CEQA. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Transportation. The Transportation chapter of the EIR will be based on a Vehicle Miles Traveled (VMT) Analysis prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on VMT, consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT Analysis will be prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Wildfire. The Wildfire chapter of the EIR will be based primarily on an Emergency Preparedness and Evacuation Plan (EPEP) prepared for the proposed project in coordination with the local fire service providers. Recommendations from the EPEP will be incorporated into the EIR, as necessary, to address potential impacts related to wildfire risk consistent with Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by CAL FIRE regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

Statutorily Required Sections. Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, if applicable, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

Alternatives Analysis. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.

Attachment

Initial Study

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less-than-significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: **SNOW Sports Museum and Community Cultural Center Project**	Project # PLN16-00349
Entitlement(s): Rezone to create a new land use district to accommodate the proposed project, Text Amendment to Section 12.24.040 of the Placer County Government Code, Conditional Use Permit, Design Review, and potential Minor Land Division to create a new parcel for the proposed project.	
Site Area: Approximately one (1) acre (with a disturbance area of 0.68-acre) of the 26.8-acre Squaw Valley Community Park Site.	APNs: 096-290-021-000; 096-290-056-000; 096-290-061-000; 096-310-009-000; 096-310-040-000
Location: Southwest of the intersection of Olympic Valley Road and State Route (SR) 89 in the unincorporated community of Olympic Valley. The project site is located within the Squaw Valley General Plan area.	

A. BACKGROUND:

Project Site (Background/Existing Setting):
The project site consists of approximately one (1) acre of the 26.8-acre area Squaw Valley Community Park[1] site, 101 Olympic Valley Road (with approximately 0.68-acre of site disturbance area), southwest of the intersection of Olympic Valley Road and SR 89, in the unincorporated community of Olympic Valley (see Figure 1 and Figure 2). Regional access to the site is provided by Interstate 80 (I-80). Palisades Tahoe (formerly Squaw Valley Ski Resort) and other Olympic Valley ski resorts (e.g., Olympic Village Inn), as well as other recreational and commercial uses, are located approximately 1.89 miles southwest of the project site. Lake Tahoe is located five miles southeast of the project site, and the Town of Truckee is located approximately nine miles northwest of the project site.

Squaw Valley Community Park is an approximately 26.8-acre park, consisting of five parcels (Assessor's Parcel Numbers [APNs] 096-310-009-000, 096-310-040-000, 096-290-021-000, 096-290-061-000, and 096-290-056-000), owned and operated by Placer County. The project site is identified by portions of APNs 096-290-021-000 and 096-290-056-000, and would be located between the Squaw Valley Community Park driveway entrance to the parking lot from Olympic Valley Road and the existing pickleball courts.

[1] At the time of publication, Squaw Valley Community Park is under consideration of a name change. Subsequent documents will reflect the official name of the Park at the time of their publication as the renaming process progresses.

Figure 1
Regional Project Location

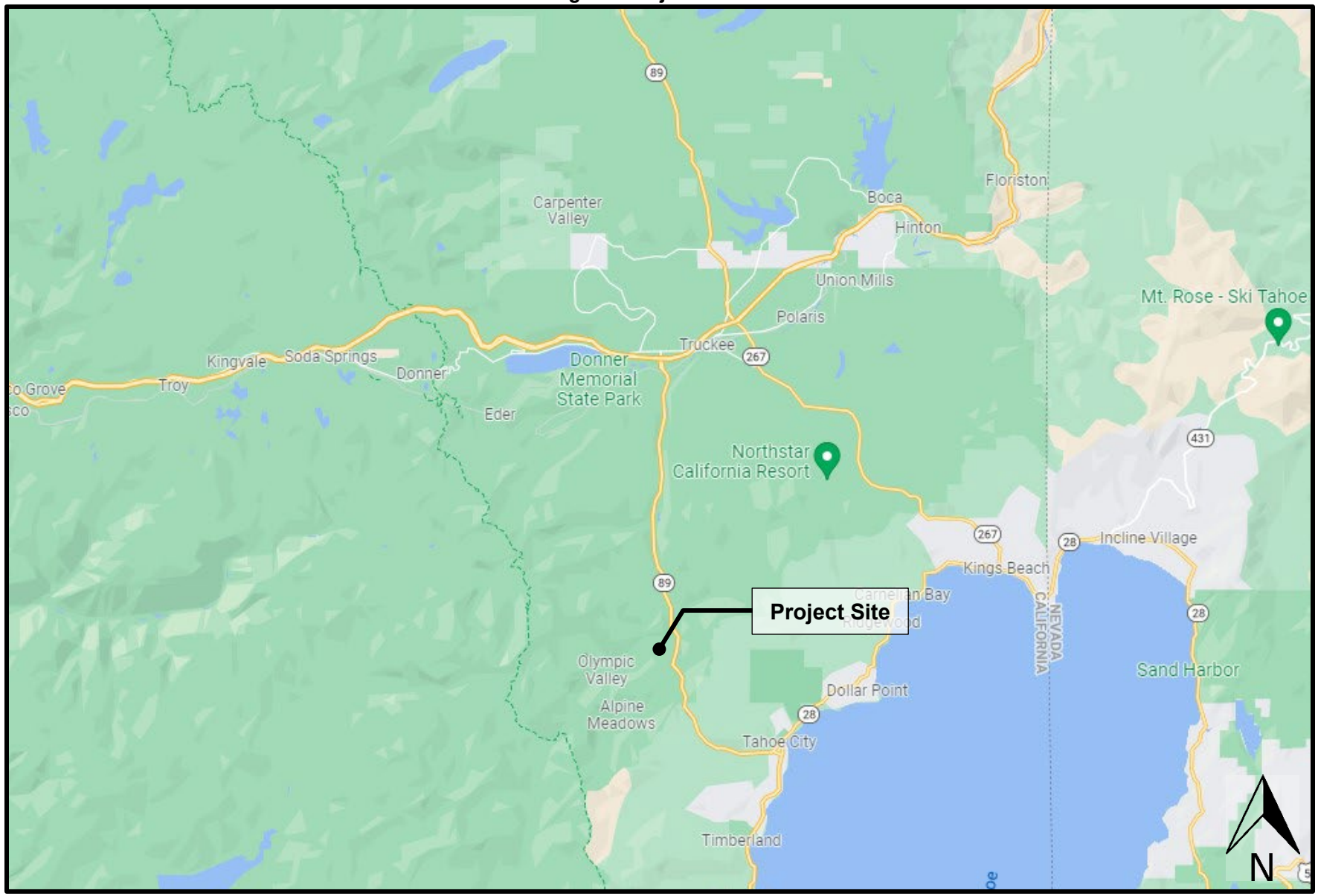
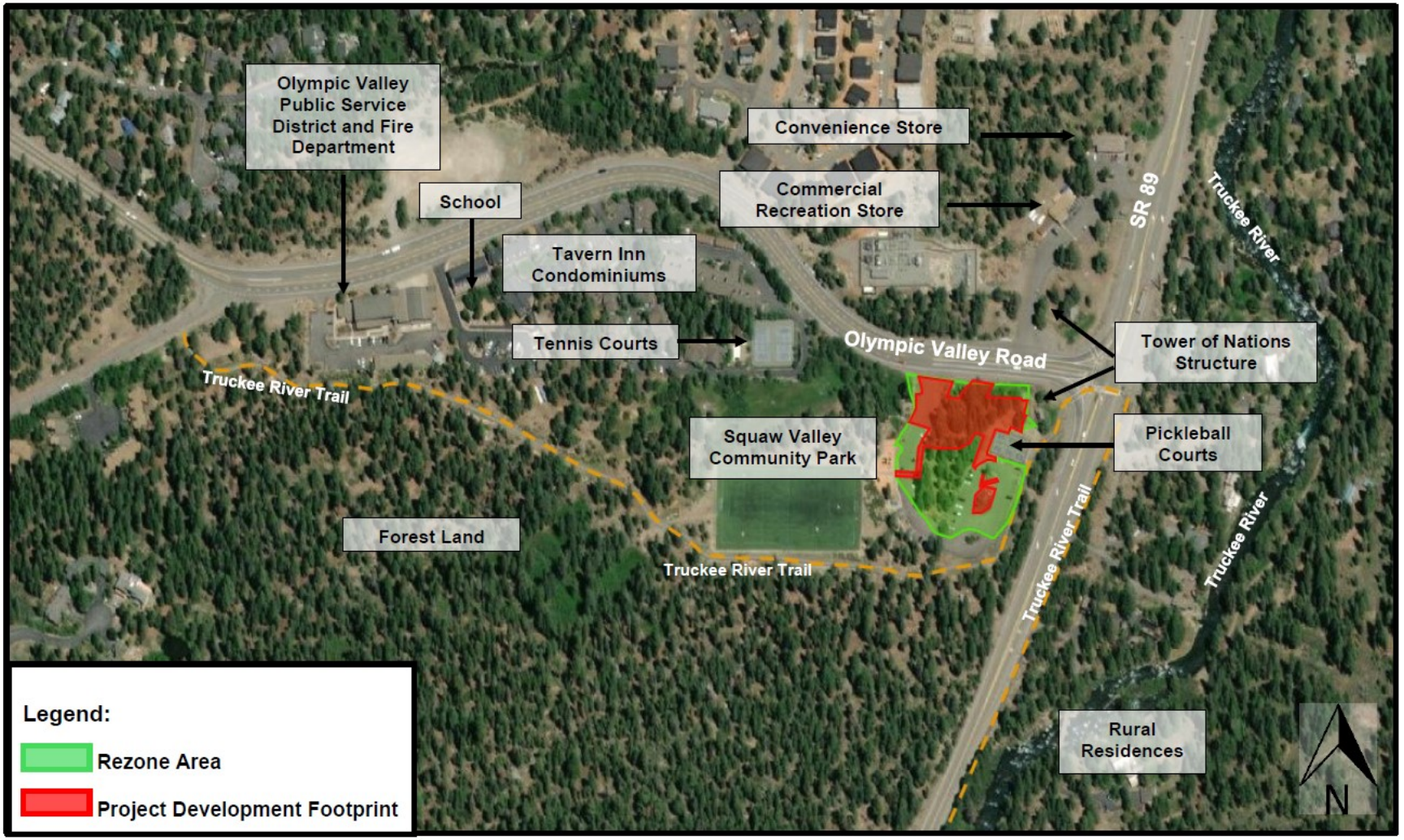


Figure 2
Project Site Boundaries



The project site is designated as Conservation Preserve (CP) in the 1983 SVGP and Land Use Ordinance and the current zoning designation for the site is Forest Recreation (FR).

The project site is situated on undulating topography which runs north to south. The scattered rock outcrops and boulders located on-site create microtopographic variations ranging from 6,115 feet to 6,130 feet above mean sea level.

The project site contains areas of vegetation, predominantly montane coniferous forest, which largely consist of white fir and pine trees native to the area. Patches of willow scrub occur in scattered locations within stormwater detention basins constructed for the Squaw Valley Community Park.

Riprap stone is scattered along the eastern boundary of the project site along the pickleball courts and the northwestern corner of the project site. A 0.04-acre drainage swale, which was constructed as part of the 2004 improvements to Squaw Valley Community Park, supports wetland vegetation and occurs along the south side of Olympic Valley Road, flowing from west to east. The Truckee River is located approximately 790 feet east of the project site, across SR 89.

The project site is bounded by Olympic Valley Road to the north, SR 89 and the Truckee River Trail to the east, and Squaw Valley Community Park facilities to the south and west. The area north of the project site, across Olympic Valley Road, is sparsely developed and is largely occupied by forest and meadow vegetation. However, a commercial recreation store and convenience store (7-Eleven) are located on the west side of SR 89, north of the project site, across Olympic Valley Road. A soccer field and playground are located west of the project site within Squaw Valley Community Park. The Olympic Valley community is located further west, the nearest structures of which include condominiums and single-family residences in the vicinity of the project site to the northwest. The Lake Tahoe Preparatory School is also located northwest of the project site.

Rural residences are located east of the project site, across SR 89, and the Truckee River. The Truckee River Trail and forest land are located south of the project site. Palisades Tahoe, which contains lodging, ski lifts, a golf course, and associated commercial uses is located further southwest.

Project Description:
The Sierra Nevada Olympic Winter (SNOW) Sports Museum and Community Cultural Center Project (proposed project) would include development of a museum and community cultural center building celebrating the 1960 Winter Olympics and history of winter sports in the Sierra Nevada. The proposed development would include the construction of a new, two-story, U-shaped building, various site improvements, and a number of amenities such as event space (see Figure 3). The proposed project would require County approval of a Rezone to create a new land use district to accommodate the proposed project, a Text Amendment to Section 12.24.040 of the Placer County Government Code, Conditional Use Permit (CUP), Design Review, and potential Minor Land Division to create a new parcel for the proposed project. The proposed project components, along with all required entitlements and approvals, are described in further detail in the following sections.

Proposed Development
The two-story, U-shaped building would consist of up to 20,000 sf of building space with a height of 29.8 feet (see Figure 4 through Figure 7). The second/upper floor would serve as the entrance to the building due to the museum having a stepped floor plan. Although not yet determined, the building could also include a mezzanine. Table 1 below outlines the allocated space within the proposed building.

Outdoor gathering spaces and amenities would be provided, such as a plaza deck to be located south of the building and a V-shaped garden to be located east of the building. Various improvements would be included in the development of the proposed project, including, but not limited to, landscaping and utility installation, as well as improvements to the existing facilities at Squaw Valley Community Park. Such improvements are discussed in further detail below. In total, the construction of the building and associated improvements would comprise approximately one acre. However, while a portion of the existing parking lot would be resurfaced, ground disturbance would not occur within this paved area; thus, the proposed project would result in a total disturbance area of approximately 0.68-acre.

Figure 3
Site Plan

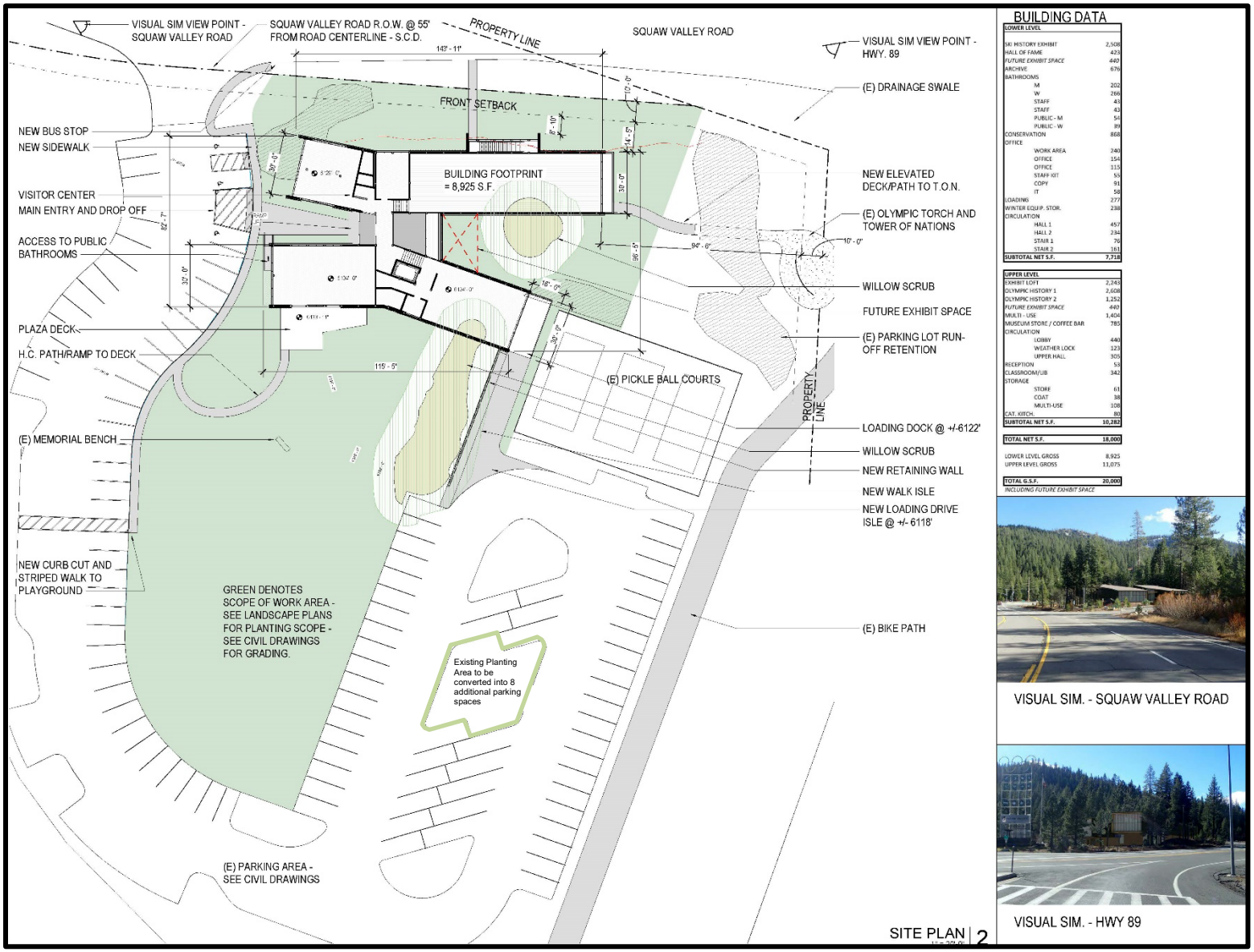


Figure 4
Entry-Level/Second Floor Plan

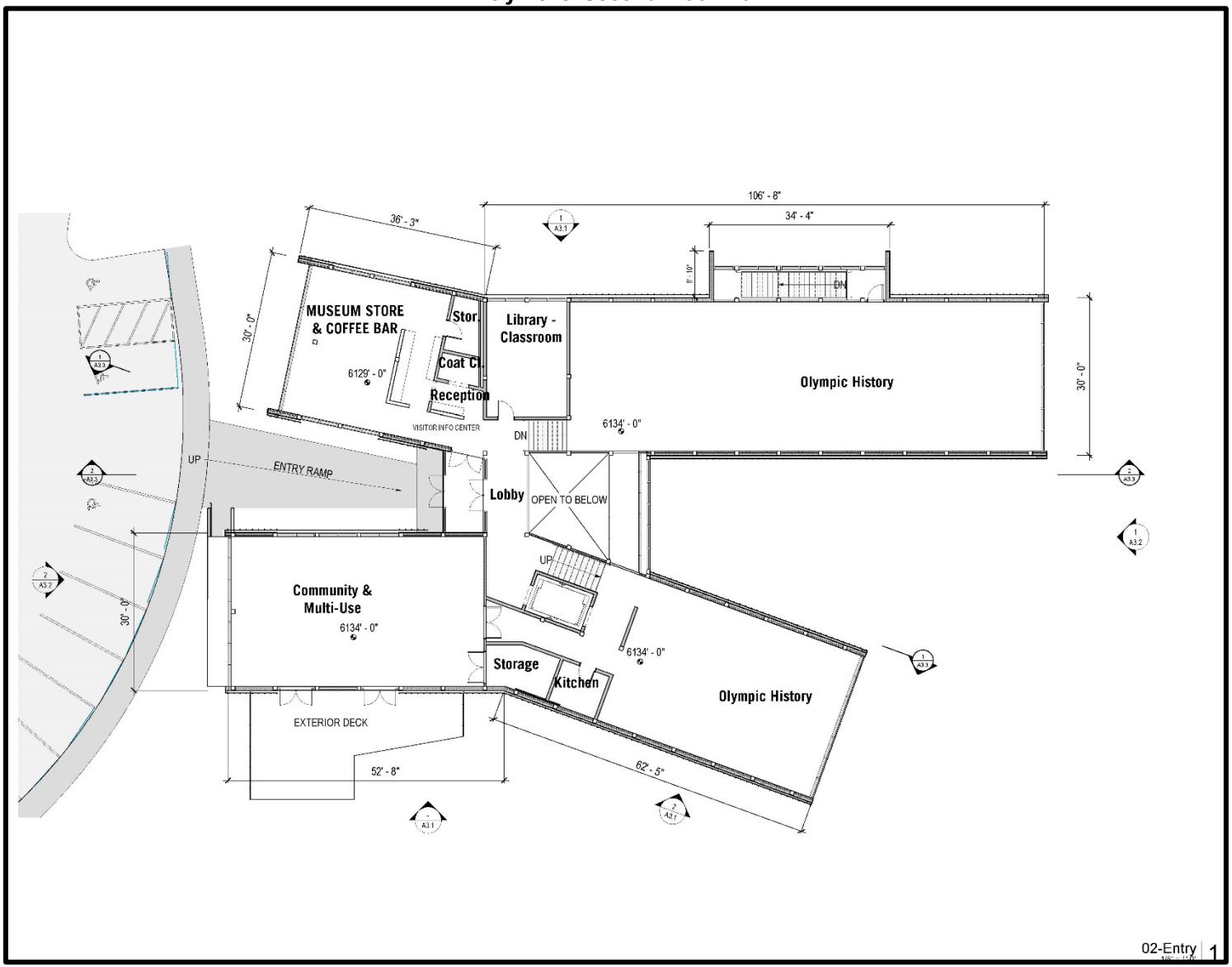


Figure 5
First Floor Plan

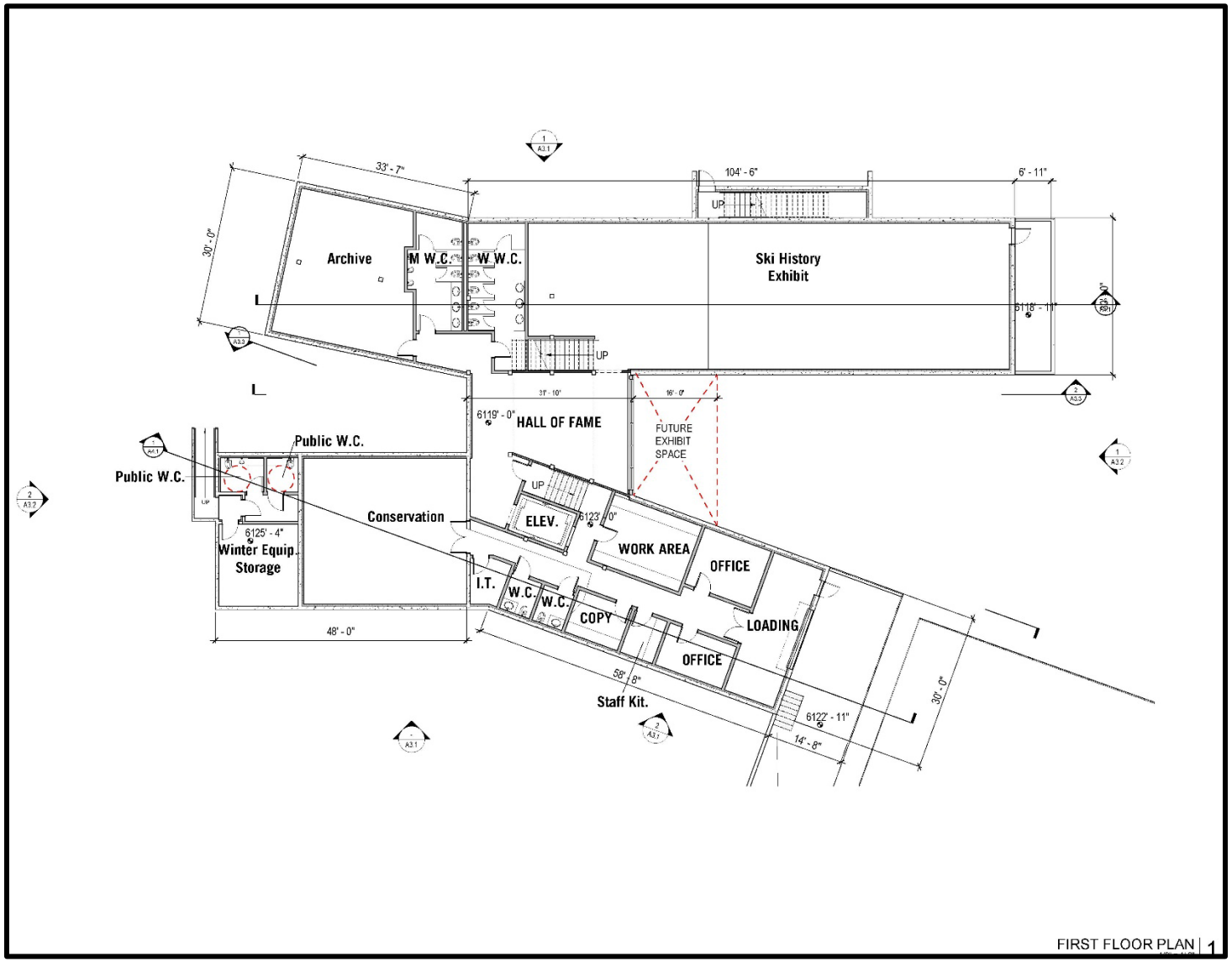


Figure 6
Exterior Building Elevations (South and North)

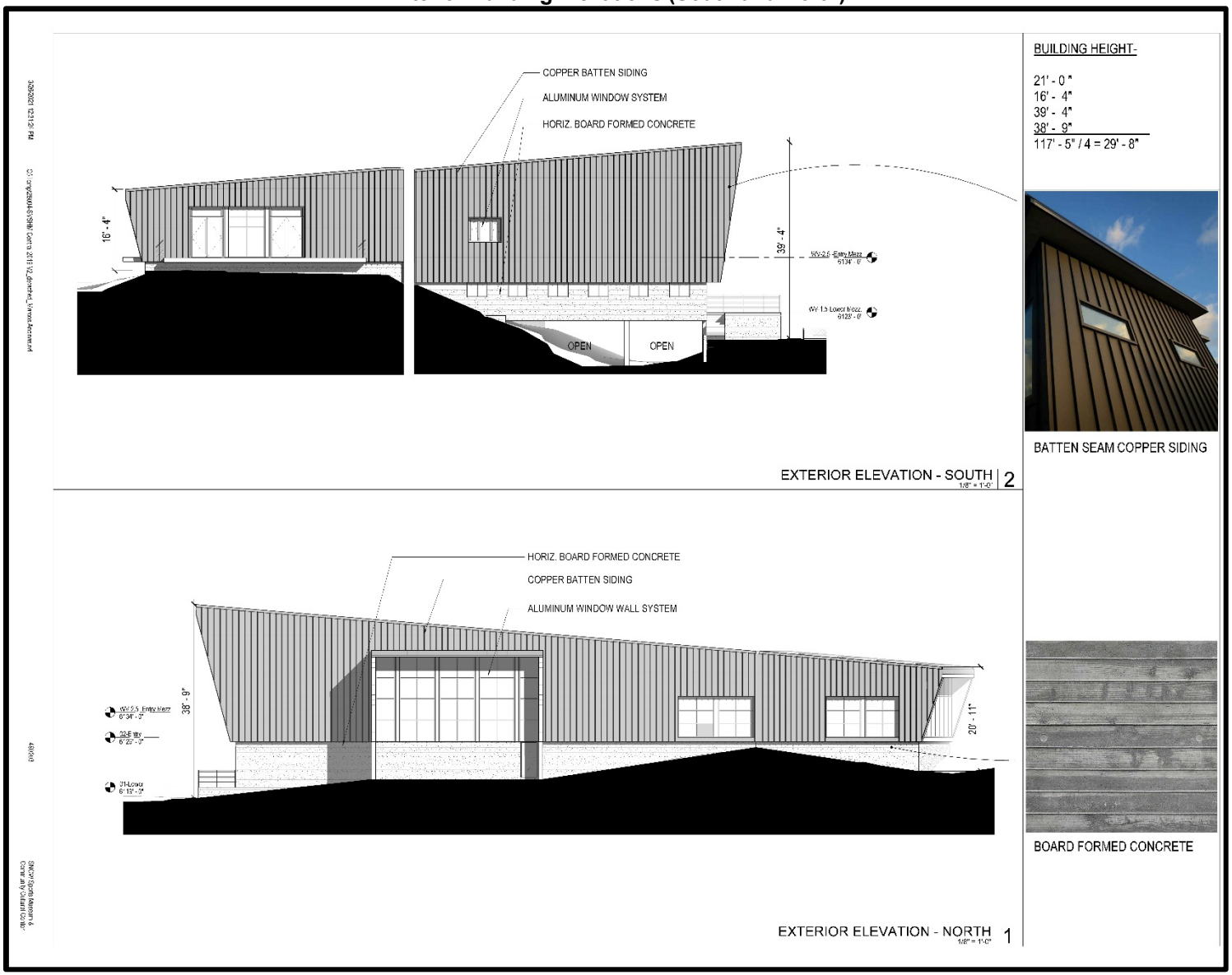


Figure 7
Exterior Building Elevations (South and North)

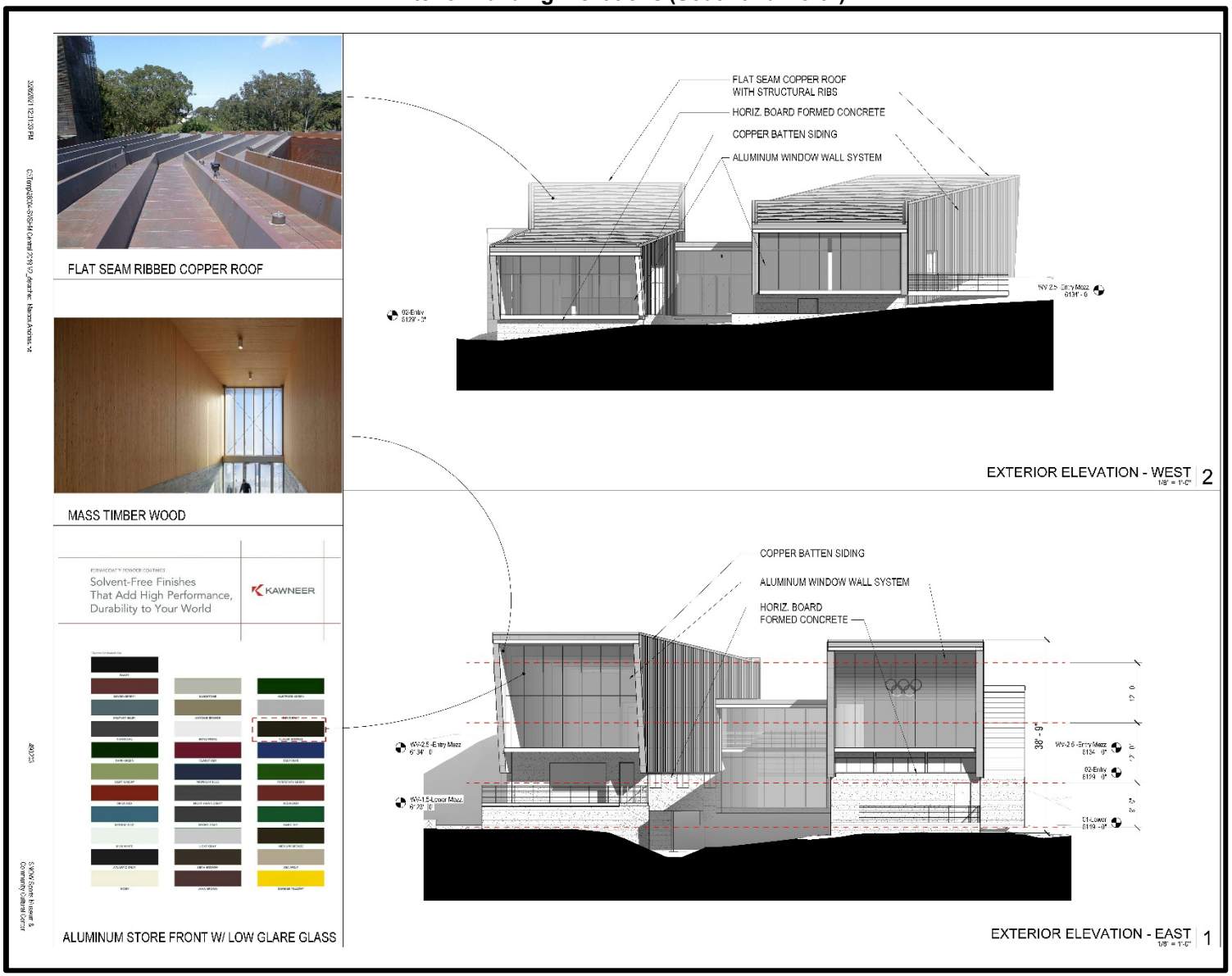


Table 1 Proposed Building Space and Area	
Building Space	**Area (sf)**
First/Lower Level	
Ski History Exhibit	2,508
Hall of Fame	423
Future Exhibit Space	440
Archive	676
Restrooms – internal	554
Restrooms – accessible from exterior	93
Conservation	868
Office	713
Winter Equipment Storage	238
Loading Dock	277
Circulation	928
Approximate net area (First/Lower Level)	**7,718**
Second/Upper Level	
Exhibit Loft	2,243
Olympic History 1	2,608
Olympic History 2	1,252
Future Exhibit Space	440
Cultural/Community Room	1,404
Museum Shop/Café	785
Circulation	881
Event Space/Classroom/Library	342
Storage	207
Catering Kitchen	80
Plaza Deck	600
Approximate net area (Second/Upper Level)	**10,842**
Note: Room areas are based on current plans, which show a gross building area of 17,285 gross sf and a footprint of 8,925 sf. As building design proceeds to construction design, the final floor area of these rooms may be adjusted. For the purposes of the CEQA analysis, it is anticipated that the building will have a gross area of up to 20,000 sf.	

The existing Squaw Valley Community Park parking lot has a total of 116 spaces (61 in the upper/western area and 55 in the lower/eastern area). Up to 6,000 sf of the existing parking lot would be resurfaced and the parking area directly fronting the museum would be restriped to include two additional Americans with Disabilities Act (ADA) parking spaces. A planting area in the eastern portion of the parking lot would be removed and replaced with eight vehicle parking spaces. Including existing and proposed parking, a total of 121 parking spaces (including seven ADA-compliant parking spaces) would be provided on-site in accordance with Section 17.54.060 of the Placer County Code.

Further discussion of the proposed project's operations, access and circulation, grading activities, utilities and public services, landscaping and trails, and off-site improvements is provided below.

Project Operations

The SNOW Sports Museum and Community Cultural Center would operate on a year-round schedule with exact hours and admission fees to be determined. Conservatively, the museum is anticipated to operate daily from 10:00 AM to 6:00 PM with some evening events. During the peak visitation season, up to six employees, three full-time and three part-time, would report to the site. In addition to general visitation hours, the museum would also host after-hours events (e.g., fundraisers, community gatherings, etc.)

Similar to the use of rooms in other County community centers, the community room and classroom would be available for recreation, social interactions, and meetings by both the museum and the community. The events may include lectures, film screenings, and private parties renting the museum facilities. Events would typically be held in the evenings so as not to conflict with peak daytime usage of the park by recreational users. The reservation systems for both the museum and park uses would be coordinated to avoid overcrowding from overlapping events. The proposed project is estimated to generate 70,000 to 80,000 total annual visitors, including approximately 60,000 to 70,000 museum visitors (assuming

approximately 10,000 student visitors), as well as approximately 10,000 visitors for special events/community facilities.

The proposed project operations would also include snow removal, as necessary, which would be managed by the Squaw Valley Ski Museum Foundation (SVSMF) and would involve the removal of snow at the proposed museum and community cultural center only. Placer County would continue to be responsible for snow removal at the existing parking areas. The cost of snow removal in the entry and parking area would be shared between SVSMF and Placer County.

Access and Circulation

Vehicle access to the proposed project would be provided by an existing driveway from Olympic Valley Road, which currently serves as the entrance to Squaw Valley Community Park and connects to the existing surface parking lot. The entrance provides full access to the project site. Up to 6,000 sf of the driveway and asphalt parking lot would be resurfaced, and the parking area directly fronting the museum would be restriped to include two additional ADA parking spaces. The re-striping of the parking lot would allow space for a bus turnaround for buses up to 40 feet in length in the eastern portion of the parking lot. Additionally, a planting area in the eastern portion of the parking lot would be removed and replaced with eight vehicle parking spaces.

The project site would also be accessible to cyclists from the Class III bikeways along SR 89, Class I and II bikeways along Olympic Valley Road, and the Class I Truckee River Trail along the southern boundary of the project site and along SR 89. Six-foot-wide concrete walkways would be included throughout the site to provide pedestrian and bicycle access to the proposed building from the existing parking lot and Olympic Valley Road. In addition, a six-foot-wide concrete ramp would be constructed at the building entry point behind rolled curb and gutter to meet the ADA requirements. Improved pedestrian facilities would include a crosswalk connecting the sidewalk in front of the building to the playground and sports field west of the building. Additionally, the project would construct a walking path, which would bisect the proposed V-shaped garden and lead from the building to the Tower of Nations structure at the southwest corner of the SR 89 and Olympic Valley Road intersection.

The Tahoe Truckee Area Regional Transit (TART) includes a transit stop adjacent to the entrance to Squaw Valley Community Park on the south side of Olympic Valley Road for transit headed toward Tahoe City and Truckee, as well as a second transit stop across Olympic Valley Road for buses headed to the Olympic Valley Village turn-around point. Several other shuttle services provide transportation within Olympic Valley for patrons of nearby ski resorts that also use the nearby stops. During ski season, the Squaw-Alpine shuttle runs continuously between Olympic Valley and Alpine Meadows, and the Mountaineer (micro transit) offers on-demand intra-valley shuttle service. Lastly, the North Lake Tahoe Express, a shuttle transit company providing service between the Reno-Tahoe International Airport and destinations around the Tahoe Basin, services the existing transit stop at Squaw Valley Community Park.

Grading Activities

To prepare the project site for development, the existing slope would be regraded immediately adjacent to the driveway entrance from Olympic Valley Road to create a level transition from the parking and ADA spaces to the museum entrance. Additional grading would occur adjacent to the western portion of the parking lot to create a level surface for the proposed concrete walkway and for installation of the building foundation. In total, grading activities would result in up to approximately 1,500 cubic yards of cut and 300 cubic yards of fill, with the net 1,200 cubic yards of cut earth being hauled off-site for disposal.

Utilities and Public Services

The proposed project would connect to public utilities located within Olympic Valley Road at the project frontage and within Squaw Valley Community Park. Sewer and water services would be provided by the Olympic Valley Public Service District (OVPSD). A six-inch water service lateral, underground electrical conduit, and fire hydrant would be provided in the northwest corner of the project site. The water services extension would connect to the existing lateral adjacent to the proposed building within Olympic Valley Road. All sewer improvements would be consistent with the Placer County “All Districts” Sewer System Master Plan. The museum project will provide sewer service to the existing vault restroom building at the park. This will support the conversion of the restroom building from vault type to flush restrooms. Solid

waste would be collected by Truckee Tahoe Sierra Disposal. Electricity would be provided by Liberty Utilities and a new propane tank would be provided on-site.

The proposed on-site stormwater system would consist of installation of an underground rainstore retention facility and several infiltration trenches. The infiltration trenches would be constructed throughout the project site along the concrete walkways adjacent to the western parking lot, between the western parking lot and the south wing of the building, between the western parking lot and the north wing of the building, between the south wing and the north wing of the building, and north of the pickleball courts. As such, the stormwater drainage from the project site would be directed to the newly constructed stormwater infiltration system. The existing stormwater basin located in the northwest corner of the site would remain as-is following project development.

The proposed project would also include minor improvements at the existing pickleball courts, along the eastern boundary of the project site, such as an underground electrical conduit and pull box, and water line for a new drinking fountain.

The proposed project would be served by the Placer County Sheriff's Department, California Highway Patrol (CHP), and Olympic Valley Fire Department. Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The Olympic Valley Fire Department station is located at 305 Olympic Valley Road, approximately 1,400 feet northwest of the project driveway entrance.

Landscaping and Trails

A total of 228 trees are currently located on the project site. As part of the proposed project, approximately 55 trees would be removed (see Figure 8). The existing willow scrub areas would remain; however, the existing rock outcrop near the upper entrance to the museum would be removed. Landscaping improvements would be provided throughout the project site, as well as along the Olympic Valley Road frontage in the northwest corner of the site.

A variety of drought-tolerant trees, shrubs, and flowers would be provided along the frontage of Olympic Valley Road, the main entry of the proposed building, at the southwest corner of the pickleball courts, and at the proposed V-shaped garden. The proposed V-shaped garden would be located in the northeastern portion of the project site and would include native and naturalized plantings. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Approximately 616 sf of riprap located in the northwest corner of the project site and 760 sf of riprap adjacent to the pickleball courts would be removed in order to construct the building's loading dock. A four-foot-wide raised path is planned for development and would run from the north wing of the building to the Olympic Torches located along the northeastern boundary of the site, adjacent to SR 89.

Off-Site Improvements

The proposed project would construct a sanitary sewer force main along Olympic Valley Road. The force main would begin at the intersection of Olympic Valley Road and the project driveway, and run northwest approximately 760 feet along Olympic Valley Road to connect to the existing sanitary sewer manhole located east of the Tavern Inn Condominiums. In addition, a wet well and sanitary sewer lift station would be constructed north of the project site in an existing manhole, near the project driveway, within the Olympic Valley Road right-of-way. These improvements would be sized to provide flush sewer service to the existing vault restroom in the park that currently has a stubbed sewer line to the existing manhole, operated by OVPSD.

Rezone

The Squaw Valley General Plan land use designation for the site is Conservation Preserve (CP) and the current zoning is Forest Recreation (FR). The proposed project would include a Rezone to create a new land use district to accommodate the proposed project. The new land use district would only be applied to the project site. Any future development projects applying for a rezone to the new designation would do so independently of the proposed project, and would be subject to separate environmental review and

discretionary approval. Approval of the requested rezone for this project would not commit the County towards any particular course of action regarding future rezones.

Text Amendment to Section 12.24.040, Placer County Government Code
Section 12.24 of the Placer County Code states that County Public Recreation Areas (PRAs) are closed to the public from one-half hour after sunset until one-half hour before sunrise. Section 12.24.040(B) provides exceptions to Section 12.24, which allow for different hours of operation for specific PRAs. The proposed project would include a text amendment to add Section 12.24.040(B)(6) to the Placer County Code which would add the proposed SNOW Sports Museum as an exception to Section 12.24, and allow the proposed museum to remain open later than specified in the County Code in order to accommodate special events and museum operations.

Conditional Use Permit
It is the County's intent that the new land use district to be established as part of the project's entitlements would identify a museum and community cultural center as a conditional use. Therefore, the proposed project would require a CUP to construct the proposed on-site museum, community cultural center, and ancillary uses within the new land use district.

Design Review
Pursuant to Section 102.14 of the SVGP, and Section 17.62.070 of the Placer County Code, the proposed project would be subject to Design Review by the County. Specifically, the site plan would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the regulations is to allow design review of all developments, signs, buildings, structures, and other facilities in order to further enhance the County's appearance, and the livability and usefulness of properties.

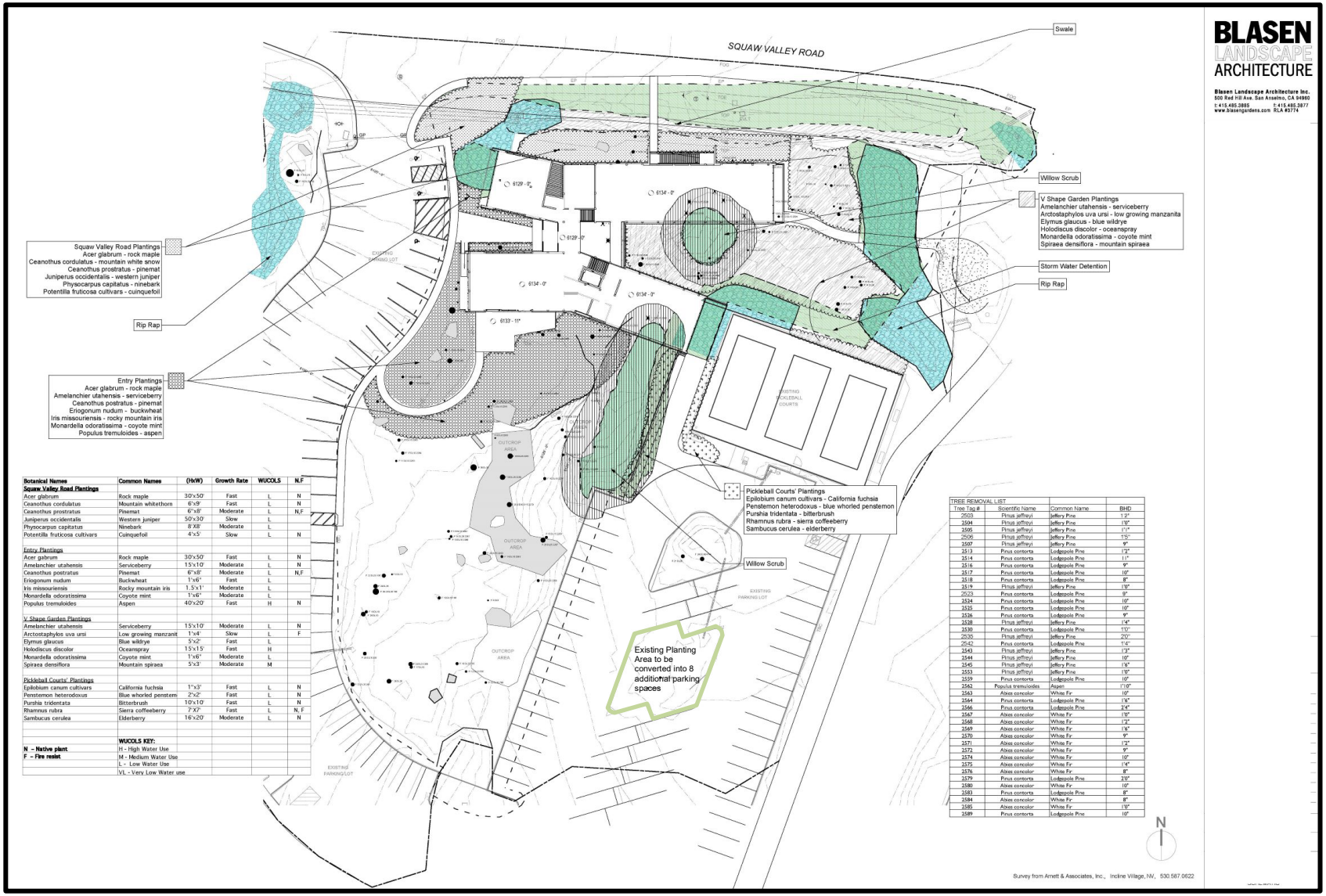
Minor Land Division
The project may include a Minor Land Division to create a separate parcel for the proposed project. This would result in the project being located on a separate parcel from the surrounding Squaw Valley Community Park.

Deed Restriction
In addition to the Placer County regulations, the Squaw Valley Community Park site is bound by a deed restriction relating to the past purchase of the parcel from the U.S. Forest Service (USFS) to Placer County, which occurred in 2000. The Quit Claim Deed conveying the park parcel to Placer County from the USFS includes the following restriction: "[T]he use of the property for a community park does not include the use of the property for private development of a commercial, residential, or industrial nature."

The intention of the museum and community cultural center is to educate visitors on the history of winter sports, particularly the 1960 Winter Olympics, and the museum would have a direct link to Squaw Valley Community Park and the outdoor culture of the Olympic Valley region. Furthermore, the museum's focus on active recreational and athletic pursuits are thematically supportive of the Squaw Valley Community Park's primary purpose of outdoor recreation. Therefore, the museum and community cultural center would be considered a non-commercial use and would not fall within the category of uses expressly prohibited by the Deed Restriction. Although the museum would introduce revenue-generating uses into the park, including a small café, gift shop, and facility rental, such uses and activities would be ancillary to the proposed museum and community cultural center, and all revenues from such activities would be restricted to supporting the museum. The Internal Revenue Code (IRC) and legal precedent allow charitable non-profit organizations enjoying benefits under IRC Section 501©(3) to pursue incidental revenue-generating activity without losing their non-profit tax-exempt status.[2] As described above, the ancillary nature and tax treatment of the revenue-generating activities proposed would not conflict with the deed restriction described above.

[2] Michael E. Profant, Attorney at Law, Placer County Counsel's Office. Personal Communication [letter] with Eli Ilano, Forest Supervisor, Tahoe National Forest. March 27, 2017.

Figure 8
Landscaping Plan



Botanical Names	Common Names	(Ht/W)	Growth Rate	WUCOLS	N,F
Squaw Valley Road Plantings					
Acer glabrum	Rock maple	30'x50'	Fast	L	N
Ceanothus cordulatus	Mountain whitethorn	6'x9'	Fast	L	N
Ceanothus prostratus	Pinemat	6"x8'	Moderate	L	N,F
Juniperus occidentalis	Western juniper	50'x30'	Slow	L	
Physocarpus capitatus	Ninebark	8'X8'	Moderate	L	
Potentilla fruticosa cultivars	Cuinquefoil	4'x5'	Slow	L	N
Entry Plantings					
Acer gabrum	Rock maple	30'x50'	Fast	L	N
Amelanchier utahensis	Serviceberry	15'x10'	Moderate	L	N
Ceanothus postratus	Pinemat	6"x8'	Moderate	L	N,F
Eriogonum nudum	Buckwheat	1'x6"	Fast	L	
Iris missouriensis	Rocky mountain iris	1.5'x1'	Moderate	L	
Monardella odoratissima	Coyote mint	1'x6"	Moderate	L	
Populus tremuloides	Aspen	40'x20'	Fast	H	N
V Shape Garden Plantings					
Amelanchier utahensis	Serviceberry	15'x10'	Moderate	L	N
Arctostaphylos uva ursi	Low growing manzanit	1'x4'	Slow	L	F
Elymus glaucus	Blue wildrye	5'x2'	Fast	L	
Holodiscus discolor	Oceanspray	15'x15'	Fast	H	
Monardella odoratissima	Coyote mint	1'x6"	Moderate	L	
Spiraea densiflora	Mountain spiraea	5'x3'	Moderate	M	
Pickleball Courts' Plantings					
Epilobium canum cultivars	California fuchsia	1"x3'	Fast	L	N
Penstemon heterodoxus	Blue whorled penstem	2'x2'	Fast	L	N
Purshia tridentata	Bitterbrush	10'x10'	Fast	L	N
Rhamnus rubra	Sierra coffeeberry	7'X7'	Fast	L	N, F
Sambucus cerulea	Elderberry	16'x20'	Moderate	L	N
	WUCOLS KEY:				
N – Native plant	H - High Water Use				
F – Fire resist	M - Medium Water Use				
	L - Low Water Use				
	VL - Very Low Water use				

TREE REMOVAL LIST			
Tree Tag #	Scientific Name	Common Name	BHD
2503	Pinus jeffreyi	Jeffery Pine	1'2"
2504	Pinus jeffreyi	Jeffery Pine	1'0"
2505	Pinus jeffreyi	Jeffery Pine	1'1"
2506	Pinus jeffreyi	Jeffery Pine	1'5"
2507	Pinus jeffreyi	Jeffery Pine	9"
2513	Pinus contorta	Lodgepole Pine	1'3"
2514	Pinus contorta	Lodgepole Pine	1'1"
2516	Pinus contorta	Lodgepole Pine	9"
2517	Pinus contorta	Lodgepole Pine	10"
2518	Pinus contorta	Lodgepole Pine	8"
2519	Pinus jeffreyi	Jeffery Pine	1'0"
2523	Pinus contorta	Lodgepole Pine	9"
2524	Pinus contorta	Lodgepole Pine	10"
2535	Pinus contorta	Lodgepole Pine	10"
2536	Pinus contorta	Lodgepole Pine	9"
2538	Pinus jeffreyi	Jeffery Pine	1'4"
2539	Pinus contorta	Lodgepole Pine	1'0"
2535	Pinus jeffreyi	Jeffery Pine	2'0"
2542	Pinus contorta	Lodgepole Pine	1'4"
2543	Pinus jeffreyi	Jeffery Pine	1'3"
2544	Pinus jeffreyi	Jeffery Pine	10"
2545	Pinus jeffreyi	Jeffery Pine	1'6"
2553	Pinus jeffreyi	Jeffery Pine	1'0"
2559	Pinus contorta	Lodgepole Pine	10"
2562	Populus tremuloides	Aspen	1'10"
2563	Abies concolor	White Fir	10"
2564	Pinus contorta	Lodgepole Pine	1'6"
2566	Pinus contorta	Lodgepole Pine	1'4"
2567	Abies concolor	White Fir	1'0"
2568	Abies concolor	White Fir	1'2"
2569	Abies concolor	White Fir	1'4"
2570	Abies concolor	White Fir	9"
2571	Abies concolor	White Fir	1'2"
2572	Abies concolor	White Fir	9"
2574	Abies concolor	White Fir	10"
2575	Abies concolor	White Fir	1'4"
2576	Abies concolor	White Fir	8"
2579	Pinus contorta	Lodgepole Pine	2'0"
2580	Abies concolor	White Fir	10"
2583	Pinus contorta	Lodgepole Pine	8"
2584	Abies concolor	White Fir	8"
2585	Abies concolor	White Fir	1'0"
2589	Pinus contorta	Lodgepole Pine	10"

Requested Entitlements
The proposed project would require County approval of the following:

- Rezone to create a new land use district to accommodate the proposed project;
- Text Amendment to Section 12.24.040 of the Placer County Government Code;
- Conditional Use Permit to allow a museum and community cultural center within the new land use district;
- Design Review; and
- Potential Minor Land Division to create a new parcel for the proposed project.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- Less than three-acre Conversion Exemption – California Department of Forestry and Fire Protection (CAL FIRE);
- Authority to Construct and Permit to Operate a Sewer Lift Station – Placer County Air Pollution Control District (PCAPCD);
- Section 404 Nationwide Permit (or Letter of Permission) – U.S. Army Corps of Engineers (USACE);
- Section 401 Water Quality Certification – Lahontan Regional Water Quality Control Board (RWQCB); and
- Section 1602 Permit – California Department of Fish and Wildlife (CDFW).

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Specific Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)	CP (Conservation Preserve)	Undeveloped, Parking lot
North	FR (Forest Recreation)	CP (Conservation Preserve)	Olympic Valley Road, across from which is undeveloped
South	CP (Conservation Preserve)	CP (Conservation Preserve)	Undeveloped; Truckee River Trail
East	RS-AG-B-43 (Residential Single Family/Agriculture – 43 Acre Minimum)	AG/T-80 (Agriculture/Timberland – 80 Acre Minimum)	SR 89, across from which is Single-Family Residential
West	FR (Forest Recreation); HDR (High Density Residential); EC (Entrance Commercial)	CP (Conservation Preserve); HDR (High Density Residential); EC (Entrance Commercial)	Squaw Valley Community Park; Tavern Inn Condominiums; Lake Tahoe Preparatory School; Olympic Valley Public Utilities District and Fire Department

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill (AB) 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on August 28, 2017. The tribes that were contacted included the Ione Band of Miwok Indians, the Shingle Springs Band of Miwok Indians (SSR), the T'Si-Akim Maidu, the United Auburn Indian Community (UAIC) of the Auburn Rancheria, the Washoe Tribe of Nevada and California, and the Wilton Rancheria. The UAIC initiated consultation and requested copies of cultural searches/surveys. The County provided copies of all requested documentation prepared for the proposed project, and consultation with the UAIC was closed on October 19, 2017. The SSR requested copies of cultural searches/surveys, which were provided, and consultation with the SSR was closed on October 26, 2017. Requests for consultation were not received from any of the other aforementioned tribes.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File pursuant to PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Specific Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan Certified EIR, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following document serves as the Program-level EIR from which incorporation by reference will occur, pursuant to CEQA Guidelines Section 15150:

- ➔ Placer County General Plan EIR.

In addition, reference to the SVGP will be given where appropriate. The SVGP document provides more specific direction for development and resource conservation within the Olympic Valley Area.

These documents are available at Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in the Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State CEQA Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including “No Impact” answers.
b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impact“.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced“.
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
    - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
    - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
    - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e., General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)	**X**			
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			**X**	
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)	**X**			
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)	**X**			

Discussion Item I-1:
According to Policy 1.K.1 in the Placer County General Plan, Placer County considers resources such as river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes to be valuable scenic resources. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. Federal and State agencies have not designated any such locations within Placer County for viewing and sightseeing. However, the SVGP states that natural features – primarily mountain slopes, peaks, meadows, and watercourses – provide the key identifying characteristics of Olympic Valley. According to the SVGP, the degree to which natural features may be altered by man without adversely affecting their aesthetic value must be considered in reviewing each proposed development project. The mountain peaks and ridges are important to retain from a visual standpoint, as they define the point at which the mountains meet the sky. The project site is located in an area that contains views of ridgelines, steep slopes, and other features that would be considered scenic resources. Therefore, the proposed project could result in a ***potentially significant*** impact on scenic resources.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item I-2:
According to the California Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State Scenic Highway. While SR 89, located approximately 100 feet east of the project site, is an Eligible State Scenic Highway, the roadway has not been officially designated. Therefore, development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item I-3:
The project site is located in the southwest quadrant of the Olympic Valley Road and SR 89 intersection. The site currently consists of undeveloped areas of vegetation, predominantly montane coniferous forest, which largely consist of white fir and pine trees native to the area, as well as an existing parking lot.

Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public, and include views of significant landscape features and along scenic roads. According to CEQA (PRC, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v.*

City of Ukiah (1991) 2 Cal.App.4th 720 [3 Cal. Rptr.2d 488], the court determined that "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'" Therefore, it is appropriate to focus the aesthetic impact analysis on potential impacts to public views.

Public views of the project site are available from Olympic Valley Road and SR 89. The proposed project would develop the project site with a two-story building with a height of 29.8 feet, and associated improvements, changing the visual character of the project site from rural, undeveloped montane coniferous forest to a developed landscape. Further analysis is necessary to evaluate changes to the visual character and quality of the project site and its surroundings from Olympic Valley Road and SR 89. Therefore, a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item I-4:
The project site currently consists of undeveloped areas of vegetation, as well as an existing parking lot. As such, sources of light and glare are limited to parking lot lighting and headlights from vehicles using the parking lot. Development of the proposed project would introduce new sources of light to the site in the form of light fixtures on the exteriors of the buildings and increased motor vehicle traffic within the parking lot. Further analysis is required to ensure that the proposed project would comply with applicable standards related to light and glare and would not result in excess nighttime light pollution. Therefore, a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of SNOW Sports Museum and Community Cultural Center EIR.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			**X**	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			**X**	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (PLN)			**X**	
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)			**X**	
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)			**X**	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			**X**	

Discussion – All Items:
The proposed project would be located within a portion of the existing Squaw Valley Community Park. Squaw Valley Community Park is an approximately 28-acre park consisting of five parcels, owned and operated by Placer County. The project site would be located between the Squaw Valley Community Park driveway entrance to the parking lot

from Olympic Valley Road and the pickleball courts. The project site has not been mapped by the Farmland Mapping and Monitoring Program. However, the site currently consists of undeveloped areas of vegetation, predominantly montane coniferous forest, which largely consist of white fir and pine trees native to the area, as well as an existing parking lot, and is, therefore, not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[3] As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. In addition, the project site is not under an existing Williamson Act contract, nor is the site zoned for agricultural use. The project site is currently zoned FR.

According to the Tree Survey prepared for the proposed project, the project site is considered to be "timberland" pursuant to the Forest Practice Act.[4] However, pursuant to Section 1104.1 of the California Code of Regulations (CCR), a conversion exemption is applicable for a conversion of Timberland to a non-timber use for land less than three acres in one contiguous ownership, so long as the property owner seeking the exemption has not obtained such an exemption in the prior five years. While the total acreage of the Squaw Valley Community Park is approximately 28 acres, the project site is located within an approximately one-acre portion of the park. As such, the proposed project would require preparation of a Notice of Conversion Exemption Timber Operations in accordance with CCR Section 1104.1(a). Additionally, a substantial number of trees would remain in the immediate vicinity of the project site. Although the project site currently contains 228 trees, and 109 trees would require removal for development of the site, the area is not currently used or zoned for Timberland Production. Furthermore, the parcel on which the project site is located is currently in use as a recreational park. Therefore, timberland production at the project site would be incompatible with the site and the surrounding area.

Based on the above, the proposed project would have a ***less-than-significant*** impact with regard to conversion of agricultural land, forest land, or any potential conflict with forest land, timberland, or Timberland Production zoning. No mitigation measures are required.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)	**X**			
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)	**X**			
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)	**X**			
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (AQ)	**X**			

Discussion Items III-1, 2:
The project site is located within the Mountain Counties Air Basin (MCAB) portion of Placer County, and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides (SO_X), nitrogen oxides (NO_X), and lead. At the federal level, the MCAB area is designated as nonattainment for the 8-hour ozone AAQS, and attainment or unclassified for all other federal criteria pollutant AAQS. At the State level, the MCAB area is designated as nonattainment for the 1-hour ozone, 8-hour ozone, particulate matter 10 microns in diameter (PM_{10}) AAQS, and attainment or unclassified for all other State AAQS.

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site and off-site improvement areas. Construction exhaust emissions would be generated from construction

[3] Farmland Mapping and Monitoring Program. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed February 2022.
[4] Under the Trees Forestry & Environmental Services. *Squaw Valley Olympic Museum Tree Survey*. November 17, 2016.

equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which include PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

Furthermore, development of the proposed project would result in an increased number of vehicle trips associated with traffic to and from the project site. Operation of the proposed project would result in emissions associated with area sources such as propane combustion from heating mechanisms and landscape maintenance equipment exhaust. The additional traffic and operations associated with the proposed project could result in increases in criteria pollutant emissions in the project vicinity above thresholds established by the PCAPCD. Therefore, the proposed project could conflict with or obstruct implementation of the applicable air quality plan.

Construction and operational emissions associated with the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Based on the above, the proposed project could result in a ***potentially significant*** impact.

Further analysis of these potential impacts will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item III-3:
The major pollutants of concern are localized CO emissions and toxic air contaminant (TAC) emissions. Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project could increase traffic volumes on streets near the project site. Thus, the project could potentially increase local CO concentrations. Further analysis is required to determine whether the levels of service at area intersections would be substantially degraded as a result of the proposed project such that the concentrations of CO at the intersections would be considered a significant increase. In addition to CO construction equipment exhaust associated with the proposed project could result in TAC emissions.

Another concern related to air quality is naturally occurring asbestos (NOA). Because asbestos is a known carcinogen, NOA is considered a TAC. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock; construction activities in ultramafic rock deposits; or rock quarrying activities where ultramafic rock is present. NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks. According to the Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California prepared by the Department of Conservation, the project site is located within an area categorized as least likely to contain NOA, because faults and serpentinite outcroppings are not known to be in the project area.[5]

Because the proposed project could cause an increase in the localized CO concentrations at area intersections, and would involve temporary TAC emissions associated with construction equipment, the proposed project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be ***potentially significant***.

Further analysis of this potential impact will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item III-4:
Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, visible emissions (including dust), or emissions considered to constitute air pollutants. Air pollutants are discussed under Items III-1, 2, and 3 above. Therefore, the following discussion focuses on emissions of odors and visible emissions.

[5] California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

Examples of common land use types that typically generate significant odor impacts include, but are not limited to wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. The proposed project would not involve or be located in the vicinity of any such uses. Diesel fumes from construction equipment are often found to be objectionable; however, construction is temporary and operation of equipment is regulated by federal, State, and local standards, including PCAPCD rules and regulations. Buildout of the proposed project would involve construction activity in different areas of the site and within off-site improvement areas throughout the construction period. Therefore, construction equipment would operate at varying distances from existing sensitive receptors, and potential odors from such equipment would not expose any single receptor to odors for a substantial period of time. Furthermore, construction activity would be restricted to certain hours of the day pursuant to the Placer County Code, Section 9.36.030(A)(7), which would limit the times of day during which construction related odors would potentially be emitted. Development of the proposed project would be required to comply with all applicable PCAPCD rules and regulations, which would help to control construction-related odorous emissions. Due to the temporary duration of construction and the regulated nature of construction equipment, project-related construction activity would not be anticipated to result in the creation of substantial odors.

While operations of the proposed museum would not include typical sources of objectionable odors, the proposed project would include the construction and operation of a sewer lift station, which would be located north of the project site, near the project driveway, within the Olympic Valley Road right-of-way. The nearest outdoor activity area associated with the existing park would be the pickleball courts located approximately 215 feet southeast of the lift station. Therefore, if not properly designed, the proposed sewer lift station could have the potential to subject people using the nearby pickleball courts to objectionable odors.

Placer County maintains a Pump Station Design Manual, which provides design and engineering criteria that must be met for approval of proposed sewer lift stations. The County, through the Design Manual, reserves the right to require that odor control facilities be included in sewer lift station design. In order to determine whether a proposed sewer lift station would require the inclusion of odor control facilities, County staff reviews project improvement plans for several factors. In particular, the potential for sewer lift stations to result in odors is largely dependent upon the size of the area serviced by the proposed lift station and whether the lift station receives sewage from other lift stations. Sewer lift stations that service large sewer shed areas or receive flows from other lift stations can have a heightened potential for creating odors, because sewage collected over large areas or transported over large distances is exposed to anaerobic conditions where odors can be generated. In addition to the consideration of the potential for a proposed lift station to result in the generation of odors, County staff considers the distance between the proposed lift station and the nearest receptors, as well as the site conditions surrounding the lift station. As such, further analysis is necessary to evaluate the potential for the proposed sewer lift station to result in significant odor impacts in the project area.

As defined in PCAPCD Rule 202, visible emissions may be smoke, dust, or any other substance that obscures an observer's view based on standardized scales of opacity. Visible emissions may result from the use of internal combustion engines, such as exhaust from diesel fueled equipment, the burning of vegetation, or the upset and release of soil as dust. PCAPCD Rule 202 specifically prohibits any person from discharging visible emissions of any air contaminant for a period or periods aggregating to more than three minutes in any one-hour time. Operation of the proposed recreational land use would not be anticipated to result in any visible emissions that would have the potential of violating Rule 202. Construction equipment on-site would be required to meet the visible emissions standards of Rule 202, and, considering the regulated nature of construction equipment, as well as the temporary use of such equipment on-site, would not be anticipated to result in substantial visible emissions. Considering the above, implementation of the proposed project would not be anticipated to result in substantial visible emissions during project construction or operations.

Based on the above, the proposed project could result in a ***potentially significant*** impact related to other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Further analysis of these potential impacts will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		**X**		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		**X**		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		**X**		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			**X**	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				**X**
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				**X**
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		**X**		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				**X**

The following discussions are primarily based on a Biological Resources Assessment (BRA) prepared for the proposed project by WRA, Inc.[6]

Discussion Items IV-1, 7:
Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern and Fully Protected Species, which are species that face extirpation in California if current population and habitat trends continue, are considered special-status species. Although CDFW Species of Special Concern and Fully Protected Species generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918; and birds of prey are protected in California under provisions of the California Fish and Game Code (CFGC) Section 3503.5 (1992), which states, "it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation

[6] WRA, Inc. *Biological Resources Assessment, SNOW Sports Museum Project, Truckee, Placer County, California.* March 2021.

adopted pursuant thereto.". Destroying active nests, eggs, and young is also illegal under the MBTA. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

The BRA included a search of the California Natural Diversity Database (CNDDB) for the Tahoe City, Truckee, Homewood, Martis Peak, Kings Beach, Meeks Bay, Norden, Granite Chief, and Wentworth Springs 7.5-minute U.S. Geological Survey (USGS) quadrangle maps. The intent of the database review was to identify documented occurrences of special-status species in the vicinity of the project area, to determine their locations relative to the project site, and to evaluate whether the site meets the habitat requirements of such species. Based on the results of the CNDDB search, several special-status plant and wildlife species are known to occur within the project region.

WRA conducted site surveys on July 23rd and July 24th, 2020, which included a protocol-level rare plant survey in which the project site was traversed on foot to evaluate plant communities present within the project site. In addition, the site survey included evaluation of whether potential suitable habitat for special-status wildlife species is present on-site.

The potential for special-status species to occur on the project site is discussed in further detail below.

Special-Status Plants

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, alkali playa, dunes, and areas with unusual soil characteristics.

Based upon a review of species databases and literature, the possible occurrence of a total of 32 special-status plant species was considered in the BRA, based on documented occurrences within the 8-quadrangle radius surrounding the Tahoe City USGS quadrangle. As such, a protocol-level rare plant survey was conducted by WRA. The survey followed the protocol for rare plant surveys described by the CNPS, CDFW, and U.S. Fish and Wildlife Service (USFWS). The survey corresponded to peak blooming periods for observing and accurately identifying rare plant species with potential to occur within the project site vicinity. The plant surveys were floristic in nature with all observed species recorded and included as a species list provided in Appendix B of the BRA.

Of the 32 special-status plants considered during the habitat evaluation, the determination was made that 19 of the species would not occur on site due to the lack of specific habitat types such as subalpine coniferous forest, alpine fell fields, open water, perennial marshes and streams, seeps, or due to the distance to known occurrences. The remaining 13 species were not detected during protocol-level surveys. The site was also carefully searched for alder buckthorn (*Rhamnus alnifolia*) because a CNDDB-documented occurrence has been mapped approximately 700 feet to the west of the project site. However, the perennial shrub species was not observed during the focused rare plant survey. In all, over 100 plant species were observed and recorded during the site reconnaissance and rare plant surveys conducted on the project site. However, none of the species observed on-site are considered special-status. Therefore, disturbance of special-status plant species is not likely to occur with project development.

Special-Status Wildlife

Based upon a preliminary review of the CNDDB and the USFWS Quadrangle Species Lists, 44 special-status wildlife species have been recorded in the vicinity of the project site. Of the special-status wildlife species that are documented in the project site vicinity, 38 of the special-status wildlife species are not expected to occur or have a very low potential for occurrence on-site due to the degree of human disturbance from surrounding development including roads/highways, lack of specific habitat types such as alpine fell fields, fens, or vernal pools, the distance to known occurrences, the site being outside of the species' documented distribution range, and/or the site's lack of special habitat features, such as cliffs, caves, and perennial water sources for breeding and foraging. A detailed discussion of the remaining six special-status bat species that have been identified as having the potential to occur on site is provided below.

Special-Status Bats

Six special-status bat species have a marginal potential to occur on the project site, including: the pallid bat (*Antrozous pallidus*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), long-legged myotis (*Myotolansans*), Yuma myotis (*Myotis yumanensis*), and spotted bat (*Euderma maculatum*). The project site contains mature trees that could provide suitable roosting habitat for the six special-status bat species. Construction activities could result in the removal or disturbance of hibernation or maternal roost sites, if they are present in the project site, due to noise or human intrusion, which could result in direct mortality and reduction in reproductive success. In addition, impacts to individual bats through removal of occupied roost habitat during the bat hibernation or maternity

season has potential to result in harm, death, displacement and/or disruption of bats and/or nursery colony roosts. Thus, in the event that special-status bat species occur on the project site during the breeding season, project construction activities could result in a substantial adverse effect to the aforementioned special-status bat species.

Nesting Raptors and Migratory Birds
The project site contains existing trees and brush that could be used by migratory birds protected by the MBTA. Ground surface disturbance during construction activities could adversely affect the nesting success of migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds, which would constitute a violation of State and federal laws. In addition, the project site contains trees suitable for raptor nesting. Therefore, the potential occurs for migratory birds protected under the MBTA to nest in the trees located within the project site. In the event that such species occur on the project site during the breeding season, project construction activities could result in a substantial adverse effect to species protected under the MBTA.

Conclusion
Based on the above, the proposed project could have an adverse effect, either directly or through habitat modifications, on species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS, including migratory birds, and six special-status bat species. Thus, a ***potentially significant*** impact could result.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impacts to a *less-than-significant* level.

IV-1 To avoid impacting breeding or hibernating bats protected by CDFW, pre-construction surveys of potential bat roost habitat shall be performed, as determined by a qualified biologist, in all trees subject to removal for evidence of bat use (guano accumulation, acoustic or visual detections). Survey results shall be submitted to the Placer County Community Development Resource Agency. If evidence of bat use is found, then acoustic surveys shall be conducted by a qualified biologist to determine whether a site is occupied. The surveys shall determine if the roost is a maternity roost (if construction work is being performed in the spring), hibernacula or day roost. If a maternity roost is present, delay of the tree removal may be necessary until after the roost is vacated. If bat species are detected/observed within the trees, measures shall be taken to clear the bats prior to removal activities. Measures to exclude bats from occupied roosts may include but are not limited to: disturbance to roosting individuals through introduction of light and/or noise to create an undesirable setting and to encourage the bats to vacate the roost. Upon removal of the bats from trees to be removed, access points shall be sealed to prevent reentry of bat species. Once it has been concluded that no bat species are present, tree removal may commence upon final approval from Placer County. To offset the loss of any occupied bat roost, the project proponent shall install bat boxes at a suitable location in the vicinity of project site to provide roosting opportunities and locations for the displaced bats. The project applicant shall work with CDFW to agree upon the number of bat boxes and their respective installation locations prior to removal of the bat roost/tree removal activities.

IV-2 If vegetation removal is scheduled during the migratory bird nesting season (typically March 15 to August 31), a focused survey for active nests shall be conducted by a qualified biologist within three days prior to the beginning of project-related activities. Survey results shall be submitted to the Placer County Community Development Resource Agency. Surveys shall be conducted in and around proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys should be conducted within a 250-foot radius surrounding the work area (where access is feasible). For larger raptors, such as hawks the survey area shall be 500 feet. Surveys shall be conducted at the appropriate times of day, and during appropriate nesting times and would concentrate on areas of suitable habitat. If a lapse in project-related work of 14 days or longer occurs, an additional nest survey will be required before work can be reinitiated. If nests are encountered during any preconstruction survey, the qualified biologist shall determine, depending on conditions specific to each nest and the relative location and rate of construction activities, if it may be feasible for construction to occur as planned without impacting the success of the nest. The nest(s) shall be monitored by a qualified biologist during active construction. If, in the professional opinion of the biologist, construction activities have the potential to adversely affect the nest, the biologist shall immediately inform the construction manager to stop construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. Adjustments to these buffer distances can only be made through coordination with CDFW. Construction activities shall only proceed after either the nest is not active or the project receives approval to continue from CDFW.

Discussion Items IV-2, 3:
An Aquatic Resources Delineation Report[7] was prepared for the project site, which determined that the project site contains a 0.04-acre drainage swale that meets the U.S. Army Corps of Engineers (USACE) wetland criteria. The swale is confluent to the Truckee River through a culvert constructed under SR 89 (see Figure 9).

Based on the current Clean Water Act (CWA) regulations, the drainage swale would likely be regulated as federally protected wetland due to the swale's connectivity with the Truckee River.[8]

In addition to the drainage swale, the project site contains two patches of willow scrub totaling 0.05-acre (see Figure 9). Within the willow scrub habitat, Shining willow (*Salix lucida*) and Lemmon's willow (*Salix lemmonii*) occur in an open overstory, with sedges (*Carex, sp.*), rushes (*Juncus spp.*), hairgrass, tall mannagrass, and willow dock occurring as common understory associates. The BRA determined that the willow scrub does not meet the USACE wetland criteria because the habitat does not meet the primary wetland hydrology indicators; however, these depressional areas, may be regulated by CDFW. Project construction activities (e.g., stormwater infrastructure, including construction of new culverts and the museum facility) could result in the direct removal and/or disturbance of this willow scrub area.

Based on the above, the proposed project could result in ***potentially significant*** impacts to sensitive riparian habitats and jurisdictional wetlands through removal of vegetation, excessive erosion, and/or non-native species incursion.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

IV-3 The project applicant shall design the project to avoid the loss of riparian habitat to the maximum extent feasible. However, if avoidance is not feasible, the project applicant shall be required to submit notification to CDFW and obtain a Lake and Streambed Alteration Agreement (LSAA) prior to Improvement Plan approval. The information provided to CDFW shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this Initial Study. Temporary and permanent impacts for each activity, and a description of the mitigation proposed to reduce each impact on biological resources shall be outlined within the LSAA. Minimization and avoidance measures shall be proposed as appropriate and may include but not be limited to implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions to avoid degradation of riparian habitat avoided by the project. In addition, CDFW is expected to require compensatory mitigation for impacts to riparian habitat. In-kind habitat compensation would be required at a minimum of a 1:1 ratio of created to permanently impacted habitat, in consultation with CDFW through the permit process. Compensatory mitigation may be accomplished through the purchase of riparian habitat credits at a CDFW-approved mitigation bank or through the development and implementation of riparian habitat mitigation and monitoring plan (HMMP) involving the creation and/or enhancement of riparian habitat onsite. Impacts to willow scrub shall not occur until LSAA is received from CDFW, or correspondence is received from CDFW indicating no permit is needed. Written verification of the LSAA shall be submitted to the Placer County Community Development Resource Agency.

IV-4 Any alterations of, or discharges into, Waters of the State or Waters of the U.S. must be in conformance with Sections 404 and 401 of the CWA via certification and permitting prior to Improvement Plan approval and the commencement of any grading or construction that may impact jurisdictional area(s), as applicable. Activities that usually involve a regulated discharge of dredged or fill materials include (but are not limited to) grading, placing of riprap for erosion control, pouring concrete, laying sod, preparing soil for planting (e.g., turning soil over, adding soil amendments), and stockpiling excavated material. If avoidance of federal and state protected wetlands is not feasible, securing 404 and 401 permits under the Clean Water Act will be required in accordance with USACE and RWQCB regulations.

[7] WRA, Inc. *Aquatic Resources Delineation Report, SNOW Sports Museum, Olympic Valley, Placer County, California.* June 2021.
[8] Amy Parravano, Senior Biologist, WRA, Inc. Personal Communication [email] with Nick Pappani, Vice President of Raney Planning & Management. January 5, 2022.

Figure 9
Map of Plant Communities and Land Cover Types

Prior to Improvement Plan approval and the initiation of ground disturbance activities within Waters of the U.S. or Waters of the State, the project proponent will obtain CWA 404 and 401 regulatory permits prior to project implementation and will be responsible for complying with all permit conditions that may include (but are not limited to) implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, as appropriate. In addition, the regulatory agencies may require compensatory mitigation for impacts to jurisdictional habitat features in order to comply with the federal and state "no net loss of wetlands" policy. The project applicant shall compensate for unavoidable impacts at a minimum of a 1:1 ratio through purchase of credits at an agency-approved wetland mitigation bank or through the development and implementation of a habitat mitigation and monitoring plan (HMMP) aimed at creating or restoring in-kind habitat. The project proponent would be required to submit the HMMP with the agency permit applications. The HMMP shall be developed through consultation with the Corps, Water Board, and CDFW and submitted with the application packages. The project proponent will be responsible for implementing the HMMP. The HMMP will address habitat mitigation and annual monitoring requirements to ensure the long-term success of revegetated areas and include the following elements:

- *Characterize baseline conditions of impacted area and mitigation site;*
- *Identify criteria for mitigation site selection;*
- *Quantify the total jurisdictional habitat acreage lost;*
- *Address protection measures for jurisdictional habitat features avoided by project construction, including wetlands and riparian habitat;*
- *Provide justification for how in-kind habitat restoration activities will achieve the "no net loss of wetlands" policy.*
- *Describe annual monitoring methods to be performed to measure vegetation reestablishment for a minimum of five years, including schedule and reporting requirements;*
- *Identify mitigation performance standards (e.g., species cover, composition, and survivorship);*
- *Establish specific annual success criteria pertaining to plant species composition and cover (i.e., survival of plantings shall exceed 80 percent of the total number of required plantings);*
- *Identify maintenance requirements necessary to meet the established success criteria (e.g., invasive species removal);*
- *Provide contingency measures if the success criteria are not being met during the monitoring period (e.g., corrective actions including replacement of mitigation plantings, invasive species removal, and/or substitution of different native species that may have a higher success rate);*
- *Identify regulatory agencies responsible for reviewing monitoring reports, confirming mitigation success, and/or evaluating effectiveness of corrective actions; and*
- *Identify responsible parties for conducting annual monitoring, submitting annual reports, and providing assurances that the success criteria will be met at the end of the monitoring period.*

Impacts to jurisdictional features shall not occur until the permits are received from the appropriate regulatory agencies, or correspondence is received from the agencies indicating that a permit is not required. Proof of compliance with the requirements of this mitigation measure shall be submitted to the Placer County Community Development Resource Agency.

Discussion Item IV-4:
A wildlife corridor is a linear landscape element which serves as a linkage between historically connected habitat or natural areas that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance, and is meant to facilitate wildlife movement between the natural areas. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations. Three types of wildlife movements occur within corridors, including dispersal (i.e., one way movement away from a home site), migration (i.e., round trip movements), and home range movements (i.e., movements within an area with a defined probability of occurrence of an animal during a specified time period). For large herbivores and medium to large carnivores, corridors enable individuals to pass directly between two areas in discrete events of brief duration, facilitating juvenile dispersal, seasonal migration, and home range connectivity.

The project site is bordered by SR 89 to the east, Olympic Valley Road to the north, and Squaw Valley Community Park facilities with a paved bike path and parking lot to the west and south. According to the BRA prepared for the proposed project, due to the intensity of surrounding development throughout Olympic Valley, the fragmented habitat within the project site itself does not function as a movement corridor or serve as a critical linkage connecting patches of "high quality" habitat considered to be essential to the long-term survival of migratory wildlife species. Although limited wildlife movement may infrequently occur through the project site, such movement is very unlikely to result in

eventual movement of wildlife populations to intact, preserved habitats; therefore, the site does not act as a true wildlife corridor, movement pathway, or linkage of note between larger habitat areas for terrestrial wildlife. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Items IV-5, 8:
According to the Tree Survey prepared for the proposed project, a total of 228 native trees exist within the project site.[9] Of the 228 trees, an estimated 109 trees would be removed for development of the site, 57 of which are recommended for removal due to health. The on-site trees consist of red fir (*Abies magnifica*), white fir (*Abies concolor*), Jeffrey pine (*Pinus jeffreyi*), Lodgepole pine (*Pinus contorta*), and Aspen (*Populus tremuloides*); oak woodland communities are not present within or adjacent to the project area. The project area is above the elevation range of oak woodland communities.

The Placer County Woodland Conservation Ordinance (Chapter 19, Article 50, of the Placer County Municipal Code) regulates the encroachment of construction activities into protected zones of protected trees and the removal of any protected trees. Tree permits are required for any development activities within the protected zone (diameter of the longest limb plus one foot) of any tree, as defined in the Code, on public or private land. Activities which could harm, destroy, kill or remove any protected tree must also be authorized by a tree permit or be permitted pursuant to approval of a discretionary project. In addition, the Placer County Woodland Conservation Ordinance prohibits the removal of landmark trees, trees located in designated Tree Preservation Zones, and trees within riparian areas. The County may also require replacement of removed trees to the satisfaction of the Planning Services Division. The proposed project would comply with all of the requirements included in the Placer County Woodland Conservation Ordinance.

Based on the above, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and would not have a substantial adverse effect on the environment by converting oak woodlands. Thus, ***no impact*** would occur.

Discussion Item IV-6:
On September 1, 2020, Placer County adopted the PCCP, which is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. However, the PCCP area does not include the project site or surrounding area. Therefore, the project site is not currently subject to any habitat conservation plans, and the project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan. As such, ***no impact*** related to said Plans would occur.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			**X**	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		**X**		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			**X**	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			**X**	

[9] Under the Trees Forestry & Environmental Services. *Squaw Valley Olympic Museum Tree Survey*. November 17, 2016.

The following discussions are primarily based on a Cultural Resource Inventory and Evaluation prepared for the proposed project by Susan Lindstrom, Consulting Archaeologist.[10]

Discussion Item V-1:
Section 15064.5 of the CEQA Guidelines provides instructions for a lead agency to consider the effects of projects on historical resources. A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (PRC Section 21084.1), a resource included in a local register of historical resources (PRC Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (PRC Section 15064.5[a][3]).

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2) It is associated with the lives of persons important to local, California, or national history;
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. Pursuant to the National Register of Historic Places (NRHP) eligibility criteria, a resource must be at least 50 years old in order to be considered historic, except in exceptional circumstances.

As part of the Cultural Resource Inventory and Evaluation, a search for archaeological and historical records was completed by the North Central Information Center (NCIC) on January 8, 2018 (NCIC File No: PLA-87-3). While a total of five cultural resources have been previously recorded within the one-eighth mile search radius surrounding the project site, previously known cultural resources have not been discovered within the project site itself. An archeological field reconnaissance was conducted on January 17, 2018 as part of the Cultural Resource Inventory and Evaluation, which disclosed remnants of a gravel processing facility and quarry (SVOM-1). All that survives of SVOM-1 is an elevated earthen platform accessed by two earthen ramps, all of which are supported by concrete, metal and/or boulder retaining walls. The platform ramp is assumed to have functioned as a loading area where gravel was transported by truck to the high point of the elevated platform and dumped over the steep east side into screens positioned below to separate dirt from rock. Isolated discarded, broken slabs of concrete are strewn about the site, especially in the northeast corner of the site, where ground is deeply furrowed and where one large milled wooden beam was observed. The suspected quarry pit was in-filled in 1980, and most quarry remnants were removed sometime after post-1975.

The Cultural Resource Inventory and Evaluation concluded that SVOM-1 does not contain important information regarding an understanding of recreation and community development within the area. All of the potentially significant information of SVOM-1 has been recovered with the completion of an archaeological site record, and the site's data potential has been exhausted. Although the quarry is over 50 years old and qualifies as "historic", the site is not associated with important events, personalities and/or technologies important in state or regional history. Connections between gravel operations at SVOM-1 and construction activities associated with the 1960 Winter Olympics are unconfirmed. Quarry operations were owned by Oliver Henrikson, a local personality without regional or State renown. In addition, quarry operations have mostly been obliterated; remains have lost all integrity, "visibility" and "focus", so that any noteworthy engineering and construction methods (size and length, presence of distinctive engineering features and associated properties, structural integrity, and setting) are indeterminate. The rudimentary and temporary enterprise represented by SVOM-1 lacks distinctive characteristics of a type, period, or method of construction, and the property lacks integrity and research potential and does not contain the necessary quantity or

[10] Susan Lindstrom, Consulting Archaeologist. *Squaw Valley Olympic Museum Project Cultural Resource Inventory and Evaluation. January 2018*.

quality of archaeological data to make useful contributions in addressing the questions posed regarding recreation and community development in Olympic Valley. Accordingly, SVOM-1 does not meet Criterion 1 through Criterion 4 of the CRHR, and the resource was recommended ineligible for listing.

Based on the above, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined pursuant to CEQA Guidelines, Section 15064.5, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Items V-2, 3:
The project area falls within the center of Washoe territory, with primary use by the northern Washoe tribe. Washoe ethnographic encampments have been noted in west Truckee, around Donner Lake and Tahoe City. Traditional Native American sites have not been reported within the Tahoe Reach of the Truckee River, including Olympic Valley. The ethnographic record suggests that during the mild season, small groups of Washoe traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. Suitable toolstone (such as basalt) was quarried in various locales. The Washoe have a tradition of making long treks across the Sierran passes for the purpose of hunting, trading, and gathering acorns. These aboriginal trek routes, patterned after game trails, are often the precursors of historic and modern road systems. Archaeological evidence of these ancient subsistence activities are found along the mountain flanks as temporary small hunting camps containing flakes of stone and broken tools. In the high valleys more permanent base camps are represented by stone flakes, tools, grinding implements, and house depressions.

While the record search completed as part of the Cultural Resource Inventory and Evaluation identified five historical and archaeological resources within one-eighth mile of the project site, the record search did not identify any recorded archaeological resources within the project site boundaries. In addition, a search of the Native American Heritage Commission (NAHC) Sacred Lands File did not identify any known sacred sites within the project area. The archeological field reconnaissance conducted by Dr. Lindstrom resulted in the identification of one new cultural resource site, SVOM-1, within the project site boundaries; however, as discussed above the site is ineligible for listing.

The proposed project would include the construction of an off-site sanitary sewer force main along Olympic Valley Road, as well as a wet well and sanitary sewer lift station north of the project site, near the project driveway, within the Olympic Valley Road right-of-way. While the archeological field reconnaissance did not include a survey of the off-site improvement areas, the off-site areas have been previously disturbed during construction of Olympic Valley Road, Squaw Valley Community Park, and the Tower of Nations. Therefore, the potential for known cultural resources to be disturbed during construction of the off-site improvements is low.

Nonetheless, given the project site's location within the center of Washoe territory, ground disturbing activities may have the potential to uncover buried cultural deposits, including human bone. As a result, during construction and excavation activities, unknown archaeological resources may be uncovered, resulting in a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

V-1. The Improvement Plans shall include a note stating that if potential Tribal Cultural Resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

V-2. If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the County Coroner will notify the Native American Heritage Commission to assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

Discussion Item V-4, 5:
The Cultural Resource Inventory and Evaluation prepared for the project site did not identify any known historic religious or sacred uses associated with the project site. As noted above, a search of the NAHC Sacred Lands File did not identify any known sacred sites within the project area. As such, a ***less-than-significant*** impact would occur. No additional mitigation measures are required.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			**X**	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)	**X**			

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the proposed museum and cultural center. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficiency Standards (which is a portion

of the CBSC). All construction equipment and operation thereof would be regulated pursuant to the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficiency Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable PCAPCD rules and regulations related to energy efficiency, which would help to further reduce energy use associated with the proposed project.

Energy use associated with operation of the proposed project would be typical of museum/community center uses, requiring electricity and propane for interior and exterior building lighting, heating, ventilation, and air conditioning, electronic equipment, and security systems. In addition, maintenance activities during operations, such as landscape maintenance would involve the use of electric or gas-powered equipment. While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if the project would result in an inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the CBSC, CARB, and PCAPCD standards noted above, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable.

Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered ***less than significant***. No mitigation measures are required.

Discussion Item VI-2:
The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. Further analysis is required in order to ensure that the proposed project would be consistent with such goals and policies. Thus, a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		**X**		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)		**X**		
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)		**X**		
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				**X**
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		**X**		

6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		**X**		
7. Result in substantial change in topography or ground surface relief features? (ESD)		**X**		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)		**X**		

Discussion Item VII-1:
Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. The soils present on the project site are considered moderately susceptible to erosion where drainage concentrations occur. Buildout of the proposed project would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. Upon development of the site with buildings and structures, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

It should be noted that Section 303(d) of the federal CWA requires states to identify surface water bodies that do not meet water quality standards. Such waters are placed on the CWA Section 303(d) list of impaired water bodies. The List identifies the pollutant(s) causing impairment and establishes a schedule for developing a control plan. The Truckee River is identified on the CWA Section 303(d) list, as the surface water body does not currently meet the Basin Plan's[11] water quality objective for sediment. Listed water body-pollutant combinations are generally addressed through pollutant control plans called Total Maximum Daily Loads (TMDLs). The TMDL for the Truckee River was adopted in 2008, and establishes a target 20 percent annual sediment load reduction through the implementation of management practices to control erosion and limit sedimentation.

Improvement Plans provided to the County prior to authorization of construction would conform to provisions of the County Grading Ordinance (Article 15.48 of the Placer County Code) and the Stormwater Quality Ordinance (Article 8.38 of the Placer County Code) that are in effect at the time of submittal. Because the proposed project would require construction activities that would result in a land disturbance of less than one acre (approximately 0.68-acre), the project applicant would not be required by the State to prepare a Stormwater Pollution Prevention Plan (SWPPP). However, the proposed project would be required to comply with the requirements of the Placer County Storm Water Management Manual (PCSWMM) and the Regional Water Quality Control Board (RWQCB). In addition, the proposed project would also comply with all the requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used for the full duration of construction and would include fiber rolls, tree protection, construction entrance treatment, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

Although topsoil exposure would be temporary during early construction activities and would significantly decrease once development of buildings and structures occurs, after grading and leveling and prior to overlaying the ground surface with structures, the potential exists for erosion to occur. Therefore, short-term, construction-related impacts associated with soil erosion and the loss of topsoil would be considered ***potentially significant***.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

VII-1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection

[11] The California Regional Water Quality Control Boards adopt and implement Water Quality Control Plans (Basin Plans), which recognize regional differences in natural water quality, actual and potential beneficial uses, and water quality problems associated with human activities.

fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

VII-2 *The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.*

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion Items VII-2, 3, 8:

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California's coast. While the western portion of the County is generally characterized by low seismicity, the eastern portion of the County in the vicinity of Lake Tahoe, in which the proposed project is located, has rather high seismicity.[12] According to the Geotechnical

[12] Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

Engineering Report Update Letter prepared by NV5 for the proposed project,[13] an unnamed fault has been mapped (Geologic Map of the North Lake Tahoe-Donner Pass Region prepared by Sylvester et al [2012]) through, or very near to, the eastern portion of the project site in a general north-northwest direction. The inferred fault is a possible extension or splay off of the Tahoe-Sierra Nevada frontal fault (TSNFF), which has been mapped as connecting with the West Tahoe-Dollar Point Fault. The authors indicate that the fault is approximately located. The map shows the fault as relatively short and discontinuous. Studies completed by others in the vicinity do not show a fault trending through the site, and LiDAR imagery covering the site and areas to the north and south does not reveal positive evidence that an active fault crosses the site. The imagery shows clear glacial moraine morphology at the location of the previously mapped fault immediately north of the site; however, prominent lineaments do not extend north or south of the site. Due to the discontinuous nature of the fault mapped through the site, and lack of active fault features viewed on LiDAR imagery, NV5 concluded that the fault is not active and is likely a glacial moraine feature.

As such, the project site is not underlain by any active faults and is not located within an Alquist-Priolo Fault Study Zone. Notwithstanding, strong ground shaking could still occur at the site due to active faults in the region such as the Dog Valley Fault, the Polaris Fault, the West Tahoe-Dollar Point Fault Zone, the Tahoe Sierra Frontal Fault Zone, and the West and North Tahoe Faults. However, the design of project structures would be required to adhere to the provisions of the 2019 CBSC. The 2019 CBSC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

According to the Natural Resources Conservation Service (NRCS) web soil survey, two soil types are mapped across the site and are designated as Tallac very gravelly sandy loam, 2 to 30 percent slopes, and Tallac very gravelly sandy loam, 30 to 50 percent slopes. The Tallac soil type typically forms on glacial moraines, is moderately well drained, has an average depth to groundwater of about 42 to 60 inches, and has a moderately low to moderately high permeability rate.

Soil liquefaction results from loss of strength during cyclic loading, such as loading imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded, fine-grained sands. According to the Geotechnical Engineering Report prepared for the Squaw Valley Community Park Project,[14] as well as the Geotechnical Engineering Report Update Letter prepared for the proposed project, the soils encountered within the project site contained varying gravel and cobble content. In addition, saturated soil conditions were not encountered at the project site. Thus, the potential for liquefaction at the project site is low.

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The project site does not contain any open faces that would be considered susceptible to lateral spreading. In addition, as noted above, the site is not anticipated to be subject to substantial liquefaction hazards. Therefore, the potential for lateral spreading to pose a risk to the proposed development is low.

When subsurface earth materials move, the movement can cause the gradual settling or sudden sinking of ground. The phenomenon of settling or sinking ground is referred to as subsidence, or settlement. According to the Geotechnical Engineering Report Update Letter prepared for the proposed project, approximately 10 feet of existing fill is located within the mounds at the project site. Due to the potential for excessive settlement, NV5 determined that the existing fill would not be suitable for direct support of proposed structures. As such, without the removal of existing fill prior to the development of the proposed project, the potential for subsidence to pose a risk to the proposed development is high.

Expansive soils are soils which undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted, potentially resulting in damage to building foundations. Soils with a linear extensibility rating of between three and six percent and a clay content of 25 to 35 percent are characterized by a moderate shrink-swell class (i.e., moderate expansive potential). Soils with a linear extensibility rating of between six and nine percent with a clay content of 35 to 45 percent are characterized by a high shrink-swell class. According to the NRCS web soil survey, the on-site soils have a linear extensibility rating of 1.5 percent, and a clay content of 6.0 percent.[15] Therefore, the project site does not contain soils that are considered to be highly expansive.

[13] NV5. Geotechnical Engineering Report Update Letter. February 4, 2022.

[14] Holdridge & Kull. *Geotechnical Engineering Report for Proposed Squaw Valley Park State Route 89 and Olympic Valley Road Placer County, California.* November 6, 2000.

[15] U.S. Department of Agriculture Natural Resource Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed December 2021.

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The project site is gently to moderately sloping to the north. Therefore, steep, unstable slopes are not present within the project site, and the Geotechnical Engineering Report Update Letter concluded that the potential for slope instability within the project site and immediately surrounding area is low.

Based on the above, the proposed project would not likely be subject to issues associated with fault rupture, liquefaction, lateral spreading, liquefaction, expansive soils, landslides, or collapse. However, due to the existing fill on-site, potential for subsidence to pose a risk to the proposed development is high. As such, implementation of the recommendations included in the original Geotechnical Engineering Report as well as the Geotechnical Engineering Report Update Letter would be required in order to ensure adequate support of the proposed project. Such recommendations include, but are not limited to, native soil preparation, the removal of existing fill, and erosion controls. Without mitigation, the proposed project could result in a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required , prior to issuance of Building Permits. This shall be so noted on the Improvement Plans.

Discussion Item VII-4:
Sewer infrastructure currently exists within the project vicinity, and the proposed project would connect to the sewer system within Olympic Valley Road. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

Discussion Item VII-5:
According to the Placer County General Plan, paleontological resources are associated with sedimentary, metasedimentary, and alluvial geology which is found in mostly the western half of the County, outside of the project area. Additionally, paleontological resources have not been discovered on or in the vicinity of the project site. Thus, implementation of the proposed project would be considered to have a low potential to uncover or damage fossils or cause significant impacts to any resource that currently qualifies as a significant paleontological resource. However, the General Plan also states that inventories or other information sources that characterize the extent, sensitivity, or significance of paleontological resources in Placer County do not exist. Therefore, although the project site does not contain any known paleontological resources or unique geologic features, the potential exists for paleontological resources to be found within the project site. Thus, a unique paleontological resource or site could be unearthed during project construction activities, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-4 Should paleontological resources be discovered during ground disturbing activities, work shall be halted in the area within 50 feet of the find. The property owner shall then provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.

Discussion Items VII-6, 7:
Within the project site, the proposed project would include removal of existing vegetation, grading for building pads, and other associated project improvements. As discussed previously, portions of the site have been previously disturbed as a result of construction associated with the Squaw Valley Community Park. Nonetheless, the proposed project would include site preparation, grading, paving, utility placement, and various other construction activities which would disrupt on-site soils. As such, soils on the project site would be reworked as necessary to support the development, potentially resulting in disruptions, displacements, compaction, or overcrowding of the soils. The proposed project would include modifications to the project site that would alter the existing topography and ground surface relief features. Thus, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

VII-5 Implement Mitigation Measures VII-1, VII-2, and VII-3.

VIII. GREENHOUSE GAS EMISSIONS – Would the project**:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)	**X**			
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)	**X**			

Discussion Items VIII-1, 2:
Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could

result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, AB 32 and Senate Bill (SB) 32 have established statewide GHG emissions reduction targets. Accordingly, the California Air Resources Board (CARB) has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was updated in 2017. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32 and SB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

Estimated GHG emissions attributable to future project development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. As such, the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with applicable plans, policies, and regulations for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered ***potentially significant***.

Further analysis of these potential impacts will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			**X**	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)		**X**		
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			**X**	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)		**X**		
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				**X**
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)	**X**			
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)	**X**			

The following discussions are primarily based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project by NV5.[16]

Discussion Item IX-1:
A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not be industrial in nature. Operations of the proposed project would not include any activities that would involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, operations of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item IX-2, 4:
The project site is located between the Squaw Valley Community Park driveway entrance to the parking lot from Olympic Valley Road and the pickleball courts. The site currently consists of undeveloped areas of vegetation, predominantly montane coniferous forest, which largely consist of white fir and pine trees native to the area, as well as an existing parking lot. The project site does not contain existing habitable structures, and, thus, asbestos containing materials (ACMs) or lead-based paints do not occur on-site. Features such as septic systems, wells, above-ground storage tanks (ASTs), underground storage tanks (USTs), or other features related to uses of environmental concern were not identified on the site according to the Phase I ESA. In addition, given that the site has not been subject to previous development, the presence of such features on the site is unlikely. Furthermore, the project site is not included on any lists of hazardous material sites compiled pursuant to Government Code Section 65962.5. The Phase I ESA did not identify any historic recognized environmental concerns.

As part of the regulatory database review conducted for the Phase I ESA, six facilities that store and generate hazardous materials and waste and/or stored maintained USTs were identified within an eighth-mile of the project area, with the nearest being the Liberty Utilities Facility, located approximately 275 feet north of the site. Based on the regulatory database review, several violations were reported regarding administrative issues at the facilities such as improper labeling of hazardous wastes; failure to conduct regular tank inspections; failure to post evacuation routes, hazardous waste and material locations, administrative/documentation procedures regarding the spill plan and labeling of hazardous wastes; failure to establish and electronically submit adequate employee training programs; and failure to provide a revised hazardous materials inventory. However, due to the administrative nature of the reported violations, the Phase I ESA concluded that the reported violations do not pose a significant environmental threat to the project area. In addition, the administrative issues have since been returned to compliance. It should be noted that during an inspection of the Liberty Utilities Facility in August 2019 a leaking transformer was observed and required immediate repair. Nonetheless, due to the relatively immobile nature of transformer fluid, NV5 determined that any residual fluid does not pose a significant environmental threat to the project area. Thus, the six facilities identified within an eighth-mile of the project area do not pose a significant environmental risk that could be exacerbated by the proposed project.

According to the Phase I ESA, an earthen ramp is located near the center of the project area and appears to contain up to 15 feet of existing fill. A concrete retaining wall is located along the eastern base of the ramp, and a metal wall which appears to be a dump truck tailgate is located along the western base of the ramp. The ramp and walls are assumed to be remnants of a former gravel quarry that was mined for resources to construct buildings and roadways for the 1960 Winter Olympics. Evidence of contamination was not observed; however, the possibility exists that the fill may contain contamination related to former site uses.

In addition, radon gas is sometimes present within Placer County in the subsurface at concentrations that may present a risk related to indoor air quality. According to a Radon Gas Potential Letter prepared by NV5 for the proposed project, the California Geological Survey (CGS) Special report 211, Radon Potential in the Lake Tahoe Area, indicated that 26 of 98 tests for radon in indoor air in the project vicinity exceeded the recommended action level

[16] NV5. *Phase I Environmental Site Assessment, Squaw Valley Museum.* September 17, 2019.

(RAL) of 4.0 picocuries per liter (pCi/L).[17] The CGS study also indicated that glacial till and outwash sediments have a moderate radon gas potential. Based on the subsurface conditions of the project site, NV5 concluded that radon gas is likely present in the subsurface soil of the site at concentrations that may result in accumulation of radon gas into structures. The proposed building would be constructed in accordance with modern standards and codes, which would substantially reduce the potential for radon gas to enter and accumulate into the structure. In addition, the proposed structure would contain a ventilation system, which may exchange enough air on a daily basis to prevent the concentration of radon gas in indoor air. Furthermore, the Geotechnical Engineering Report Update Letter prepared by NV5 for the proposed project,[18] includes recommendations such as waterproofing/sealing building foundations, and under slab drains to help reduce moisture migration through foundation floors, which would greatly reduce the potential for radon gas entering into the proposed structure. As discussed in Section VII, Geology and Soils, of this Initial Study, Mitigation Measure VII-4 would require the preparation of a final geotechnical engineering report, and the County would ensure all geotechnical recommendations are implemented as part of the proposed project. Therefore, the proposed project would not result in hazards associated with radon gas accumulation. It is also noted that the effects of radon gas on future indoor visitors and employees of the proposed project is beyond the scope of CEQA, as it pertains to the environment's effect on the project. Pursuant to the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (CBIA), the California Supreme Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment – and not the environment's impact on the project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions." (Id. at pp. 377-378.).

Construction activities associated with implementation of the proposed project, would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. The project contractor is required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),[19] the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Placer County Environmental Health Department [PCEHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the PCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Based on the above, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the project site contains existing fill which could have the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment if the fill contains contamination related to former site uses. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

IX-1 If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project site, the impacted area(s) should be isolated from surrounding, non-impacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with applicable regulatory residential screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil shall be excavated and disposed of offsite at a licensed landfill facility to the satisfaction of the Placer County Environmental Health Department.

[17] NV5. Radon Gas Potential Letter. February 4, 2022.

[18] NV5. Geotechnical Engineering Report Update Letter. February 4, 2022.

[19] Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

Discussion Item IX-3:
The project site is located approximately 0.2-mile from the Lake Tahoe Preparatory School. Therefore, the project site is located within one-quarter mile of a school. However, projects that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste are typically industrial in nature. The proposed project would not be industrial in nature. Operations of the proposed museum and community center would not include any activities that would involve the routine emission or handling of substantial amounts of hazardous or acutely hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, operations of the proposed project would not create a significant hazard to the public or the environment through hazardous emissions or the handling of hazardous or acutely hazardous materials.

Additionally, construction activities associated with implementation of the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, as discussed above, the project contractor is required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials.

Therefore, the project would have a ***less-than-significant*** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation measures are required.

Discussion Item IX-5:
The nearest airport to the project site is the Tahoe-Truckee Airport, located approximately 12 miles northeast of the site. As such, the project site is not covered by an airport land use plan and is not located within two miles of a private airstrip, public airport, or public use airport. Therefore, the proposed project would not result in a safety hazard associated with an airport or airstrip, and ***no impact*** would occur.

Discussion Item IX-6:
Vehicle access to the proposed project would be provided by one driveway from Olympic Valley Road, which currently serves as the entrance to Squaw Valley Community Park and connects to the existing surface parking lot. The entrance provides full access to the project site. The existing parking lot and driveway are consistent with all applicable County roadway engineering standards, and do not include sharp curves or create dangerous intersections. However, Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Squaw Valley Wildland Fire Evacuation Plan, and Avalanche Mitigation Plan. Further analysis is required in order to ensure that the proposed project would be consistent with such goals and policies. Thus, a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Wildfire chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item IX-7:
According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is located within a State Responsibility Area (SRA), and is just outside the boundaries of the nearest Very High Fire Hazard Severity Zone.[20] Given the fire risk present within the project area, further analysis is required to ensure that the proposed project would not result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, and a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Wildfire chapter of the SNOW Sports Museum and Community Cultural Center EIR.

[20] California Department of Forestry and Fire Protection. *FHSZ Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed October 2021.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			**X**	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			**X**	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		**X**		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		**X**		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; b) expose people or structures to risk of loss, injury, or death involving flooding; or c) risk release of pollutants due to project inundation? (ESD)				**X**
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

The following discussions are primarily based on a Preliminary Drainage Report prepared for the proposed project by JK Architecture Engineering.[21]

Discussion Items X-1, 2, 6:
The project site is located within a portion of the Squaw Creek watershed, a tributary to the middle reach of the Truckee River (downstream of Lake Tahoe). The middle Truckee River flows northeast, terminating at Pyramid Lake, Nevada (a remnant of ancient Lake Lahontan). The Squaw Creek watershed, the area of land where precipitation and its runoff is routed to Squaw Creek and its tributaries, extends to the mountain peaks above Olympic Valley to the north, west, and south. The total area of the watershed is 5,146 acres, and the Olympic Valley floor is 701 acres, which is 13 percent of the total watershed area.

According to the Olympic Valley Public Service District (OVPSD) (Previously known as the Squaw Valley Public Service District [SVPSD]), all domestic, municipal, and irrigation water in Olympic Valley is derived from the local groundwater sources of the Olympic Valley Groundwater Basin.[22] Bulletin 118 – Interim Update 2016 defines 517 groundwater basins and subbasins in California. Pursuant to the Sustainable Groundwater Management Act (SGMA),

[21] JK Architecture Engineering. *Preliminary Drainage Report for SNOW Sports Museum.* February 23, 2021.
[22] Squaw Valley Public Services District. *Water Year 2011-2015 Quinquennial Review and Report Olympic Valley, California.* March 2017

the Department of Water Resources (DWR) is required to prioritize the 517 groundwater basins and subbasins as either High, Medium, Low, or Very Low. Prioritization is based on the following considerations:

- The population overlying the basin or subbasin;
- The rate of current and projected growth of the population overlying the basin or subbasin;
- The number of public supply wells that draw from the basin or subbasin;
- The total number of wells that draw from the basin or subbasin;
- The irrigated acreage overlying the basin or subbasin;
- The degree to which persons overlying the basin or subbasin rely on groundwater as their primary source of water;
- Any documented impacts on the groundwater within the basin or subbasin, including overdraft, subsidence, saline intrusion, and other water quality degradation; and
- Any other information determined to be relevant by the department, including adverse impacts on local habitat and local streamflows.

Each basin's priority determines which provisions of California Statewide Groundwater Elevation Monitoring (CASGEM) and SGMA apply. SGMA requires Medium and High priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. The Olympic Valley Groundwater Basin is considered Very Low Priority according to the DWR, and the DWR has not identified the Basin as either in overdraft or expected to be in overdraft.[23] As a Very Low Priority Basin, the Olympic Valley Groundwater Basin is not subject to a GSP. Apart from the SGMA, the OVPSD prepared a Groundwater Management Plan (GMP) in 2007.[24] The GMP evaluates the Basin and identifies a set of goals and objectives for Basin management, many of which focus on minimizing groundwater depletion and minimizing interference with recharge.

According to the Preliminary Drainage Report prepared for the proposed project, the post-development conditions of the project site would remain similar to the existing conditions of the site. The building, associated walkways and loading access drive would be the only proposed impervious areas, and the remainder of the project site would remain undisturbed and pervious following development of the proposed project. In addition, the proposed on-site drainage system would direct runoff from the building roofs and entryways to the underground infiltration system located throughout the site, and stormwater runoff in excess of design flows would overflow toward the northeast section of the project site to the existing natural infiltration basin, similar to pre-development conditions. Therefore, development of the project site with impervious surfaces would not substantially interfere with the infiltration of stormwater into local groundwater. In addition, the proposed project would not substantially degrade groundwater quality

In terms of groundwater use, as previously mentioned, potable water within Olympic Valley is provided by groundwater wells operated by OVPSD. The Water Supply Assessment (WSA) prepared for the Village at Squaw Valley Specific Plan included a 2040 cumulative water demand evaluation, given that the Village project is anticipated to be fully built out by 2040. The cumulative water demand, accounted for reasonably foreseeable development projects within the Valley, including the development of the proposed museum;[25] and thus, the water demand from buildout of the project site is generally accounted for in the cumulative water demand projections. It is also noteworthy that some of the cumulative growth assumed in the projections for the WSA is speculative at this time (e.g., 104 net hotel rooms/condo bedrooms at the PlumpJack site). As shown in Table 2, the total demand in 2040 is estimated to be 1,254 acre-feet per year (AFY), of which 1,186 AFY would be served from the Basin. The remaining 68 AFY demand would be met by the OVPSD and the Squaw Valley Mutual Water Company (SVMWC) horizontal bedrock wells, which are expected to continue to produce water at the same level as under historical conditions. As demonstrated in the table, the Basin is sufficient to meet the expected demand from the proposed project and other reasonably foreseeable development through 2040 with a margin of safety.[26]

[23] California Department of Water Resources. *SGMA Basin Prioritization Dashboard*. Available at: https://gis.water.ca.gov/app/bp-dashboard/final/. Accessed October 2021.

[24] Squaw Valley Public Service District. *Olympic Valley Groundwater Management Plan*. May 2007 (Revised June 1, 2007).

[25] Farr West Engineering. *Technical Memorandum, Squaw Valley Public Service District Water Demand Projections Through 2040*. June 10, 2015, page 6. The Farr West report is also included as Appendix A to the Village at Squaw Valley Specific Plan Water Supply Assessment.

[26] Placer County and Squaw Valley Public Service District. *Village at Squaw Valley Specific Plan Water Supply Assessment* [pg. 8-1]. July 22, 2015. According to the WSA [pg. 6-7], the criteria used for sufficiency of supply was 65% average saturated thickness. The margin of safety is representative of the fact that over the entire Modeled period the average percent saturation for all the wells in the western wellfield ranged from 77 to 99 percent, well above the 65 percent criteria. This indicates that there is sufficient available groundwater supply capacity to meet the estimated demands in 2040 with a margin of safety above the criteria.

Table 2
Comparison of Year 2040 Projected Supply and Demand

2040 Supply and Demand	Normal	Single-Dry Year[3]	Multiple Dry Years[3]		
			2	3	4
Supply Total[1]	> 1,254	> 1,254	> 1,254	> 1,254	> 1,254
Demand Total[2]	1,254	1,254	1,254	1,254	1,254
Difference	+ [4]	+	+	+	+

Notes: Supply and demand totals are shown in acre-feet. All values rounded to nearest whole number. Totals may reflect the effects of rounding.

1 Supply total at 2040 is based on the results of producing 1,186 acre-feet per year (AFY) from the Olympic Valley Groundwater Basin Model and 68 AFY from horizontal wells outside the Basin, as described in detail in Section 6 of the *Village at Squaw Valley Specific Plan Water Supply Assessment*. The results of the sufficiency of supply analysis indicate that there is sufficient groundwater supply from the Olympic Valley Groundwater Basin with a margin of safety. The supply total shown above is not actually limited to the exact volume of the demands, but that is the equivalent volume that was analyzed in the *Village at Squaw Valley Specific Plan Water Supply Assessment*.

2 2040 total demand from averages presented in the *Village at Squaw Valley Specific Plan Water Supply Assessment* [Tables 4-2 and 4-3].

3 No reduction in demand or supply expected in dry years.

4 + signifies that water supply exceeds demand with a margin of safety.

Source: Placer County and Squaw Valley Public Service District. Village at Squaw Valley Specific Plan Water Supply Assessment [Table 8-2]. July 22, 2015.

Given the relatively small scale of the proposed project and the adequate capacity of the groundwater basin , the project would not significantly impact the OVPSD's water supply. As such, the OVPSD would have sufficient water supplies available to serve the proposed project as well as reasonably foreseeable future development during normal, dry, and multiple dry years.

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item X-3:
The project site is part of the overall Squaw Creek watershed. Existing topography in the project area is comprised of one drainage area, and ground slopes vary from two percent to 50 percent, increasing in elevation from north to south. Shrubs, rocks, bare ground, native grassy vegetation, and trees are the predominant existing surface types within the project area. According to the Preliminary Drainage Report prepared for the proposed project, the U.S. Department of Agriculture (USDA) Web Soil Survey classifies the soil in the project area as Tallac, a very gravelly sandy loam which is associated with hydrologic soils group A. Existing impervious surfaces within the area of the project site where construction would take place do not exist; however, the site is adjacent to previously disturbed areas.

In addition, an existing stormwater system has been developed throughout the Squaw Valley Community Park, adjacent to the project site. The adjacent storm drain system includes detention/retention ponds, which treat runoff from the existing impervious areas including but not limited to sidewalks, parking areas, and pickleball courts.

The entire project site ultimately drains to the north, across Olympic Valley Road through a 24-inch Corrugated Metal Pipe (CMP) culvert, and eventually to the Truckee River on the east side of SR 89. Most of the precipitation in the project area occurs between November and May in the form of snow melt, and the site is typically dry from mid-summer through fall, until the first rain or snow events. As discussed in Section VII, Geology and Soils, of this Initial Study, the Truckee River is identified on the CWA Section 303(d) list, as the surface water body does not currently meet the Basin Plan's[27] water quality objective for sediment. As such, the TMDL for the Truckee River, which was adopted in 2008, establishes a target 20 percent annual sediment load reduction through the implementation of management practices to control erosion and limit sedimentation.

27 The California Regional Water Quality Control Boards adopt and implement Water Quality Control Plans (Basin Plans), which recognize regional differences in natural water quality, actual and potential beneficial uses, and water quality problems associated with human activities.

According to the Preliminary Drainage Report, post-development conditions on-site would remain similar to the existing conditions. The building, associated walkways and loading access drive would be the only proposed impervious areas, and the remainder of the project site would remain undisturbed and pervious following project development.

The stormwater drainage system proposed to be developed on-site would divide the project site into five Drainage Management Areas (DMAs) which would include on-site stormwater drainage improvements in order to collect and treat runoff (see Figure 10). DMA 1 would include an underground rainstore retention facility, while the remaining four DMAs would include underground infiltration trenches. Ultimately, runoff from the building roofs and entryways would be directed to the proposed underground infiltration system which would be developed throughout the site, which would provide similar conditions to current on-site drainage conditions.

In addition, stormwater runoff in excess of design flows would overflow toward the northeast section of the site to the existing natural infiltration basin located in the northeast corner of the project site, similar to the drainage patterns of the project site under pre-development conditions.

The estimated peak flows at the overland release location located at the northeast corner of the project site were calculated for both pre- and post-development conditions and are presented in Table 3.

Table 3
Pre- and Post-development On-Site Peak Flows

Pre- or Post-Development	Local Watershed Area (acres)	Infiltration Rate (in/hr)	Percent Impervious[1]	Q10[2] (cubic feet per second [cfs])	Q100[3] (cfs)
Winter					
Pre-Development	60	0.35	90.0%	33.43	57.43
Post-Development	60	0.35	90.0%	33.43	57.43
			Net Difference	*0.0*	*0.0*
Summer					
Pre-Development	60	0.35	4.0%	11.33	35.33
Post-Development	60	0.35	4.7%	11.51	35.51
			Net Difference	*0.18*	*0.18*

1 The percent of impervious surfaces varies during summer and winter conditions due to the amount of snow on the ground surface.
2 Represents peak flows for 10-year storm events.
3 Represents peak flows for 100-year storm events.

Source: JK Architecture Engineering, 2021.

As shown in the table, the proposed project would not result in an increase in post-development flows during the winter months; however, a 0.18 cubic feet per second (cfs) increase would occur for post-development flows in the summer months. As such, the proposed project would include surface grades surrounding the new buildings that would slope away to safely convey runoff away from buildings, as well as other site improvements to prevent flooding and provide proper overland release. As discussed above, excess runoff would be conveyed by swales and surface flow away from the building and existing facilities, and would be directed to the north and east, similar to pre-development conditions. The proposed project would also include the implementation of temporary and permanent Best Management Practices (BMPs), as discussed in further detail below, to ensure impacts to water quality do not occur.

Based on the above, the proposed project would not substantially alter the existing drainage pattern of the project area or substantially increase the rate or amount of surface runoff. A final drainage report would be required with the project Improvement Plans to substantiate the preliminary drainage design. Without approval of a final drainage report, a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

X-1 As part of the Improvement Plan submittal process, the Preliminary Drainage Report provided during environmental review shall be submitted in final format. The Final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two.

Figure 10
Preliminary Grading and Drainage Plan

The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The Final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. The Final Drainage Report shall be submitted to the Placer County Community Development Resource Agency for review and approval

X-2 The Improvement Plan submittal and Final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's Final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. Detention/retention facility construction shall not be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion Item X-4:
The following sections provide an analysis of potential impacts to water quality associated with construction and operation of the proposed project.

Construction
Construction of the proposed project would include grading, excavation, trenching for utilities, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if impacted stormwater runoff from construction activities enters downstream waterways.

Soils exposed by the aforementioned types of construction activities have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. As discussed above, the Truckee River is identified on the CWA Section 303(d) list due to sediment impairment. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Discharge of polluted stormwater or non-stormwater runoff could violate waste discharge requirements. However, in general, impacts from construction-related activities would be short-term and of limited duration.

Because the proposed project would require construction activities that would result in a land disturbance of less than one acre (approximately 0.68-acre), the project applicant would not be required by the State to prepare a Stormwater Pollution Prevention Permit (SWPPP However, the proposed project would be required to comply with the requirements of the Placer County Storm Water Management Manual (PCSWMM) and the Regional Water Quality Control Board (RWQCB) including, but not limited to, the following:

- Runoff from impervious surfaces shall be collected and treated on-site, pursuant to the Placer County Storm Water Quality Plan design criteria, which complies with the requirements of the Lahontan RWQCB.
- Storm drainage facilities will be designed to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion.
- Existing drainage patterns will be generally maintained with proposed site layout and grading.
- Improvements will be protected from inundation, flood hazard, and ponding.
- Concentrated flow shall not cause property damage.
- The 100-year peak runoff shall be conveyed in a manner that does not compromise any structures or overtop any road surfaces (overland release).

- All construction activities and permanent improvements shall include temporary and permanent BMPs for the protection of water resources.

The proposed project would also comply with all the requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used for the full duration of construction and would include fiber rolls, tree protection, construction entrance, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

Operation

Development of the proposed project would result in the conversion of the project site from an undeveloped forested area and parking lot, to museum and community center uses with associated improvements. Such new land uses could result in new stormwater pollutants being introduced to the project area. Pollutants associated with the operational phase of the proposed project could include oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Pesticides, which are toxic to aquatic organisms and can bioaccumulate in larger species, such as birds and fish, can potentially enter stormwater after application to landscaped areas within the project site. Oil and grease could enter stormwater from vehicle leaks, traffic, and maintenance activities. Metals could enter stormwater as surfaces corrode, decay, or leach. Clippings associated with landscape maintenance and street litter could be carried into storm drainage systems. Pathogens (from pets, wildlife, and human activities) have the potential to affect downstream water quality.

However, as discussed above, the proposed project would be required to comply with all requirements of the PCSWMM and the RWQCB including the collection and treatment of all on-site runoff. As such, the project site would be divided into five DMAs which would include on-site stormwater drainage improvements in order to collect and treat runoff. DMA 1 would include an underground rainstore retention facility, while the remaining four DMAs would include underground infiltration trenches. Ultimately, runoff from the building roofs and entryways would be directed to the proposed underground infiltration system which would be developed throughout the site and provide similar conditions to current on-site drainage conditions.

In order to ensure continued operation of the proposed underground infiltration system, the proposed project would include inspection and maintenance procedures to be implemented by the project operator. Required maintenance activity would include, the inspection of all infiltration trenches and the storm drain junction box and storm drain outlet of the underground rainstore twice a year, as well as the removal of all debris and sediment from the infiltration system. The proposed project would also implement permanent BMPs including soil stabilization and revegetation.

Conclusion

Compliance with all requirements of the PCSWMM and the RWQCB, as described above, would minimize the potential degradation of stormwater quality and downstream surface water associated with construction and operation of the proposed project. In addition, BMPs designed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment would further reduce the potential for the potential degradation of stormwater quality and downstream surface water in the project vicinity. However, as noted above, the Truckee River is identified on the CWA Section 303(d) list for sediment impairment. Therefore, a lack of compliance with the aforementioned regulations could result in a ***potentially significant*** impact related to potential degradation of stormwater quality and downstream surface water associated with construction and operation of the proposed project.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

X-3 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The property owner is responsible for maintaining the legibility of stamped messages and signs.

X-4 The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site

transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

X-5 The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the East Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

X-6 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the East Placer Storm Water Quality Design Manual.

Discussion Item X-5:
According to the November 2, 2018 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06061C0329H, the proposed project site is located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. Furthermore, the project is not located within any local 100-year floodplain. Consequently, the proposed project would not place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary, FIRM, or other flood hazard delineation map which would: a) impede or redirect flood flows; b) expose people or structures to risk of loss, injury, or death involving flooding; or c) risk release of pollutants due to project inundation. Therefore, ***no impact*** would occur.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			**X**	

2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)	**X**			
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			**X**	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			**X**	

Discussion Item XI-1:
The proposed project would be located within a portion of the existing Squaw Valley Community Park. Squaw Valley Community Park is an approximately 28-acre park consisting of five parcels, owned and operated by Placer County. The project site would be located between the Squaw Valley Community Park driveway entrance to the parking lot from Olympic Valley Road and the pickleball courts. The site currently consists of undeveloped areas of vegetation, predominantly montane coniferous forest, comprised primarily of white fir and pine trees native to the area, as well as an existing parking lot. However, project development would occur solely within undeveloped areas of Squaw Valley Community Park. In addition, the proposed project would be generally consistent with the intensity of land uses planned to the east, west, and south of the project site. As such, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XI-2:
The General Plan Guidelines published by the State Office of Planning and Research defines "consistency" as follows, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for this analysis is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Placer County General Plan policies or other County plans and policies is ultimately the decision of the Placer County Board of Supervisors. Furthermore, although CEQA analysis may identify some areas of general consistency with County policies, the County has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies.

The proposed project would include a Rezone to create a new land use district to accommodate the proposed project, as well as an amendment to the County Code. The proposed Rezone and County Code amendment would allow for development of a museum, community cultural center, and ancillary uses within the project site, subject to a CUP, as well as operation of the facility beyond the currently allowable hours in Section 12.24 of the Placer County Code. Approval of the rezone and Code amendment are discretionary actions subject to approval by the Placer County Board of Supervisors. Should the Placer County Board of Supervisors approve the requested entitlements, the project would be rendered consistent with the SVGP and Placer County Code Section 12.24.

The focus of this section of the environmental checklist is whether the proposed project would conflict with plans or policies adopted for the purpose of avoiding or mitigating environmental effects. Placer County has adopted policies related to GHG emissions and sustainability, such as the PCSP. As discussed in Section VII of this Initial Study, the proposed project would generate an increase in GHG emissions and energy demand. Consistency with plans and policies related to GHG emissions and energy efficiency will be evaluated in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SNOW Sports Museum and Community Cultural Center EIR. The Noise Element of the Placer County General Plan includes several policies applicable to the proposed project, among which is Policy 9.A.2, requiring noise created by new non-transportation noise sources to be mitigated so as not to exceed the noise level standards in Table 9-1 of the General Plan, as measured immediately within the property line of lands designated for noise-sensitive uses. While the proposed project is not anticipated to generate substantial non-transportation noise, certain project components, such as the heating, ventilation, and air conditioning system may generate noise that could exceed the County's noise standards at the nearest sensitive receptors. Further analysis of the project's limited noise sources will be included in the EIR.

In June 2021, Placer County adopted vehicle miles traveled (VMT) thresholds and screening criteria for East Placer. The proposed project would generate an increase in VMT within and beyond Olympic Valley. Further analysis of project-specific VMT will be conducted in the EIR to determine if said VMT would conflict with Placer County's adopted VMT thresholds.

In addition, Placer County adopted an updated Health and Safety Element of the General Plan in October 2021. The Health and Safety Element includes several policies applicable to the proposed project, among which is Policy 8.C.1, which requires the County to ensure that development in high-fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards. As discussed in Section XX, Wildfire, of this Initial Study, the project site is located within a State Responsibility Area (SRA), and is just outside the boundaries of the nearest Very High Fire Hazard Severity Zone. Therefore, further analysis of potential wildfire hazards associated with the proposed project will be included in the EIR.

Notwithstanding the above, this Initial Study demonstrates that the project complies with several plans and policies adopted for the purpose of avoiding or mitigating an environmental effect. According to Section IV, Biological Resources, of this Initial Study, the proposed tree removal activities would not conflict with the County's Tree Ordinance or General Plan policies related to wetland protection. As discussed in Section VII, Geology & Soils, of this Initial Study, the proposed project would be subject to State guidelines, Articles 8.28 and 15.48 of the Placer County Code, and Policy 6.A.5 of the Placer County General Plan, which require project implementation of BMPs designed to control erosion and other non-stormwater management and materials management BMPs. Thus, the project would not conflict with Policy I.K.6 related to erosion and sedimentation risks from new development on hillsides.

Based on the above, the potential for the proposed project to cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect will be evaluated in the technical chapters of the SNOW Sports Museum and Community Cultural Center EIR. Pending further analysis, a ***potentially significant*** impact could occur.

Further analysis of applicable policies related to aesthetics, air quality, greenhouse gas, noise, transportation, and wildfire will be discussed in their respective chapters of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item XI-3:
In addition to the Placer County regulations, the Squaw Valley Community Park site is bound by a deed restriction relating to the past transfer of the parcel from the USFS to Placer County. The Quit Claim Deed conveying the park parcel to Placer County from the USFS includes the following restriction: "[T]he use of the property for a community park does not include the use of the property for private development of a commercial, residential, or industrial nature."

As discussed previously, the zoning and General Plan land use designation for the site is FR. The FR designation is intended to "establish areas wherein public or private recreation facilities, either commercial in nature or publicly funded, can be developed to meet the year-round recreation needs of the residents and visitors in Squaw Valley." The proposed project would include a Rezone to create a new land use district to accommodate the proposed project. The proposed Rezone would allow for development of a museum, community cultural center, and ancillary uses within the project site, subject to a CUP.

The intention of the museum and community cultural center is to educate visitors on the history of winter sports, particularly the 1960 Winter Olympics, and the museum would have a direct link to Squaw Valley Community Park and the outdoor culture of the Olympic Valley region. Furthermore, the museum's focus on active recreational and athletic pursuits are thematically supportive of the Squaw Valley Community Park's primary purpose of outdoor recreation. Therefore, the museum and community cultural center would be considered a non-commercial use and would not fall within the category of uses expressly prohibited by the Deed Restriction. Although the museum would introduce revenue-generating uses into the park, including a small café, gift shop, and facility rental, such uses and activities would be ancillary to the proposed museum and community cultural center, and all revenues from such activities would be restricted to supporting the museum. The Internal Revenue Code (IRC) and legal precedent allow charitable non-profit organizations enjoying benefits under IRC Section 501(c)(3) to pursue incidental revenue-generating activity without losing their non-profit tax-exempt status.[28] As previously noted, the ancillary nature and tax treatment of the revenue-generating activities proposed would not conflict with the deed restriction described above.

It is also important to note that the question of land use compatibility in the context of this analysis is focused on physical environmental effects that could result from placing one land use next to another, such as placing industrial

[28] Michael E. Profant, Attorney at Law, Placer County Counsel's Office. Personal Communication [letter] with Eli Ilano, Forest Supervisor, Tahoe National Forest. March 27, 2017.

uses next to residential uses, where the noise and hazards associated with industrial operations could adversely affect the residents. The question of whether the proposed project is consistent with the terms of the deed restriction is a legal consideration, not an environmental consideration subject to CEQA. Moreover, the potential compatibility issues associated with building a museum and cultural center at the existing Squaw Valley Community Park are evaluated throughout this Initial Study. Substantial evidence exists that the proposed museum and cultural center would not present significant environmental incompatibilities with the adjacent park or nearest residential uses, which are located approximately 500 feet east of the project site, across SR 89.

Therefore, the proposed project would not result in the development of incompatible uses and/or the creation of land use conflicts, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XI-4:
CEQA does not require an analysis of social issues unless a direct link to the physical environment exists. One way that social issues are typically handled in CEQA documents is to consider the potential for a project to change the socioeconomics of a community, which could lead to physical blight. In recent years, the State courts have identified the term urban decay as the physical manifestation of a project's potential socioeconomic impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The leading case is *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, in which the court set aside two environmental impact reports for two proposed large retail projects that would have been located fewer than five miles from each other.

The proposed project would develop a museum and cultural center within a portion of the County which is primarily characterized by existing recreational land uses, as well as undeveloped forest land. The proposed project would include the development of a café and museum shop; however, the proposed uses would be intended to serve the museum, and would not have an effect on other businesses in the area. As such, the proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				**X**
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				**X**

Discussion Items XII-1, 2:
Pursuant to the California Division of Mines and Geology (CDMG), the project site is classified as MRZ-3a$^{(sg\text{-}15)}$ for aggregate as a result of glacial deposits. The MRZ-3a designation is used to describe areas underlain by geologic settings within which undiscovered mineral resources similar to known deposits in the same producing district or reason may be reasonably expected to exist. However, the project site is located within the existing Squaw Valley Community Park. Therefore, regardless of the proposed project being developed, the potential for mining activities to occur on-site would be very low. In addition, according to Table 8-6 in the Placer County Final EIR, the project area is not identified as an area containing existing or potential mineral extraction sites.[29] As a result, ***no impact*** to mineral resources would occur as a result of development of the project.

[29] Placer County. *Placer County Countywide General Plan Final EIR [pg. 8-25; Table 8-6].* July 26, 1994.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)	**X**			
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	**X**			
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				**X**

Discussion Items XIII-1, 2:
The project site is located within a portion of the existing Squaw Valley Community Park, and currently consists of undeveloped areas of vegetation, predominantly montane coniferous forest, comprised primarily of white fir and pine trees native to the area, as well as an existing parking lot. The proposed project would include development of a museum and community cultural center building, as well as various associated site improvements, and a number of amenities such as event space. The introduction of the proposed project to the site would increase vehicular traffic in the area. Increased vehicle traffic would concomitantly increase the level of traffic noise along surrounding roadways, some of which are bordered by noise-sensitive residential uses. In addition, operational noise produced by events held at the museum could increase the ambient noise levels in the project area. The museum is anticipated to operate daily from 10:00 AM to 6:00 PM, with events typically being held in the evenings so as not to conflict with peak daytime usage of the park by recreational users. Therefore, the proposed project could expose persons to a permanent increase in ambient noise levels that could exceed the County's applicable noise level standards. Furthermore, construction of the project would temporarily increase ambient noise levels in the site vicinity, and could result in the generation of excessive groundborne vibration or groundborne noise levels.

Based on the above, the project could have a ***potentially significant*** impact related to substantial temporary or permanent increases in ambient noise levels in the vicinity of the project in excess of standards established by the County, or the generation of excessive groundborne vibration or groundborne noise levels.

Further analysis of these potential impacts will be discussed in the Noise chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item XIII-3:
The nearest airport to the project site is the Tahoe-Truckee Airport, located approximately 12 miles northeast of the site. As such, the project site is not covered by an airport land use plan and is not located within two miles of a private airstrip, public airport, or public use airport. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with air traffic, and ***no impact*** would occur.

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			**X**	

2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				**X**

Discussion Item XIV-1:
Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The proposed project would include development of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space. As a result, the proposed project would not be considered to induce substantial unplanned population growth, and a ***less-than-significant*** impact would result. No mitigation measures are required.

Discussion Item XIV-2:
The project site does not contain any existing housing. Therefore, the proposed project would not displace existing people or housing, necessitating the construction of replacement housing elsewhere, and ***no impact*** would occur.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			**X**	
2. Sheriff protection? (ESD, PLN)			**X**	
3. Schools? (ESD, PLN)			**X**	
4. Parks? (PLN)			**X**	
5. Other public facilities? (ESD, PLN)			**X**	
6. Maintenance of public facilities, including roads? (ESD, PLN)			**X**	

Discussion Item XV-1:
The project site is currently developed with the Squaw Valley Community Park and serviced by the Olympic Valley Fire Department (OVFD). The OVFD serves approximately 1,500 full-time residents within a 14-square mile area, with a full-time staff of 13 people. At least three people are on duty 24 hours per day, 7 days a week. In addition, part-time paid firefighters are employed during busy periods. The OVFD is located at 305 Olympic Valley Road, approximately 0.25-mile west of the project site. CAL FIRE provides wildland fire suppression services and prevention for the Valley. It should be noted that further discussion of impacts related to wildfire will be included in the Wildfire chapter of the SNOW Museum EIR, and the analysis included herein focuses on whether the project would require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.

The OVFD strives to meet the National Fire Protection Association (NFPA) 1710 guideline for fire department responses, which allows firefighters one minute to don their turnouts once an emergency call for service is received from dispatch and four minutes of drive time (i.e., a total of five minutes).[30] The proposed project would include development of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space. With respect to fire prevention for the proposed project, the museum and community cultural center building would include fire protection features as required by the California Fire Code, including fire sprinklers, fire alarm systems, fire extinguisher systems, and exit illumination. Furthermore, the International Building Code (IBC) includes the 2021 International Wildland-Urban Interface Code (IWUIC) that specifies construction standards to be used in urban interface and wildlands areas where there is an elevated threat

[30] Nevada County Consolidated Fire District. *Nevada County Consolidated Fire District Strategic Plan 2016-2021*. February 28, 2017.

of fire. In conformance with the IWUIC, fire resistant building materials would be used to construct the proposed project.

Given that the OVFD is located approximately 0.25-mile from the project site, and the proposed project would include the incorporation of fire protection features in building design, the proposed project would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XV-2:
The Placer County Sheriff's Department (PCSD) provides general law enforcement services to the County, including Olympic Valley. The Tahoe Substation in Tahoe City, located at 2501 North Lake Boulevard, approximately 4.5 miles east of the project site, is the closest Sheriff's substation to the site. The proposed project would not result in direct population growth. Therefore, the proposed project would not be expected to result in substantial adverse physical impacts associated with the provision of new or physically altered PCSD facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff's services, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XV-3:
The Tahoe-Truckee Unified School District (TTUSD) provides public school services to Olympic Valley. Students living in Olympic Valley attend Tahoe Lake Elementary School (K-4), North Tahoe School (5- 8), and North Tahoe High School (9-12), all of which are located in Tahoe City. The proposed project would include development of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space. The proposed project would not directly increase the student population within the project area. While employment opportunities would be provided, the employment opportunities would be expected to be filled by existing residents of the area in order to support the local community and provide opportunities for residents to reside and work in the same community. Thus, it is not expected that employees with children would relocate to the area. It should be noted that although the proposed museum is not a school, museums are educational facilities and one of the objectives of the museum would be to serve school-aged children. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of schools. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XV-4:
General Plan Policy 5.A.1 sets a standard of five acres of active parkland and five acres of passive recreation area or open space per 1,000 residents. The parcel on which the project site is located is currently developed with the Squaw Valley Community Park. The proposed project would include development of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space within an undeveloped area of the Squaw Valley Community Park. Thus, the proposed project would not result in the need for new or physically altered parks, the construction of which could have substantial adverse physical impacts, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Items XV-5, 6:
The following section describes the proposed project's potential adverse physical effects associated with maintenance and construction of County roads and library facilities.

Roads
The proposed project would result in the construction of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space. The proposed project would not develop any new roadways. While project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible due to the limited number of visitors and employees, and associated vehicle trips. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance.

Libraries and Other Public Facilities and Services
Placer County maintains public facilities such as public libraries and community buildings. Museums are considered public facilities, and, thus, the proposed project would provide additional public facility space to residents and visitors of Olympic Valley. In addition, the proposed museum and community facility would not be expected to substantially

increase the population within the project area. Therefore, the proposed project would not generate any additional demand on existing public facilities, and would increase the availability of public facilities within Placer County.

Conclusion

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			**X**	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			**X**	

Discussion Items XVI-1, 2:

As discussed under Section XV above, the parcel on which the project site is located is currently developed with the Squaw Valley Community Park. The proposed project would include development of a museum and community cultural center building, as well as various site improvements, and a number of amenities such as event space within an undeveloped area of the Squaw Valley Community Park. Due to the relatively steep topography and rock outcroppings within the project site, the site is unsuitable for development with recreational park uses. As such, the proposed project would provide additional community space to residents and visitors of Olympic Valley. In addition, the proposed museum and community facility would not be expected to substantially increase the population within the project area. Therefore, the proposed project would not generate any additional demand on existing recreational facilities in the project vicinity or increase use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Thus, the proposed project would result in a ***less-than-significant*** impact related to recreation. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)	**X**			
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	**X**			
3. Result in inadequate emergency access or access to nearby uses? (ESD)	**X**			
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			**X**	

5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b)? (ESD)	**X**			

Discussion Item XVII-1:
The proposed project would result in an increase in vehicle traffic on the street system surrounding the project area. The project has the potential to generate new bicycle and pedestrian traffic. Determination of traffic impacts based solely on vehicle level of service (LOS) is no longer allowable based on CEQA Guidelines Section 15064.3. However, the potential remains for the proposed project to result in conflicts with General Plan policies related to transportation facilities, including transit, roadway, bicycle, and pedestrian facilities. Therefore, a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Transportation chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Items XVII-2, 3:
Vehicle access to the proposed project would be provided by one driveway from Olympic Valley Road, which currently serves as the entrance to Squaw Valley Community Park and connects to the existing surface parking lot. The entrance provides full access to the project site. Up to 6,000 sf of the driveway and asphalt parking lot would be resurfaced and the parking area directly fronting the museum would be restriped to include two additional accessible parking spaces. The re-striping of the parking lot would allow space for a bus turnaround for buses up to 40 feet in length in the eastern portion of the parking lot. The existing parking lot and driveway are consistent with all applicable County roadway engineering standards, and do not include sharp curves or create dangerous intersections. However, the proposed project would increase the amount of visitors to the park, which could affect the safe movement of vehicles in and out of the driveway due to factors such as increased queue lengths that could exceed the existing storage space on-site. Queue lengths that exceed designated storage space could increase traffic congestion in the project area, and increase the possibility of traffic collisions. Further analysis is required in order to ensure that the proposed project would not result in increased transportation hazards. Thus, a ***potentially significant*** impact could occur.

Further analysis of these potential impacts will be discussed in the Transportation chapter of the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item XVII-4:
Pursuant to Section 17.54.060 of the Placer County Code, the proposed project would be required to provide a minimum of one parking space per 400 sf. As discussed above, a portion of the existing parking lot would be resurfaced, and the parking area directly fronting the museum would be restriped to include two additional accessible parking spaces. Additionally, a planting area in the eastern portion of the parking lot would be removed and replaced with eight vehicle parking spaces. Including existing and proposed parking, a total of 121 parking spaces, including seven ADA-compliant parking spaces, would be provided onsite. The County has determined that the proposed project would provide for sufficient on-site parking in accordance with Section 17.54.060 of the Placer County Code. Furthermore, the County would require the preparation of a Parking Management Plan as part of the proposed project to ensure that the various uses within Squaw Valley Community Park would be coordinated such that parking onsite would be adequate to accommodate visitors of the park. Therefore, the proposed project would not result in insufficient parking capacity on-site or off-site, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XVII-5:
The proposed project could result in increased VMT associated with future visitors of the museum travelling between the project site and other locations within the project region. In June 2021, Placer County adopted VMT thresholds and screening criteria for East Placer. Further analysis of project-specific VMT will be conducted in the EIR to determine if project-related VMT would conflict with Placer County's adopted VMT thresholds. Therefore, the proposed project could result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, and a ***potentially significant*** impact could occur.

Further analysis of this potential impact will be discussed in the Transportation chapter of the SNOW Sports Museum and Community Cultural Center EIR.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or (PLN)		**X**		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		**X**		

Discussion Items XVIII-1, 2:
The project area falls within the center of Washoe territory, with primary use by the northern Washoe tribe. Washoe ethnographic encampments have been noted in west Truckee, around Donner Lake and Tahoe City. Traditional Native American sites have not been reported within the Tahoe Reach of the Truckee River, including Olympic Valley. The ethnographic record suggests that during the mild season, small groups of Washoe traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. Suitable toolstone (such as basalt) was quarried in various locales. The Washoe have a tradition of making long treks across the Sierran passes for the purpose of hunting, trading, and gathering acorns. These aboriginal trek routes, patterned after game trails, are often the precursors of historic and modern road systems. Archaeological evidence of these ancient subsistence activities are found along the mountain flanks as temporary small hunting camps containing flakes of stone and broken tools. In the high valleys more permanent base camps are represented by stone flakes, tools, grinding implements, and house depressions.

Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on August 28, 2017. The tribes that were contacted included the Ione Band of Miwok Indians, the Shingle Springs Band of Miwok Indians (SSR), the T'Si-Akim Maidu, the United Auburn Indian Community (UAIC) of the Auburn Rancheria, the Washoe Tribe of Nevada and California, and the Wilton Rancheria. The UAIC initiated consultation and requested copies of cultural searches/surveys. The County provided copies of all requested documentation prepared for the proposed project, and consultation with the UAIC was closed on October 19, 2017. The SSR requested copies of cultural searches/surveys, which were provided, and consultation with the SSR was closed on October 26, 2017. Requests for consultation were not received from any of the other aforementioned tribes.

According to the Cultural Resource Inventory and Evaluation prepared for the proposed project, a Sacred Lands File (SLF) search request was sent to the NAHC on January 5, 2018. The NAHC SLF search produced negative results.

While none of the contacted tribes identified known Tribal Cultural Resources on the project site, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

XVIII-1 Implement Mitigation Measures V-1 through V-2.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			**X**	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			**X**	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			**X**	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			**X**	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			**X**	

Discussion Item XIX-1, 2, 3:
Electricity, telecommunications, water, and sanitary sewer services would be provided by way of new connections to existing infrastructure in the project area. Brief discussions of the water, sewer service, stormwater drainage, electrical, propane, and telecommunications facilities that would serve the proposed project are included below.

Water
Water supplies for the project site are supplied by the OVPSD. As discussed in Section X, Hydrology and Water Quality, of this Initial Study, all domestic, municipal, and irrigation water in Olympic Valley, is derived from the Olympic Valley Groundwater Basin, which is considered Very Low Priority according to the DWR, and is not identified as either in overdraft or expected to be in overdraft.[31]

Given that the groundwater basin has adequate capacity, as demonstrated in question 'b' of Section X, Hydrology and Water Quality, of this Initial Study, the proposed project would not significantly impact the District's water supply. As such, the District would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Furthermore, the project would include a connection to existing water infrastructure in the project vicinity. A six-inch water service lateral and fire hydrant would be provided in the northwest corner of the project site; and the water services extension would connect to the lateral adjacent to the proposed building within Olympic Valley Road. Off-site water system improvements would not be required. Therefore, the proposed project would not require major relocation or expansion of any water supply infrastructure.

Sewer Service
Sewer service would be provided to the site by the OVPSD. OVPSD services the project area through the operation and maintenance of a wastewater collection system. Collected sewage is conveyed to the Tahoe Truckee Sanitation Agency (TTSA) Water Reclamation Plant, located adjacent to the Truckee River and Tahoe Truckee Airport. The TTSA previously upgraded and expanded wastewater facilities to increase handling capacity. The proposed project would construct a sanitary sewer force main along Olympic Valley Road. The force main would begin at the intersection of Olympic Valley Road and the project driveway, and run northwest along Olympic Valley Road to connect to the existing sanitary sewer manhole located east of the Tavern Inn Condominiums. In addition, a wet well and sanitary sewer lift station would be constructed north of the project site, near the project driveway, within the

[31] California Department of Water Resources. *SGMA Basin Prioritization Dashboard*. Available at: https://gis.water.ca.gov/app/bp-dashboard/final/. Accessed October 2021.

Olympic Valley Road right-of-way. All sewer improvements would be consistent with the Placer County "All Districts" Sewer System Master Plan. The off-site sewer improvements would require disruption of existing pavement, but disturbance of natural habitats would not occur. As such, the proposed project would not require major relocation or expansion of any sewer service infrastructure, the construction of which could cause significant environmental effects.

Stormwater Systems

The existing stormwater detention basin located in the northwest corner of the site would remain in place following development of the proposed project. The stormwater drainage generated on the project site would not drain into the existing basin; rather, a new stormwater drainage system would be installed. The stormwater drainage system proposed to be developed on-site would divide the project site into five DMAs which would include on-site stormwater drainage improvements in order to collect and treat runoff (see Figure 10). DMA 1 would include an underground rainstore retention facility , while the remaining four DMAs would include underground infiltration trenches. Ultimately, runoff from the building roofs and entryways would be directed to the proposed underground infiltration system which would be developed throughout the site, which would provide similar conditions to current on-site drainage conditions. In addition, stormwater runoff in excess of design flows would overflow toward the northeast section of the site to the existing natural infiltration basin located in the northeast corner of the project site, similar to the drainage patterns of the project site under pre-development conditions. Based on the conclusions of the Preliminary Drainage Report prepared for the proposed project, the proposed on-site stormwater system would be properly sized to handle stormwater under the 10- and 100-year events, and off-site expansion or relocation would not be required. In addition, Mitigation Measures X-1 and X-2 of this Initial Study would ensure a final drainage report would be submitted with the project Improvement Plans to substantiate the preliminary drainage design.

Other Utilities

Electric and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. Electricity would be provided to the proposed project by Liberty Utilities. A new propane tank would be provided to the project site by Southwest Gas Corporation. However, the proposed project would not require major upgrades to, or extension of, existing infrastructure related to electric, propane, and telecommunication utilities.

Conclusion

Although off-site improvements to the sewer system would be required, all improvements would occur within the existing paved right-of-way. The proposed project would not include any other off-site improvements or infrastructure upgrades that could cause significant environmental effects. Therefore, the project would result in a ***less-than-significant*** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, propane, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No mitigation measures are required.

Discussion Item XIX-4, 5:

The Tahoe Truckee Sierra Disposal Company (TTSD) provides solid waste collection and removal for the Olympic Valley area, and would provide service to the project site after implementation of the proposed project. Solid waste from the proposed project would continue to be transported to Placer County's Eastern Regional Transfer Station, and then to the Lockwood Regional Landfill in Nevada.

The Eastern Regional Transfer Station is located west of SR 89, approximately three miles south of Truckee, and five miles north of the intersection of SR 89 and Olympic Valley Road. Solid waste is sorted at this facility to recover recyclable materials. After the garbage has been sorted, materials that cannot be recycled would be taken to Lockwood Regional Landfill, which is a municipal solid waste facility located in Storey County, off I-80, east of Sparks, Nevada.

Pursuant to the CALGreen Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. Because the landfill is not operating at maximum capacity and the project would only create a temporary increase in the amount of waste during construction activities, the proposed project would not result in a significant impact related to solid waste generation during construction.

With respect to operational solid waste generation, due to the nature and scale of the proposed project, the project would not be expected to generate substantial amounts of solid waste. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	**X**			
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)	**X**			
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)	**X**			
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)	**X**			

Discussion – All Items:
According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is located within a State responsibility Area (SRA), and is just outside the boundaries of the nearest Very High Fire Hazard Severity Zone.[32] Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Squaw Valley Wildland Fire Evacuation Plan, and Avalanche Mitigation Plan. The project site is located at the entrance to Olympic Valley. The project takes access off of Olympic Valley Road, which serves as the single point of entry to, and exit from, the Valley. Further analysis will be included in the EIR as to whether additional traffic added by the proposed project would have the potential to substantially impair emergency response and evacuation to the Valley in the event of a disaster. Further analysis is required in order to ensure that the proposed project would be consistent with such goals and policies. Thus, a ***potentially significant*** impact could occur.

Further analysis of these potential impacts will be discussed in the Wildfire chapter of the SNOW Sports Museum and Community Cultural Center EIR.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		**X**
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	**X**	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	**X**	

[32] California Department of Forestry and Fire Protection. *FHSZ Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed October 2021.

Discussion Item F-1:
As discussed in Section IV, Biological Resources, of this Initial Study, while the potential exists for special-status bats and nesting birds and raptors protected by the MBTA to occur on-site, Mitigation Measures IV-1 and IV-2 would ensure that impacts to special-status species would be less than significant. In addition, as discussed in Section V, Cultural Resources, of this Initial Study the proposed project would not result in significant impacts to historic resources. With implementation of Mitigation Measures V-1 through V-2, potential impacts to archaeological resources would be reduced to less-than-significant levels.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory.

Discussion Item F-2:
The proposed project in conjunction with other development within Placer County could incrementally contribute to cumulative impacts in the project area. In addition, the County anticipates that the Squaw Valley Community Park would continue to make some level of improvements into the future (e.g., additional pickleball courts, picnic areas, or other park-related improvements). In particular, as discussed in Section III, Air Quality, of this Initial Study, the proposed project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants. According to Section VIII, Greenhouse Gas Emissions, of this Initial Study, buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations, and impacts related to GHG emissions and global climate change could be cumulatively considerable. In addition, according to Section XVII, Transportation, of this Initial Study, the proposed project would result in a contribution to regional VMT.

As noted on page 12 of this Initial Study, all other cumulative impacts were addressed in the analysis included in the County-wide General Plan EIR.

Further analysis of these potential impacts will be discussed in the SNOW Sports Museum and Community Cultural Center EIR.

Discussion Item F-3:
As described in this Initial Study, implementation of the proposed project could result in significant impacts related to aesthetics; air quality, GHG emissions, and energy; noise; transportation; and wildfire. As such, in the absence of appropriate mitigation, the project could cause substantial adverse effects on human beings.

Further analysis of these potential impacts will be discussed in the SNOW Sports Museum and Community Cultural Center EIR.

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

X California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
X California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	**X** U.S. Army Corps of Engineers
☒California Department of Transportation	☐U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐ _____
X California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

X	The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Patrick Dobbs, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Ed Staniforth, P.E.
Department of Public Works-Transportation, Ryan Decker
Flood Control and Water Conservation District, Brad Brewer
DPW- Parks Division, Ted Rel
HHS-Environmental Health Services, Laura Rath
Placer County Fire Planning/CDF, Brian Skehan

Signature _____ Date 03/15/22
Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available at the following web address: https://www.placer.ca.gov/2526/Environmental-Impact-Reports

County Documents	**X** Air Pollution Control District Rules & Regulations	
	X Community Plan	
	X Environmental Review Ordinance	
	X General Plan	
	X Grading Ordinance	
	X Land Development Manual	
	X Land Division Ordinance	
	X Stormwater Management Manual	
	X Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	**X** Biological Study
		X Cultural Resources Pedestrian Survey
		X Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☐ Paleontological Survey
		X Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		X Wetland Delineation
		☐ Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		X Preliminary Grading Plan
		X Preliminary Geotechnical Report
		X Preliminary Drainage Report
		X Stormwater & Surface Water Quality BMP Plan
		X East Placer Storm Water Quality Design Manual
		☐ Traffic Study
		☐ Sewer Pipeline Capacity Analysis

		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☐ Utility Plan
		☐ Tentative Map
		☐ BMP Plan **X** SWQP
	Environmental Health Services	☐Groundwater Contamination Report
		X Hydro-Geological Study
		X Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐
	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐ CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐Fire Safe Plan