

SNOW Sports Museum and Community Cultural Center Project

SCH# 2022030511

Final Environmental Impact Report

Prepared for
Placer County



February 2024

Prepared by



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SNOW Sports Museum and Community Cultural Center Project Final Environmental Impact Report

SCH# 2022030511

Lead Agency

County of Placer
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

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(530) 388-6482

Prepared By

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Vice President

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1. Introduction and List of Commenters

1. INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Environmental Impact Report (EIR) contains agency and public comments received during the public review period of the SNOW Sports Museum and Community Cultural Center Project (proposed project) Draft EIR. The final EIR has been prepared by Placer County, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and purpose of the Final EIR, identifies the comment letters received on the Draft EIR, and provides an overview of the Final EIR's organization.

1.2 BACKGROUND

The Draft EIR identifies the potential environmental impacts associated with implementation of the proposed project and the required mitigation measures. The following environmental analysis chapters are contained in the Draft EIR:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Noise;
- Transportation;
- Wildfire;
- Effects Not Found to be Significant;
- Statutorily Required Sections; and
- Alternatives Analysis.

In accordance with CEQA, the Draft EIR was sent to the State Clearinghouse (State Clearinghouse Number: 2022030511) for distribution to State agencies on July 10, 2023 for a 45-day public review period. In addition, the Draft EIR and a Notice of Availability (NOA) for the Draft EIR were published on the Placer County Community Development Resource Agency website. Printed copies of the Draft EIR were made available for review at the Roseville Public Library (225 Taylor Street, Roseville), the Rocklin Public Library (4890 Granite Drive, Rocklin), the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn), and the County Clerk's Office (2954 Richardson Drive, Auburn). A public meeting was held before the Planning Commission on August 10, 2023 to solicit public comments regarding the Draft EIR.

1.3 PURPOSE OF THE FINAL EIR

Under CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of the Draft.
2. Comments and recommendations received on the Draft EIR.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The responses to significant environmental points raised in the review process.
5. Any other information added by the Lead Agency.



As required by CEQA Guidelines, Section 15090(a)(1)-(3), a Lead Agency must make the following three determinations in certifying a Final EIR:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency’s independent judgment and analysis.

1.4 LIST OF COMMENTERS

Placer County received 11 comment letters during the public comment period on the Draft EIR for the proposed project. The comment letters were authored by the following agencies and individuals:

Agencies

Letter 1Placer County Air Pollution Control District
Letter 2 Department of Transportation (Caltrans)
Letter 3 Olympic Valley Public Service District

Groups

Letter 4 Pacific Gas and Electric (PG&E)
Letter 5Sierra Club Tahoe Area Group

Individuals

Letter 6 Nancy Bartusch
Letter 7 Gary Davis
Letter 8 Fred Ilfeld
Letter 9 Jean Lange
Letter 10 Sarah Mahoney
Letter 11 Marylyn Siewert

Late

Section 15088(a) of the CEQA Guidelines directs that lead agencies must prepare written responses to those comments received during the Draft EIR comment period that raise “significant environmental issues.” The County is not required to respond to comments on non-CEQA issues or to respond to late comments. Nevertheless, the County has chosen to respond to all comments received on the Draft EIR. The County has opted to take this broad approach to facilitate the public process, document the exchange of information, and provide important information about considerations relevant to the proposed project.

Letter 12 U.S. Forest Service

In addition, three comments from the Planning Commission and six public comments were received during the public meeting held before the Planning Commission on August 10, 2023 to solicit public comments regarding the Draft EIR. A summary of the comments from the Draft EIR comment hearing are included as Letter 13.

Letter 13 Summary of Verbal Comments: Draft EIR Public Meeting (August 10, 2023)



1.5 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized into the following chapters:

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describing the background and organization of the Final EIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.

2. Responses to Comments

Chapter 2 presents the comment letters received and responses to each comment. Each comment letter received has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

3. Revisions to the Draft EIR Text

Chapter 3 summarizes minor changes made to the Draft EIR text since its release.



2. Responses to Comments

2. RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Responses to Comments chapter contains responses to each of the comment letters submitted regarding the SNOW Sports Museum and Community Cultural Center Project (proposed project) Draft EIR during the public review period, as well as responses to the verbal comments received at the Planning Commission meeting to receive public comment on the Draft EIR.

The County appreciates the time and effort taken by commenters to express their views and concerns as a part of this process. These views and recommendations are considered by County staff in developing the staff recommendation, and by the Planning Commission and Board of Supervisors in their deliberations and decision-making regarding certification of the EIR and the proposed project.

Section 15088(a) of the CEQA Guidelines directs that lead agencies must prepare written responses to those comments received during the Draft EIR comment period that raise “significant environmental issues.” The County is not required to respond to comments on non-CEQA issues or to respond to late comments. Nevertheless, the County has chosen to respond to all comments received on the Draft EIR in this Responses to Comments chapter. The County has opted to take this broad approach to facilitate the public process, document the exchange of information, and provide important information about considerations relevant to the proposed project.

Where a comment provides the opinion, preference, or observation of the commenter (e.g., opinions on the merits of the project that are unrelated to its environmental impacts), without substantiation, this is acknowledged for the record, and further response is not provided. All comments, whether substantiated by facts or simply reflecting the position of the commenter, have been considered by the County throughout this process.

According to CEQA Guidelines Section 15088, “The level of detail contained in the response [...] may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment.” Thus, when a commenter expresses general concerns like the proposed project would result in “more traffic,” “increased noise,” “effects on water quality,” or “increased light and glare,” a specific response is not offered. Rather, the commenter is referred to those sections of the Draft EIR where the referenced general concern is evaluated in detail. For example, project-related traffic impacts are evaluated in Chapter 7, Transportation, of the Draft EIR. Potential impacts related to noise and vibration associated with construction and operation of the proposed project are addressed in Chapter 6, Noise, of the Draft EIR. Project-related effects associated with light and glare are assessed in Chapter 4, Aesthetics, of the Draft EIR.



2.2 RESPONSES TO COMMENTS

The following 12 letters were received by the County during the public comment period for the Draft EIR; one additional letter was received after the public comment period was closed. Each bracketed comment letter is followed by numbered responses to each bracketed comment. In addition, comments from nine verbal commenters were received during the public meeting held on August 10, 2023 to solicit public comments on the Draft EIR and are identified as Letter 13. A numbered response is provided to the verbal comments, following the responses to the 12 letters.

The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project that are unrelated to its environmental impacts) are either discussed or noted for the record, as appropriate. Where revisions to the Draft EIR text are required in response to the comments, such revisions are noted in the response to the comment, and are also listed in Chapter 3 of this Final EIR. All new text is shown as double underlined and deleted text is shown as struck through.

The changes to the analysis contained in the Draft EIR represent only minor clarifications/amplifications and do not constitute significant new information. In accordance with CEQA Guidelines, Section 15088.5, recirculation of the Draft EIR is not required. Each letter has been considered by the County and addressed, according to CEQA Guidelines Section 15088, prior to certification of this Final EIR.



Letter 1



110 Maple Street, Auburn, CA 95603 • (530) 745-2330 • Fax (530) 745-2373 • www.placerair.org

Erik C. White, Air Pollution Control Officer

August 1, 2023

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

SENT VIA: cdraecs@placer.ca.gov

SUBJECT: PLN16-00349 SNOW Sports Museum and Community Cultural Center

Thank you for submitting the PLN16-00349 SNOW Sports Museum and Community Cultural Center to the Placer County Air Pollution Control District (District) for our review and comment. The District provides the following comment for consideration.

1-1

1. On page 43 of the Chapter 5. Air Quality, Greenhouse Gas Emissions, and Energy, the links on this page need to be corrected. In both the first bullet and the fourth bullet the correct link is <https://www.placerair.org/FormCenter/Air-Pollution-Control-6/Dust-Control-Form-52> and the third bullet the link is <https://www.airquality.org/businesses/ceqa-land-use-planning/mitigation>.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Ann Hobbs".

Associate Planner
Planning and Monitoring Section



LETTER 1: ANN HOBBS, PLACER COUNTY AIR POLLUTION CONTROL DISTRICT

Response to Comment 1-1

In response to the comment, page 5-43 of the Draft EIR is hereby revised as follows:

- The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via a fill-in form:
~~<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>~~
~~<https://www.placerair.org/FormCenter/Air-Pollution-Control-6/Dust-Control-Form-52>~~
- [...]
- With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent NO_x reduction and 45 percent particulate reduction comparing with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: ~~<http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation>~~ ~~<https://www.airquality.org/businesses/ceqa-land-use-planning/mitigation>~~ (click on the current "Construction Mitigation Tool" spreadsheet under Step 1).

The foregoing revisions are for clarification purposes only.



Letter 2

Shirlee Herrington

From: Houlemard, Chris@DOT <Chris.Houlemard@dot.ca.gov> on behalf of D3 Local Development@DOT <D3.local.development@dot.ca.gov>
Sent: Wednesday, August 9, 2023 10:07 AM
To: Shirlee Herrington
Subject: [EXTERNAL] RE: SNOW Sports Museum and Community Cultural Center (PLN16-00349), Erratum to Draft EIR

Good Morning Shirlee,

2-1

Thank you for including California Department of Transportation in the review process for Snow Sports Museum and Community Cultural Center. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review, Equity and Complete Streets Coordinator, by phone (530) 565-3994 or via email at D3.local.development@dot.ca.gov.

Thank you,

Chris Houlemard, MPA
Associate Transportation Planner
Complete Streets and Local Development Review
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
Text/Call: 530-565-3994
Email: chris.houlemard@dot.ca.gov



From: Shirlee Herrington <SHerring@placer.ca.gov>
Sent: Monday, August 7, 2023 4:02 PM
To: Shirlee Herrington <SHerring@placer.ca.gov>
Subject: SNOW Sports Museum and Community Cultural Center (PLN16-00349), Erratum to Draft EIR

EXTERNAL EMAIL. Links/attachments may not be safe.

Good Afternoon,

Attached is an Erratum to the Draft EIR for the SNOW Sports Museum and Community Cultural Center project.

*Thank you,
Shirlee*

Shirlee I. Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite #190



**LETTER 2: CHRIS HOULEMARD, CALIFORNIA DEPARTMENT OF
TRANSPORTATION**

Response to Comment 2-1

The comment states that the California Department of Transportation (Caltrans) does not have any comments on the proposed project. The County will provide Caltrans with copies of any further actions regarding the proposed project.





**OLYMPIC VALLEY
PUBLIC SERVICE DISTRICT**



August 17, 2023

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

RE: Comments of Draft EIR – SNOW Sports Museum and Community Cultural Center
(PLN16-00349) State Clearinghouse No. 2022030511

Dear Ms. Herrington,

3-1

The Olympic Valley Public Service District (District) received the *Notice of Availability of a Draft EIR for Public Review* for the SNOW Sports Museum and Community Cultural Center (PLN16-00349). Thank you for the opportunity to comment on the DEIR and proposed project's environmental impacts.

As you know, the District provides fire protection and emergency medical services (EMS), water, sewer collection, and garbage collection services for the community in Olympic Valley and along the Truckee River corridor. We also perform snow removal on public bike trails in the valley.

3-2

The District is being requested by the project applicant to provide services to the proposed project. The District and applicant will negotiate a Development Agreement to implement an orderly application and allocation of available District service capacity pursuant to Chapter 4, Division 5 of the District's Administrative Code (Will Serve Commitment and Contract).

Improvements to the District's existing systems as well as new infrastructure necessary to provide additional capacity are required to be completed prior to construction of the project phase necessitating them. This approach is in lieu of constructing improvements after the demand of a specific phase triggers the improvements, so the District and the community are protected from risks associated with changes in the project's ownership, scope or schedule. It is anticipated that the Development Agreement between the applicant and the District will help define the scope and schedule of improvements.

305 Squaw Valley Road
www.ovpsd.org

P.O. Box 2026
p. 1 of 4

Olympic Valley, CA 96146
(530) 583-4692



Water

3-3

The DEIR discusses a connection to the District’s existing water system and points out that the District “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.” (Chapter 1 – Introduction). This statement is taken from the *Village at Squaw Valley Specific Plan Water Supply Assessment 2015 Update* (July 22, 2015). The Water Supply Assessment (WSA), which was prepared by the District for Placer County as a requirement of the VSVSP entitlement process, evaluated water demands associated with both the VSVSP project and other development in Olympic Valley to assess available water supplies, and to determine if sufficient water is available to meet existing and planned future demands during normal, dry, and multiple dry years. Although the 2015 WSA concluded sufficiency of supply, the study identified the need for several additional water supply wells to service future water users.

At present it is unknown if the District has available capacity in the existing system to provide water service to the project. This is because the DEIR provides no information as to the potential water demands of the proposed project. The District does not unconditionally guarantee any priority or reservation of capacity for the project, nor the future issuance of any permit for water service. The District issues water and sewer permits on a first-come, first-served basis, and only if there is, at the time of application for service, available capacity in the District’s water supply, treatment, storage, and distribution system.

On Page 1-13 of the DEIR, it states, “Given that the groundwater basin has adequate capacity, the proposed project would not significantly impact the OVPSD’s water supply.” The project could significantly impact the District water supply if a new groundwater source is required to supply the project. Impacts would include, but not be limited to, the financial burden to develop a new water supply and additional operation and maintenance associated with integrating and maintaining a new well. The same paragraph further states “Therefore, the proposed project would not require major relocation or expansion of any water supply infrastructure”. This may or may not be true based on the discussion above.

It should be clearly understood that the District has a limited supply of water at this time and this supply may be exhausted prior to the project receiving permits. *Additional studies may be required by the District to ascertain the available water supply and the effect of the additional water demands on the existing water system.* Additional off-site improvements may be required to service the project, including, but not limited to, drilling and developing new groundwater source(s). If, at the time of application for service, there is no available capacity in the District’s system, then the project applicant would be required to drill, develop, and dedicate a new well to the District for water service.

Sewer

3-4

Page 1-13 of the DEIR indicates that “Sewer service would be provided to the site by the OVPSD.” It should also be clearly understood that the District does not currently have the



3-4
cont. infrastructure in place to provide sewer service to the project parcels (APN 096-290-021 and 096-290-056). The *Squaw Valley Entrance Sewer Alternatives Project* (Auerbach Engineering Corporation, July 2007) evaluated alternatives for sanitary sewer facilities that may provide service to existing and proposed land uses at the entrance to Squaw Valley (attached). This parcel was identified in the study area for the evaluation. The evaluation identified alternatives and a recommended sewer collection system project to collect wastewater generated from the existing and proposed land uses in the study area. The ability of the District to provide wastewater service is thus conditioned on the developer(s) funding, construction, and dedication of the infrastructure identified in the entrance sewer study.

3-5 The DEIR further states that project would construct a sewer lift station and sanitary sewer force main within the Olympic Valley Rd. right of way and indicates that "All sewer improvements would be consistent with Placer County's "All Districts" Sewer System Master Plan." Placer County authored an "All District's" Sewer System Management Plan, which is much different than a master plan. I believe the reference in the DEIR is incorrect. Regardless, all sewer improvements would be required to be designed and constructed in accordance with the District Administrative Code, Chapter 2 Sewer, and the Sewer Technical Specifications. The District will not accept dedication of a sewage lift station and force main under any circumstances. The District's point of service under this scenario would be sewer manhole T46 located near the intersection of Olympic Valley Rd. and Creeks End Court.

3-6 **Fire and Emergency Medical Services**

Chapter 8 – Wildfire, Page 8-3 states the CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. This is incorrect; the Olympic Valley Fire Department (OVFD) is the primary emergency response agency.

3-7 Page 8-6 discusses the Martis Peak fire lookout as providing a reliable report and location of fires in the Olympic Valley. More recently, ALERT Wildfire has installed numerous state-of-the-art cameras in many locations, including the greater North Lake Tahoe and Truckee areas, which allows for detailed covered of the Olympic Valley. In this same paragraph, please change the reference of Fire Chief for OVFD from Allen Riley to Brad Chisholm. Also in that paragraph, it is portrayed that the Olympic Valley has not been impacted by wildfire in quite some time, which can increase fire risk if vegetation management and brush clearance have not occurred regularly. It is because of this that the OVFD is taking aggressive measures in fuels reduction and community resilience through the defensible space program.

3-8 Page 8-11 indicates that the nearest CAL FIRE station is 8.3 miles northeast of the project site. It is actually 12 miles from Olympic Valley.

3-9 Page 8-12 references OVFD's response time goal is to arrive onsite within five minutes of dispatch, 80% of the time. Actually, OVFD intends to meet NFPA 1710 guidelines of arriving on scene within 5 minutes, 90% of the time.



3-10

Garbage

The District contracts with Tahoe Truckee Sierra Disposal (TTSD) for the collection of municipal solid waste for all residential properties within its service area. The project applicant will contract directly with TTSD for garbage collection, which is typical for commercial accounts in the District.

3-11

Conditions of Service

The project applicant will be required to negotiate a Development Agreement with the District to identify the conditions of service for the project. It may trigger additional environmental impacts that may be subject to review under CEQA (e.g., new water source(s), construction of on-site and/or off-site water and sewer system improvements).

Should you require additional information please feel free to contact Dave Hunt at 530-583-4692 (dhunt@svpsd.org) or Brad Chisholm at 530-583-6111 (bchisholm@olympicvalleyfire.org).

Sincerely,

Dave Hunt, PE
District Engineer

Brad Chisholm
Fire Chief



LETTER 3: DAVE HUNT AND BRAD CHISHOLM, OLYMPIC VALLEY PUBLIC SERVICE DEPARTMENT

Response to Comment 3-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 3-2

The County acknowledges the comment and will coordinate further with the Olympic Valley Public Service Department (OVPSD) regarding the specified Development Agreement.

Response to Comment 3-3

The OVPSD provided a letter to the County, dated January 21, 2021, regarding “Sierra Nevada Olympic & Winter Sports Museum – Availability of Water and Sewer Service – APN 0967-290-056”, in which it is stated in part, “At the present time, the District has available capacity and can provide water and wastewater services to the Project.” This “will-serve” letter also states that permits for water and wastewater services are issued on a first-come, first-served basis. The County understands and appreciates this stipulation. More recently, the County confirmed with OVPSD that it continues to have sufficient water supply at this time to serve the proposed project, though its ability to adequately serve the project will ultimately depend on when the project is built and the status of OVPSD’s water supply at that time.¹ Therefore, the Draft EIR’s determination that OVPSD has sufficient water supply to serve the project is accurate. The County assumes there will be adequate water supply to serve the project, and it would be speculative to assume otherwise; however, as noted above, the County understands that the OVPSD’s ability to serve will depend on the supply available at the time of construction, and will work with the OVPSD at the time of application for service to determine availability.

Response to Comment 3-4

The County acknowledges that it would need to construct and maintain the new infrastructure necessary for providing sanitary sewer service to the proposed project. Additionally, the Draft EIR and Initial Study (see Appendix A of the Draft EIR) prepared for the proposed project evaluate all potential physical environmental impacts that could result from development of the proposed project, including new on- and off-site utility infrastructure, such as the proposed sanitary sewer force main along Olympic Valley Road and sewer lift station. Thus, the Draft EIR accounts for all potential environmental impacts that could occur through construction and operation of the new wastewater infrastructure.

Response to Comment 3-5

The County acknowledges that the proposed wastewater infrastructure, including the proposed sanitary sewer force main along Olympic Valley Road and sewer lift station, would be designed and constructed in accordance with the applicable standards, including those set forth by the OVPSD Administrative Code Chapter 2 and Sewer Technical Specifications.

In response to the comment and for clarification purposes, page 1-13 of the Draft EIR is hereby revised as follows:

¹ Ben Mills, CEO Staff, Placer County Community Development Resource Agency. Personal Communication [in-person meeting] with Dave Hunt, District Engineer, Olympic Valley Public Service District. November 21, 2023.



- **Utilities & Service Systems (All Items):** Electricity, telecommunications, water, and sanitary sewer services would be provided by way of new connections to existing infrastructure in the project area. Given that the groundwater basin has adequate capacity, the proposed project would not significantly impact the OVPSD's water supply. Furthermore, the project would include a connection to existing water infrastructure in the project vicinity. 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 would be provided to the site by the OVPSD. 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. 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. All sewer improvements would be consistent with the applicable standards established by Placer County's "All Districts" Sewer System Master Management Plan, OVPSD Administrative Code Chapter 2, and OVPSD Sewer Technical Specifications. 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. 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. 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. Based on the above, impacts related to utilities and service systems would be *less than significant*.

Similarly, in response to the comment and for clarification purposes, page 3-14 of the Draft EIR is hereby revised as follows:

Utilities and Public Services

The proposed project would connect to public utilities located within Olympic Valley Road at the project frontage and within Olympic Valley 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 applicable standards established by the Placer County "All Districts" Sewer System Master Management Plan, OVPSD Administrative Code Chapter 2, and OVPSD Sewer Technical Specifications. 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 above revisions are for clarification purposes only and do not change the conclusions of the Draft EIR.



Response to Comment 3-6

State Responsibility Areas (SRAs) are recognized by the Board of Forestry and Fire Protection as areas where the California Department of Forestry and Fire Protection (CAL FIRE) is the primary emergency response agency responsible for wildfire suppression. The project site is located within a SRA. The Draft EIR further describes the role of various fire agencies that provide fire protection services within the project area on page 8-11. As detailed therein, the responsibility for wildland fire suppression at the project site is the sole responsibility of the State (i.e., CAL FIRE), given that the project site is located within a SRA. Fire and rescue service for the project site is the responsibility of the Olympic Valley Fire Department (OVFD).

Response to Comment 3-7

Chapter 8, Wildfire, of the Draft EIR includes information provided by Allen Riley, who was the OVFD Fire Chief at the time of the Draft EIR's preparation. Therefore, revising the text of the Draft EIR to cite personal correspondence with current OVFD Fire Chief, Brad Chisholm, would be inaccurate.

In response to the remainder of the comment and for clarification purposes, page 8-6 of the Draft EIR is hereby revised as follows:

Within the Olympic Valley Fire Department Service Area

The OVFD serves a 14-square-mile area that includes Olympic Valley and the Truckee River corridor between Alpine Meadows Road and Cabin Creek Road. According to the OVFD, less than two dozen wildland fires have occurred within the OVFD service area in the past 30 years. All were small events, defined as involving an acre or less. None have burned for more than a 24-hour operational period, and all have been extinguished before damaging any structures or facilities. Lightning strikes ignited most of the fires, but a handful of the fires were human-caused fires. The relatively small size of Olympic Valley makes early detection and reporting of wildland fires much easier, as the area is visible from either the community or from SR 89. Many fires, even small ones, are reported by more than one party. The Martis Peak fire lookout, located east of Olympic Valley, can see a considerable portion of the higher terrain surrounding the valley and provides a reliable report and location during the months that the lookout is staffed. More recently, ALERT Wildfire has installed numerous state-of-the-art cameras in various locations, including the greater North Lake Tahoe and Truckee areas, which allows for detailed coverage of the Olympic Valley. Recent communication with Chief Allen Riley of the OVFD indicates that the valley has not been impacted by wildfire in quite some time, which can increase fire risk if vegetation management and brush clearance have not occurred regularly; however, in response, the OVFD is taking aggressive measures in fuel reduction and community resilience through the defensible space program.

The above revisions are for clarification purposes only and do not change the conclusions of the Draft EIR.

Response to Comment 3-8

In response to the comment and for clarification purposes, page 8-11 of the Draft EIR is hereby revised as follows:

The CAL FIRE Nevada-Yuba-Placer Ranger Unit serves the project area. CAL FIRE strives to meet the National Fire Protection Association (NFPA) 1710 guideline for fire department response time of five minutes 90 percent of the time. The nearest CAL FIRE station to the project site is Station No. 50, located at 10277 Truckee Airport Road, approximately ~~8.3~~ 12



miles northeast of the project site. The CAL FIRE station is jointly operated with the Truckee Fire Protection District and provides services to the Martis Valley area. Station No. 50 is a full-time staffed station. In addition to legal responsibility for wildland fires in SRAs, where the project site is located, CAL FIRE has mutual and/or automatic aid agreements, and, thus, may assist local fire agencies with structural fires and medical incidents under the closest resource concept.

The above revisions are for clarification purposes only and do not change the conclusions of the Draft EIR.

Response to Comment 3-9

In response to the comment and for clarification purposes, page 8-12 of the Draft EIR is hereby revised as follows:

The OVFD's goal for response time to service calls within its service area is to arrive on-site within five minutes of dispatch, ~~80~~ 90 percent of the time. The OVFD owns and operates fire apparatus capable of direct attack, fire suppression, and structure protection. The department conducts ongoing professional training, including events such as the California Office of Emergency Services strike team responses statewide and local wildland fire exercises (a large annual wildland-urban interface training exercise that has been held in Olympic Valley for the past several years).

The above revisions are for clarification purposes only and do not change the conclusions of the Draft EIR.

Response to Comment 3-10

The County acknowledges that direct contracting with Tahoe Truckee Sierra Disposal (TTSD) would be required as part of the proposed project. Such is indicated on page 3-14 of the Draft EIR, which provides that solid waste would be collected by TTSD. The comment is noted for the record.

Response to Comment 3-11

The County acknowledges the comment and will coordinate further with the OVPSD regarding a Development Agreement.

Please see Responses to Comments 3-2 through 3-5.



Letter 4



Pacific Gas and
Electric Company®

Plan Review Team
Land Management

PGEPlanReview@pge.com

August 9, 2023

Shirlee Herrington
County of Placer
3091 County Center Dr, Suite 190
Auburn, CA 95603

Re: PLN16-00349
SNOW Sports Museum and Community Cultural Center

Dear Shirlee Herrington,

Thank you for providing PG&E the opportunity to review the proposed plans for PLN16-00349 dated 7/10/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

4-1

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



LETTER 4: PLAN REVIEW TEAM, PACIFIC GAS AND ELECTRIC COMPANY

Response to Comment 4-1

The comment states that the proposed project would not directly interfere with existing Pacific Gas and Electric Co. facilities or easement rights. The comment does not address the adequacy of the Draft EIR, has been noted for the record, and will be forwarded to the decision-makers for their consideration.





Date: August 11, 2023

Placer County Commissioners
3091 County Center Drive, Suite 190
Auburn, CA 95603

Cindy Gustafson cindygustafson@placer.ca.gov, Emily Setzer, esetzer@placer.ca.gov, Stacy Wydra, swydra@placer.ca.gov, Crystal Jacobsen cjacobse@placer.ca.gov, Stephanie Holloway shollow@placer.ca.gov, Shirlee Herrington sherring@placer.ca.gov, Andrea Dashiell adashiel@placer.ca.gov and planning@placer.ca.gov

Cc: Eli Ilano, Forest Supervisor
Tahoe National Forest
631 Coyote St.
Nevada City CA 95959
Via: eli.ilano@usda.gov

CC: Randy Moore, Chief of the Forest Service
1400 Independence Ave., SW
Washington, D.C. 20250-0003
Via: randy.moore@usda.gov

Cc: The Honorable Dianne Feinstein
United States Senate 331
Hart Senate Office Building
Washington, D.C. 20510
Via: [US Senate Email website](https://www.us-senate.gov/emails)

Subject: Placer County Proposed Snow Museum EIR

5-1

Representing the Tahoe Area Group of the Sierra Club, I offer the following comments on Placer County's Draft Environmental Impact Report (DEIR) for the Snow Museum Project. Development in and around the Tahoe Basin is a high priority for our Group. Tahoe Area Group members in Nevada are members of the Toiyabe Chapter (more than 6,200 members); Group members in California are members of the Mother Lode Chapter (more than 17,400 members). We have over 6,400 members in Nevada and Eastern California. Of those, nearly one-half reside in the western Nevada corridor from Reno/Sparks through Carson City and Minden/Gardnerville, including the Nevada communities that border Lake Tahoe. Many members both in and outside the Lake Tahoe Basin engage in recreational activities in the project area.

5-2

We encourage you to choose the No Project Alternative for the reasons explained below. The area is deed restricted for a community park and was conveyed to Placer County for that purpose by the US Forest Service. We recommend that Placer County staff return to the drawing board



5-2
cont.

and propose a project that would maintain the current character of open space with forest and state-protected wetlands and riparian habitat instead of developing a museum, event center and café to produce more revenue for the County.

5-3

Even the “environmentally superior alternative” identified in the DEIR would still pose serious issues that have not been adequately addressed or mitigated in this DEIR, including cumulative impacts and increased traffic for which the current roadway infrastructure is not sustainable, especially in emergency situations, such as wildland fires, where evacuation out of the area is necessary. We also question the need for this type of development when two other facilities already exist in the area that serve the same purpose.

5-4

Deed Restriction Prohibits the Proposed Project

In 1999, the US Forest Service conveyed 36 acres to Placer County at the entrance to Olympic Valley for a purchase price of \$282,000, which is much reduced value even in 1999. As stated by Tahoe National Forest Supervisor, Eli Ilano, in the scoping comments dated April 13, 2022: “Deed restrictions were placed on the conveyance commensurate with valuation of the lands to be used for community park purposes and prohibited use of the lands for commercial, residential, or industrial developments. The deed restrictions allowed the lands to be conveyed to Placer County at a discounted price compared with valuation of the lands without a deed restriction. ... The current proposal being considered, a museum conducting commerce on the premises in the form of renting event space and operating a café and museum shop, would be in direct conflict with the deed restriction barring commercial use. Tax exempt status of a non-profit entity does not waive the requirements of the deed restriction.” (Emphasis added.)

In fact, the Chief of the National Forest Service, Randy Moore, wrote to Senator Diane Feinstein about Placer County’s snow museum proposal in letter dated March 21, 2022, stating that “As stated in the enclosed letter of May 12, 2017, the museum foundation’s status as a 501(c)(3) non-profit organization does not exempt it from the deed restriction precluding private commercial use, which is contained in the current museum proposal in the form of conference room rentals, a snack bar, a gift shop, and admission fees. The 501(c)(3) status also does not change the original intent of the legislation facilitating transferring the land to Placer County.”

However, the DEIR states in numerous places that “the ancillary nature and tax treatment of the revenue-generating activities proposed would not conflict with the deed restriction” and “Placer County is currently coordinating with the USFS regarding the deed restriction” and “[t]he 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.”

First, it does not appear that the County and USFS have come to any agreement and this proposed use is not acceptable to the USFS. Secondly, it appears that the County is trying to have its cake and eat it too; i.e., not have to pay fair market value for the conveyed property while reaping the revenue benefits of the development on land that was conveyed for a community park. Third, this issue with the USFS should have been worked out before the DEIR was proposed. It is, indeed, an environmental consideration since it proposes changes to the area that USFS intended to be a community park, not a snow museum, conference center, gift shop and



5-4
cont.

↑ snack bar. [This unresolved issue with the USFS is one reason why the County should choose the No Project Alternative.](#)

Traffic and Emergency Evacuation

5-5

The DEIR states the proposed project to the site would increase vehicular traffic in the area and the increased vehicle traffic would increase the level of traffic noise along surrounding roadways. Regarding cumulative traffic impacts, the DEIR states “although traffic queues on Olympic Valley Road are expected to be notably longer under cumulative conditions, which could result in a significant cumulative impact, the proposed project’s incremental contribution to intersection traffic queues would be minimal. Therefore, the proposed project’s incremental contribution to the cumulative significant impact would be less than cumulatively considerable.” The conclusion was that no mitigation is required. We entirely disagree with this assessment. Placer County continues to propose development after development in and around Lake Tahoe, including this project and others in Olympic Valley without any cumulative impacts analysis.

5-6

Furthermore, roadway overcapacity impacts have jeopardized the safety and lives of both residents and visitors to the Basin. Placer County’s perpetual growth model continues to incrementally and cumulatively increase traffic and vehicle miles traveled (VMT) on roadways in and around the Tahoe Basin that are already at capacity. It also degrades the ability of those currently located in these areas to safely evacuate. A roadway-by-roadway fire evacuation capacity evaluation driven by accurate and substantial data is needed and should be incorporated into the environmental analysis. As the California Attorney General has recommended in this [Guidance to Local Governments to Mitigate Wildfire Risk from Proposed Developments in Fire-Prone Areas](#), there must be a thorough evacuation analysis performed. To quote the Best Practices guidance, “[t]he CEQA Guidelines require an analysis of “any significant environmental effects the project might cause or risk exacerbating by bringing development and people into the area affected,” including by locating development in wildfire risk areas.” Tahoe Basin and its surrounding areas are obviously and most definitely wildfire risk areas. Therefore, the California Environmental Quality Act (CEQA) requires that this analysis be completed. Appendix E, Squaw Valley Olympic Museum Transportation Impact Analysis, misses the mark and fails to provide the necessary thorough analysis.

5-7

Cumulative Impacts

The DEIR does not provide a detailed analysis that addresses the cumulative impacts of this project in combination with the numerous other projects proposed or approved in the Olympic Valley, as well as all the projects in the northern Tahoe Basin (14 at the current time, see [luxury development projects](#)) slated for approval or approved and it fails to address the current and future gridlock on the roads and evacuation concerns. Chapters 7 and 8 conclude with “the proposed project’s incremental contribution to the cumulative significant impact would be less than cumulatively considerable” and no mitigation is required. However, there is no mention, let alone a detailed analysis, of any of the numerous specific projects that are either under way or are being proposed. The DEIR fails to comply with the intent of cumulative impacts analysis under CEQA without a more thorough analysis.



**Letter 5
cont.**

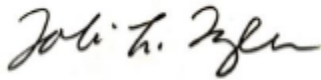
Purpose and Need

5-8

There are already two snow museums in the vicinity, one in Olympic Valley itself and one nearby at Boreal Ridge. The Donner State Park Visitor Center is also a Cultural and Historic Center that provides a similar purpose. In addition, there are already two locations one-half mile down the road for events that could be used instead of a new event center. Why not invest and improve upon these facilities instead of build another one that was sold to you with the intention of it being a community park?

5-9

In summary, we respectfully request you to choose the No Project Alternative for the reasons stated above. Thank you for the opportunity to comment.



Tobi Tyler, Vice Chair
Tahoe Area Group, Sierra Club
Tylertahoe1@gmail.com



LETTER 5: TOBI TYLER, SIERRA CLUB TAHOE AREA GROUP

Response to Comment 5-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 5-2

The commenter's preference for the No Project (No Build) Alternative is noted for the record. The No Project (No Build) Alternative is addressed in Chapter 10, Alternatives Analysis, of the Draft EIR.

In addition, as stated on page 3-18 of the Draft EIR, Placer County is currently coordinating with the U.S. Forest Service (USFS) regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site. Impacts related to the deed restriction are addressed throughout the Draft EIR, where relevant.

Response to Comment 5-3

The comment consists of a general summary of the commenter's objections to the proposed project and the environmentally superior alternative selected in the Draft EIR. The commenter is generally concerned with the project's adverse impacts to traffic and wildfire but does not state how the Draft EIR is inadequate. The project's potential traffic and wildfire impacts, and cumulative impacts related to such, are addressed in Chapter 7, Transportation, and Chapter 8, Wildfire, of the Draft EIR. Responses to the more detailed comments from the letter are presented below.

Response to Comment 5-4

As stated on page 3-18 of the Draft EIR, Placer County is currently coordinating with the USFS regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site. Impacts related to the Deed of Trust are addressed throughout the Draft EIR, where relevant. Project planning entitlements will not be brought before the Placer County Board of Supervisors until an agreement has been reached between the County and the USFS. In addition, please see Response to Comment 12-2, below.

Response to Comment 5-5

Pursuant to CEQA, significant impacts are determined by evaluating project impacts in comparison to thresholds of significance. In accordance with Appendix G of the CEQA Guidelines and Placer County's Environmental Checklist, the relevant threshold for queuing is whether the project would "Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)". The Draft EIR provides substantial evidence (e.g., pg. 7-27) that while traffic queues on Olympic Valley Road would be longer under Cumulative Conditions, in comparison to Existing Conditions, the project would not exacerbate the projected cumulative queues such that a substantial increase in hazards would result. Any increase in queues as a result of the project is not the relevant threshold for determining impact significance.



Response to Comment 5-6

Impacts associated with vehicle miles traveled (VMT) resulting from buildout of the proposed project are addressed in Chapter 7, Transportation, of the Draft EIR. As discussed therein, the proposed project would meet the County's VMT screening criteria, and, thus, would not result in a significant impact related to such. In addition, while emergency evacuation is discussed in Chapter 7 of the Draft EIR, fire evacuation capacity is addressed in Chapter 8, Wildfire, of the Draft EIR. A detailed Emergency Preparedness and Evacuation Plan (EPEP) was prepared for the proposed project and attached to the Draft EIR as Appendix H. Based on the EPEP, the Draft EIR determined that the proposed project would not substantially interfere with emergency evacuation.

Response to Comment 5-7

Cumulative impacts related to evacuation are addressed in Impact 8-5 of the Draft EIR, within the Wildfire chapter. Cumulative traffic in the vicinity was considered when evaluating evacuation. For example, page 8-34 states, based on the Trip Generation Memorandum, that SR 89, a primary evacuation route, would operate acceptably with respect to LOS under all Cumulative condition scenarios, with or without the project. The Trip Generation Memorandum (Appendix F to the Draft EIR) also demonstrates in Table 2 that the intersections of SR 89/Olympic Valley Road and Olympic Valley Road and the Site Access would operate acceptably with the project (existing and future conditions) during the summer, when wildfire conditions prevail.

Response to Comment 5-8

The comment poses a question as to the appropriateness of the proposed project. While the comment does not raise any CEQA-related issues, the commenter is referred to pages 3-4 and 3-5 of the Draft EIR. As noted therein, the proposed project serves to establish a place where the evolution of winter sports in the Sierra Nevada and the 1960 Winter Olympics can be researched, studied, and displayed and where artifacts and memorabilia related to the region's snow sports history (which are currently distributed throughout the Olympic Valley region) can be collected, preserved, archived, and aggregated in a single location.

Response to Comment 5-9

Please refer to Response to Comment 5-2.

The comment consists of a conclusionary statement and does not address the adequacy of the Draft EIR.



Placer County Environmental Coordination Services

From: Nancy Bartusch <njrygg@gmail.com>
Sent: Sunday, August 13, 2023 8:08 PM
To: Placer County Environmental Coordination Services
Subject: [EXTERNAL] SNOW Museum

- 6-1 I am very opposed to placing the museum on the Olympic Valley park site! It would violate the deed of trust set forth by the US Forest service limiting the use of the park to recreational purposes only! I disagree with the DEIR with respect to traffic issues. I am at the park everyday enjoying the pickleball courts. The park is much used and very crowded in the summer! There are lots of small children using the tot lot and staging their bikes in the area as well as many adult hikers and bikers. There is no room and a definite safety hazard for proposed bus loads of people visiting the area! How can that be a "less than significant" impact on traffic?
- 6-2
- 6-3 Also, if the museum proposes food service, where will food garbage be disposed? At the shipping/receiving site immediately adjacent to the pickleball courts? That would be horrible!! It would definitely impair the air quality and visual aesthetics of the site.
- 6-4 Please do not proceed with this project!!!
Nancy Bartusch
1480 Olympic Valley Rd.
Olympic Valley, CA

Sent from my iPad



LETTER 6: NANCY BARTUSCH

Response to Comment 6-1

As stated on page 3-18 of the Draft EIR, Placer County is currently coordinating with the USFS regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site. Impacts related to the Deed of Trust are addressed throughout the Draft EIR, where relevant.

Response to Comment 6-2

As discussed on page 7-14 of the Draft EIR, the County has determined that the proposed project would provide for sufficient on-site parking in accordance with Placer County Code Section 17.54.060. 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 Olympic Valley Park would be coordinated such that on-site parking 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.

Impacts of the proposed project regarding transportation safety are addressed beginning on page 7-24 of the Draft EIR. As discussed therein, the Transportation Impact Analysis prepared for the proposed project determined that project buildout would not substantially increase transportation-related hazards. As such, impacts related to such have been adequately addressed in the Draft EIR.

Response to Comment 6-3

As discussed in Chapter 3, Project Description, of the Draft EIR, solid waste services would be provided to the proposed project by Truckee Tahoe Sierra Disposal. Compliance with County regulations would ensure that transportation and storage of solid waste, including food waste, would be disposed of properly and in a manner consistent with Article 8.16, Solid Waste Collection and Disposal, of the Placer County Code.

In addition, as discussed in Chapter 5, Air Quality, Greenhouse Gas Emissions, and Energy, of the Draft EIR, PCAPCD Rule 205, Nuisance, addresses the exposure of “nuisance or annoyance” air contaminant discharges, which would include odors, and provides enforcement of nuisance control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the emission source to be considered a public nuisance, then the PCAPCD is required to investigate the identified source, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor complaints are made during project operations, the PCAPCD would be required (per PCAPCD Rule 205) to ensure that such complaints are addressed and mitigated, as necessary.

Response to Comment 6-4

While the comment does not address the adequacy of the Draft EIR, the commenter’s opposition to the proposed project has been noted for the record.



Letter 7

August 20, 2023

Shirlee Herrington
Environmental Coordination /services
3091 County Center Drive, Suite 190
Auburn, CA 95603

Via email:cdraecs@placer.ca.gov

**RE; SIERRA NEVADA OLYMPIC WINTER (SNOW) MUSEUM AND
COMMUNITY CENTER, PLN 16-00349, DEIR**

Dear Ms Herrington:

7-1

I would like to offer these comments on the above referenced project. I thank the county for their good work on the DEIR. I am in agreement with the document. The Mitigations listed for the Initial Study and the DEIR are appropriate. The finding of NO SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS IS IMPORTANT AND ACCURATE.

7-2

For the record I am President of the next door Tavern Inn Home Owners Association. I am not speaking for the HOA but as very informed citizen. I was the Project Engineer for the Museum from the inception of the idea until I retired a couple of years ago. I led the planning and environmental processing of the Environmental Questionnaire some years back and have extensive knowledge of the site. I am currently a volunteer on the museum Board.

This project has the ability to bring international attention to Olympic Valley. It can be an asset far larger than a collection of old skis. The history of western skiing goes back to the 1800's. The Squaw Valley Olympics changed the face of the Tahoe and Placer County areas forever. This would bring acclaim to Olympic Valley and Placer County.

Thank you,



Gary Davis PE



LETTER 7: GARY DAVIS

Response to Comment 7-1

The comment is an introductory statement and conveys the commenter's support for the proposed project and the analysis of the Draft EIR. The comment has been noted for the record.

Response to Comment 7-2

The comment consists of the commenter's support for the proposed project, but does not address the adequacy of the Draft EIR. The comment has been noted for the record.



Placer County Environmental Coordination Services

From: Fred Ilfeld <filfeld@gmail.com>
Sent: Wednesday, August 23, 2023 10:26 AM
To: Placer County Environmental Coordination Services
Subject: [EXTERNAL] comments on Draft EIR for SNOW Sports Museum and Culture Center (PLN16-00349)

Dear sir/madam:

I have one overriding concern about the proposed SNOW Museum that I believe is inadequately addressed in their draft EIR - - namely parking. Parking for the Museum visitors is planned to be in the existing parking lot of Squaw Valley Park. But Museum visitors will be sharing that parking with (1) people using the Park facilities, (2) bicyclists and pedestrians who use the bicycle trail along the Truckee River between Tahoe City and Olympic Valley, and (3) players on the 3 pickleball courts next to the proposed Museum. Already this summer, particularly on weekends, that parking lot is crowded with all three recreation groups noted above. How will Museum visitors fare when they also seek parking? With all the other users utilizing parking, I am concerned that it will be inadequate. I found no numbers quantitatively addressing this question in the draft EIR.

thank you for your consideration. Fred Ilfeld - 218 Hidden Lake Loop, Olympic Valley, Ca 96146

FILFELD@gmail.com (530) 448-6060

--

Fred Ilfeld MD
Olympic Valley, CA 96146
The Sea Ranch, CA 95497
phone and text- (530) 448-6060
email- FILFELD@GMAIL.COM

8-1



LETTER 8: FRED ILFELD

Response to Comment 8-1

Concerns regarding parking shortages are not directly related to CEQA impacts (see *San Franciscans Upholding the Downtown Plan v City and County of San Francisco* [2002] 102 CA4th 656, 697). Nonetheless, as discussed on page 7-14 of the Draft EIR, the County has determined that the proposed project would provide for sufficient on-site parking in accordance with Placer County Code Section 17.54.060. 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 Olympic Valley Park would be coordinated such that on-site parking 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.



Letter 9

Jean A Lange
206 Trails End
Olympic Valley, CA 96146
P O Box 2846 -- JLangeSV@aol.com

Re: SNOW Sports Museum and Community Cultural Center Project –
(1) Comments on DEIR; and
(2) Comments on Project if Project is submitted for Approval at any Planning Commission Hearing; and
(3) Comments on Project if submitted for approval at a BOS Hearing

Hearing Date of Planning Commission consideration: To Be Determined
Hearing Date of Board of Supervisors consideration: To Be Determined

TO:
Placer County Community Development Resource Agency, cdraecs@placer.ca.gov DEIR Comments
Placer County Board of Supervisors, bos@placer.ca.gov
Placer County Planning Commission, adashiel@placer.ca.gov
Cindy Gustafson, supervisorgustafson@placer.ca.gov

Ladies and Gentlemen:

9-1

I have been a resident of Olympic Valley since September 1994, and my husband Andrew has been a full time resident since 2004. And we have been second homeowners in Olympic Valley since 1985 and regular weekend skiers back to 1965.

I support the idea of the SNOW Museum, but I have the following concerns.

9-2

I believe that locating the SNOW Museum in Olympic Valley Park is deleterious to Placer County, the residents of Olympic Valley, and the visitors to the park. There are problems with the Draft Environmental Impact Report (DEIR). Locating the museum in Olympic Valley Park is a violation of the deed restriction in the deed from the Tahoe National Forest Service (TNFS) and Placer County's financial support of the museum is a misdirection of scarce county funds.

9-3

Park Use: The park is intended to be used for outdoor recreational purposes. The museum will not further any outdoor recreation (interior exhibits, community meeting room, restaurant, and gift shop). The museum will limit the availability of outdoor recreation by limiting the expansion of pickle courts, reduce available parking for pickleball, the tot lot, the soccer field use, and as a staging area for hiking and bicycling. The location of the building will block the view from the highway up-valley.

9-4

Environmental concerns: a) Parking: The Olympic Valley Park parking lot on many days is filled and requires users to park along Olympic Valley road above and below the park entrance. The museum will add to this congestion, particularly when anticipated tour buses enter the parking lot and need to turn around and linger while the passengers visit the museum.

9-5

b) Safety: Children of all ages access the tot lot and the soccer field. The additional vehicle use of the park by museum visitors will add to the risk of injury to these children. The DEIR striped crossing mitigation measure is woefully inadequate in the face of the reality that children will be jumping out of cars and running for the tot lot or the soccer field outside the striped crossing.



**Letter 9
cont.**

- 9-6 c) Hazardous Traffic Patterns: The increased vehicle use by museum visitors will add to the risks encountered by vehicles on Olympic Valley road, because museum visitors will need to cross 2 to 3 lanes to access the park entrance when arriving from highway 89.
- 9-7 d) Pollution From Bus Exhaust: Tour buses heading to the museum via the lower parking lot, idling, and leaving the parking lot will leave exhaust fumes endangering the health of the park visitors choosing to engage “outdoor” activities.
- 9-8 e) Additional Non-permeable Surface Area: The museum's location will produce additional non-permeable surface area.
- 9-9 Deed Restriction: The deed from the Tahoe National Forest Service does not permit the several commercial uses planned for the museum.
- 9-10 Tax Payer Money: The Placer County money funding this project could better be spent on roads, additional outdoor recreational amenities for the park and other areas of eastern placer county.
- 9-11 Please condition any approval of this project on it being developed outside Olympic Valley Park.

Thank you.

Very truly yours,

Jean A Lange



LETTER 9: JEAN LANGE

Response to Comment 9-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 9-2

As stated on page 3-18 of the Draft EIR, Placer County is currently coordinating with the U.S. Forest Service (USFS) regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site. Impacts related to the Deed of Trust are addressed throughout the Draft EIR, where relevant. In addition, please see Response to Comment 12-2, below.

Response to Comment 9-3

As discussed in Chapter 9, Statutorily Required Sections, of the Draft EIR, reasonably foreseeable future park improvements, including the following, were considered in the cumulative analysis:

- Pickleball court;
- Basketball halfcourt;
- Horseshoe pits;
- Running track around the existing field;
- Picnic pavilion; and
- Bocce ball court.

As such, the aforementioned conceptual improvements have been anticipated by the County, and Olympic Valley Park was determined to include adequate space for such improvements in combination with development of the proposed project. As such, the proposed project would not preclude any future expansion of outdoor recreational uses within the park area.

In addition, with regard to views in the project vicinity, as discussed under Impact 4-2 in Chapter 4, Aesthetics, of the Draft EIR, and shown in the photo-simulations contained in Figures 4-6 through 4-8, public views of the project site from Olympic Valley Road or SR 89 would not be considered to be substantially degraded by the proposed project. Furthermore, the Squaw Valley General Plan (SVGP) requires design review for all buildings and signs proposed in the Valley visible from Olympic Valley Road, and the Squaw Valley Design Review Guidelines set forth the design standards and guidelines used by the Design Review Committee (DRC) and the County planning staff in reviewing projects, which would ensure the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, or conflict with regulations governing scenic quality.

Response to Comment 9-4

Concerns regarding parking shortages are not directly related to CEQA impacts (see *San Franciscans Upholding the Downtown Plan v City and County of San Francisco* [2002] 102 CA4th 656, 697). Nonetheless, as discussed on page 7-14 of the Draft EIR, the County has determined that the proposed project would provide for sufficient on-site parking in accordance with Placer County Code Section 17.54.060. 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 Olympic Valley Park would be coordinated such that on-site parking 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.

Response to Comment 9-5

Impacts of the proposed project regarding transportation safety are addressed beginning on page 7-24 of the Draft EIR. As discussed therein, the Transportation Impact Analysis prepared for the proposed project determined that project buildout would not substantially increase transportation-related hazards. The striped crosswalk identified by the commenter is a component of the project design and would help to ensure that pedestrian safety and circulation in the existing parking lot would be improved as compared to current conditions.

Response to Comment 9-6

Please see Response to Comment 9-5, above.

Vehicle access to the proposed project would be provided by the existing driveway from Olympic Valley Road, which currently serves as the entrance to Olympic Valley Park and connects to the existing surface parking lot. The entrance provides full access to the project site, and the width of the existing entrance would not be altered as part of development of the project. As discussed on page 7-25 of the Draft EIR, the Transportation Impact Analysis evaluated the intersection sight distance that would be necessary to ensure vehicles turning left into the project site can safely enter. According to the analysis included therein, the existing intersection sight distance for left-turning westbound vehicles on Olympic Valley Road meets and exceeds the minimum distance necessary for safely entering the project site. As such, impacts related to such have been adequately addressed in the Draft EIR.

Response to Comment 9-7

Impacts related to pollution are addressed throughout Chapter 5, Air Quality, Greenhouse Gas Emissions, and Energy, of the Draft EIR. As discussed therein, all such impacts would be reduced to a less-than-significant level.

Sections 2449 and 2485 of Title 13 of the CCR limit idling of buses to five minutes. It is also noted that the California Air Resources Board (CARB) approved the Airborne Toxic Control Measure (ATCM) limiting school bus idling and idling at or near schools to only when necessary for safety or operational concerns. It has been in effect since July 16, 2003. As part of establishing the ATCM, CARB prepared a health risk assessment (HRA) to evaluate potential health effects from diesel-particulate matter (DPM) exhaust generated by idling buses. The HRA found that the potential cancer risks to children, assuming nine years of exposure, with up to 20 minutes per day, would be relatively limited.²

Response to Comment 9-8

Impacts related to the creation of additional non-permeable surface area on the project site are discussed in Section X, Hydrology and Water Quality, of the Initial Study prepared for the proposed project. As discussed therein, the proposed project would not result in any significant adverse impacts related to drainage.

Response to Comment 9-9

Please see Response to Comment 9-2, above.

² See <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/sbidling/appc.pdf>; accessed December 22, 2023.



Response to Comment 9-10

The comment regarding County funding does not address the adequacy of the Draft EIR, has been noted for the record, and will be forwarded to the decision-makers for their consideration.

Response to Comment 9-11

Request for a Condition of Approval does not address the adequacy of the Draft EIR, has been noted for the record, and will be forwarded to the decision-makers for their consideration.



Letter 10

Placer County Environmental Coordination Services

From: Sarah Mahoney <sarahm@me.com>
Sent: Wednesday, August 9, 2023 1:05 PM
To: Placer County Environmental Coordination Services
Subject: [EXTERNAL] Comment: PROPOSED PROJECT: SNOW Sports Museum and Community Cultural Center (PLN16-00349)

Dear Commissioners,

10-1

Please do not approve any additional Placer County spending on the proposed SNOW Sports Museum and Community Cultural Center until a thorough public outreach has been completed. While my financial concerns regarding the project are significant, my concerns about the lack of public outreach is of even greater concern. Where can the community see data on this proposed development? To build, maintain and staff this structure would be an enormous financial burden to the county and taxpayers. The community needs to be involved in this process and the project needs the support of the residents and taxpayers who live, work and recreate here. This concept is out of touch with the goals and desires for advancement of public spaces that I understand to be mostly shared in this tight knit valley.

10-2

I have been an Olympic Valley resident since 1997. I do not believe this community desires or needs a museum or additional indoor gathering space. What we would absolutely utilize, as proven by the regular use of the existing park, are more ball fields, perhaps an ice rink, but quite simply- additional outdoor recreation areas. Museums cater to visitors and tourism of which we already have far too much. We are drowning in the negative impacts of too many people attempting to visit the same place at the same time. And critical to my opposition of this proposal is the fact that the Forest Service originally deeded this parcel of property to Placer County under the conditions that it remain a park. How is it possible we've arrived here? This is not right.

10-3

I hope the Board of Supervisors and the Planning Commission will halt all funding to this project until a thorough financial analysis and public outreach with this analysis are completed. I would welcome a proposed development that actually aligns with the intended use of the land- a park. Additional ball fields, more bike paths, more trails. Additionally, how can we possibly discuss any building be developed without addressing our desperate need for work force housing? I'd like to hear from my neighbors and friends about their feelings regarding this proposed development and use of space, and I'd like to see our elected officials follow the wishes of the entire community.

Thank you,
Sarah Mahoney



SARAH MCREATIVE

LETTER 10: SARAH MAHONEY

Response to Comment 10-1

The comment consists of the commenter's opinion of the proposed project as well as requests for additional public outreach, but does not address the adequacy of the Draft EIR. It is noted that the public was given the opportunity to submit comments on the Draft EIR, including the letter submitted by the commenter, within a 45-day period from July 10, 2023, to August 23, 2023. In addition, a public meeting was held before the Planning Commission on August 10, 2023, to solicit public comments regarding the Draft EIR. The public was also given the opportunity to submit comments on the Notice of Preparation (NOP) prepared for the proposed project during a 30-day public review period from March 18, 2022, to April 18, 2022, and the County held an NOP scoping meeting for the EIR during the review period on March 28, 2022, for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. The comment has been noted for the record.

Response to Comment 10-2

The comment consists of the commenter's opinion of the proposed project, and does not address the adequacy of the Draft EIR. Regarding the USFS deed restriction, please see Response to Comment 12-2. The comment has been noted for the record and will be forwarded to the decision-makers as part of their consideration of the proposed project.

Response to Comment 10-3

The comment consists of the commenter's opinion of the proposed project, and does not address the adequacy of the Draft EIR. The comment has been noted for the record and will be forwarded to the decision-makers as part of their consideration of the proposed project.



Letter 11

August 13, 2023

Received PLN

8.17.23

To: Draft EIR for SNOW Museum

From: Marylyn Siewert

136 Sierra Crest Trail

Olympic Valley, (PO Box 2396) ~~96146~~
CA 96146

Re: Comments pertaining to individual items in DEIR

- 11-1 Land Use Designation: The land use designation of FR being changed to Cultural Amenities Land Use District for this individual entity (SNOW) is questionable. Land use designations are in place so government and citizens can proceed with sure knowledge that the land will remain in the status quo. The county must change the land use for this one entity but with surrounding land zoned FR. Does this set a precedent for others to use parts of the Olympic Park?
- 11-2 Chapter 3,261.3g: Setbacks (of special district) must be a reasonable distance from adjacent land use districts. In this case, the road for deliveries is close to the fence for the pickleball courts and not a reasonable distance.
- 11-3 Traffic: When were traffic studies done? If done anytime but mid summer such as July, they would not have validity. What is the effect of traffic at the intersection going in and out of Park? What has been studied regarding the flow of traffic in the Park regarding children on bikes, people in the middle of parking lot socializing, people working on their bikes and wheeled toys? What is done for safety of the children in the toddler park and their parents?
- 11-4 Air Quality: Has anything been investigated about the air quality near the ground from the exhaust of busses and commercial trucks and the effect on the health of those humans participating in athletic endeavors?
- 11-5 Alternative Locations: All the alternative locations have merit and would allow the Park to remain for the recreation of the local community and visitors to the area. The alternative across the street meets the main need of the SNOW advocates for being on Highway 89 and does not disrupt the forested land of the FR designated Olympic Valley Park.



LETTER 11: MARYLYN SIEWERT

Response to Comment 11-1

Environmental impacts of the proposed land use changes are addressed throughout the Initial Study and Draft EIR, where relevant. The ultimate decision of whether to approve the proposed land use changes lies with the Placer County decision-making body, and is a planning consideration, and thus, is not within the purview of CEQA. However, the commenter's concerns will be forwarded to the decision-makers for their consideration.

Response to Comment 11-2

Impacts of the proposed project regarding transportation safety are addressed beginning on page 7-24 of the Draft EIR. As discussed therein, the Transportation Impact Analysis prepared for the proposed project determined that project buildout would not substantially increase transportation-related hazards. It should also be noted that all setback requirements are reviewed by the County, and 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.

Response to Comment 11-3

As discussed in Chapter 7, Transportation, of the Draft EIR, the Transportation Impact Analysis prepared for the proposed project evaluated traffic conditions in both peak winter and peak summer conditions, including summer weekends. The Trip Generation Memorandum (Appendix F to the Draft EIR) also demonstrates in Table 2 that the Olympic Valley Road/ Site Access intersection would operate acceptably with the project (existing and future conditions) during the summer. Furthermore, as discussed under Response to Comment 11-2, above, the Draft EIR determined that project buildout would not substantially increase transportation-related hazards. As such, the proposed project would not substantially increase hazards related to pedestrian safety.

Response to Comment 11-4

Regarding bus idling, please see Response to Comment 9-7.

In addition, the vehicle fleet mix that is used within the California Emissions Estimator Model (CalEEMod) for estimating mobile-sourced emissions considers a wide range of vehicle types. As such, emissions from bus and commercial vehicle exhaust were already accounted for in the modeling presented in Table 5-9 of the Draft EIR which shows that all operational project emissions would be significantly below the PCPACD's thresholds of significance. Furthermore, the use of buses typically results in a decrease in regional VMT as each bus trip effectively replaces multiple single-passenger vehicle trips. By reducing VMT, mobile-sourced emissions of toxic air contaminants (TACs) would be correspondingly reduced.

Overall, emissions of TACs associated with buses and commercial vehicle trips would not cause a substantial adverse impact on sensitive receptors in the project vicinity.



Response to Comment 11-5

Comment noted. As discussed in Chapter 10, Alternatives Analysis, of the Draft EIR, the 7-Eleven Off-Site Alternative would result in greater environmental impacts related to hazards and hazardous materials, hydrology and water quality, and construction noise as compared to the proposed project, and would not satisfy Project Objectives 2, 11, 12, or 13. As such, the Alternative was dismissed from further consideration. Nonetheless, the commenter's preference for the 7-Eleven Off-Site Alternative will be forwarded to the decisionmakers for their consideration.



Letter 12



United States
Department of
Agriculture

Forest
Service

Tahoe National Forest
Supervisor's Office

631 Coyote Street
Nevada City, CA 95959
530-478-6100
TDD: 1-800-735-2929
Fax: 530-478-6109

File Code: 5450; 1950
Date: September 8, 2023

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

To Whom It May Concern:

12-1

This letter serves as formal comment from the U.S. Forest Service, Tahoe National Forest regarding Placer County's *Draft Environmental Impact Report (DEIR) for the Proposed SNOW Sports Museum and Community Cultural Center Project* (NOA published July 10, 2023). Thank you for the opportunity to comment on this project; I recognize this formal comment is being submitted following the closure of the comment period and do apologize for the late submittal.

12-2

The DEIR for the proposed SNOW Sports Museum and Community Cultural Center Project (proposed project) states, "Placer County is currently coordinating with the USFS regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site," (Chapter 3, Page 3-18), and also articulates that "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" (Introduction, Page 1-11).

The Forest Service maintains its position, as stated in our April 13, 2022 letter to Placer County responding to its NOP for the proposed project, that the development of the SNOW Museum at the proposed location within Olympic Valley Park, "a museum conducting commerce on the premises in the form of renting event space and operating a café and museum shop, would be in direct conflict with the deed restriction barring commercial use. Tax exempt status of a non-profit entity does not waive the requirements of the deed restriction." The Forest Service does not agree with the County's statements in the NOP or the Initial Study for the proposed project that "the ancillary nature and tax treatment of the revenue-generating activities proposed would not conflict with the deed restriction" (Appendix A of the DEIR).



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**Letter 12
cont.**

Placer County Community Development Resource Agency

**12-2
cont.**

My staff and I are currently consulting with Department of Agriculture Office of the General Counsel to determine necessary actions and real estate transactions that the County and the Forest Service would need to complete in order to enable commercial use of the lands such as the proposed SNOW Sports Museum and Cultural Center.

Sincerely,



ELI ILANO
Forest Supervisor

Enclosures



Letter 12
cont.



Forest Service
Tahoe National Forest
Supervisor's Office

631 Coyote Street
Nevada City, CA 95959
530-478-6100
TDD: 1-800-735-2929
Fax: 530-478-6109

File Code: 5450; 1950
Date: April 13, 2022

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

Dear Ms. Herrington:

This letter responds to the call for public and agency comments on Placer County's *Notice of Preparation of an Environmental Impact Report for the Proposed SNOW Sports Museum and Community Cultural Center Project* (NOP). As you may be aware, my staff and I have had multiple communications with Placer County over the past several years concerning this proposed project and the disposition of deed restrictions held by the United States affecting development of lands at Squaw Valley Community Park (SVCP).

For context, in December of 1999, the United States conveyed approximately 36 acres of National Forest System lands administered by the Tahoe National Forest (TNF) to Placer County at the entrance to Olympic Valley. The land was conveyed for a purchase price of \$282,000 under authority of Public Law 105-208 dated July 29, 1998. PL 105-208 authorized the lands to be conveyed to Placer County for the purpose of creating a community park; PL 105-208 required a sales price at fair market value. Deed restrictions were placed on the conveyance commensurate with valuation of the lands to be used for community park purposes and prohibited use of the lands for commercial, residential or industrial developments. The deed restrictions allowed the lands to be conveyed to Placer County at a discounted price compared with valuation of the lands without a deed restriction.

Page 16 of the NOP describes the subject deed restriction and, based on a March 27, 2017 letter from County Counsel to me, concludes that there is no conflict between the proposed development and the deed restriction. This conclusion does not reflect the views of the Forest Service or the Department of Agriculture Office of the General Counsel. In response to County Counsel's letter, we provided a letter dated May 12, 2017 (enclosed) to Ken Grehm, Director of Placer County Public Works and Facilities providing our views of County Counsel's letter. This position has been reiterated by the Chief of the Forest Service in a letter to Senator Feinstein dated March 21, 2022 (enclosed).

The current proposal being considered, a museum conducting commerce on the premises in the form of renting event space and operating a café and museum shop, would be in direct conflict with the deed restriction barring commercial use. Tax exempt status of a non-profit entity does not waive the requirements of the deed restriction.

12-3



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**Letter 12
cont.**

Shirlee Herrington

In my May 12, 2017 letter, I offered the assistance of my staff to work with the County towards having the deed restriction removed in order to enable private commercial use of the lands to accommodate development of the proposed SNOW Sports Museum and Cultural Center. I have met with various County staff and officials and understand that the County may be interested in such a transaction. I suggest that the County and the Forest Service complete all necessary real estate transactions assuring the County's legal authority to proceed with the proposal before considering it further.

Sincerely,



ELI ILANO
Forest Supervisor

Enclosures (2)

**12-3
cont.**





United States
Department of
Agriculture

Forest
Service

Washington Office

1400 Independence Avenue,
Washington, D.C. 20250

File Code: 5400; 1510 (8778604)
Date: March 21, 2022

12-3
cont.

The Honorable Dianne Feinstein
United States Senate
331 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Feinstein:

Thank you for your letter of November 9, 2021, regarding the Sierra Nevada Olympic and Winter Sports Foundation (SNOW) proposal to develop a SNOW Museum on former National Forest System (NFS) lands at Squaw Valley Park. I apologize for the delayed response.

The former NFS lands at Squaw Valley Park were conveyed from the Tahoe National Forest to Placer County in 1999, in accordance with Public Law 105-208. The legislation articulated intended use of these lands as a community park and required Placer County to pay fair market value for them. To meet this intent and make the purchase affordable for Placer County, the Forest Service retained a deed restriction limiting the use of the lands to that of a community park and prohibiting the “use of the property for private development of a commercial, residential or industrial nature.”

Since receiving the initial proposal several years ago by the predecessor organization to SNOW, the Tahoe National Forest received public feedback both in favor and opposed to the museum development. Some members of the public support the venture, and others oppose it with a preference to maintain the open and undeveloped character of Squaw Valley Park. The Forest Service does not have a position on the merits of the SNOW proposal.

Tahoe National Forest leadership consulted with the U.S. Department of Agriculture’s Office of the General Counsel regarding the museum proposal and deed restriction and thoroughly discussed it with Placer County staff and the SNOW Foundation over several years. As stated in the enclosed letter of May 12, 2017, the museum foundation’s status as a 501(c)(3) non-profit organization does not exempt it from the deed restriction precluding private commercial use, which is contained in the current museum proposal in the form of conference room rentals, a snack bar, a gift shop, and admission fees. The 501(c)(3) status also does not change the original intent of the legislation facilitating transferring the land to Placer County.

In our letter of May 12, 2017, to Placer County, the Forest Service expressed our willingness and ability to consider releasing the deed restriction in exchange for consideration at fair market value, if this is found to be consistent with the requirements of Public Law 105-208. If Placer County were to acquire the remainder of the interests in the lands currently retained by the United States at fair market value, it could develop the land in whatever manner it sees fit.



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**Letter 12
cont.**

The Honorable Dianne Feinstein

Again, thank you for writing. If you or your staff have any questions, please contact Jacob Donnay, Director of Legislative Affairs, at (202) 205-1617 or jacob.donnay@usda.gov.

Sincerely,

X 

Signed by: RANDY MOORE
RANDY MOORE
Chief

Enclosure

**12-3
cont.**



Letter 12
cont.



Forest Service
Tahoe National Forest
Supervisor's Office

631 Coyote Street
Nevada City, CA 95959
530-478-6100
TDD: 1-800-735-2929
Fax: 530-478-6109

File Code: 5570
Date: May 12, 2017

Ken Grehm
Director, Placer County Department of Public Works and Facilities
11476 C Avenue
Auburn, CA 95603

Dear Mr. Grehm,

Thank you for the letter from Placer County Counsel dated March 27, 2017, which provided a legal opinion regarding the proposed Squaw Valley Ski Museum. Specifically, the letter concluded that California law suggests that uses such as museums can be compatible with deeds restricting lands to use as a community park. County Counsel's letter was informative, although it did not specifically analyze the portion of the deed that restricts the property from development of a commercial nature. Analysis of the supporting materials submitted with the letter shows that the museum's proponents are aware that this is a complex area of the law. The proposal nevertheless contains descriptions of several commercial aspects to the proposed Museum's activities (entrance fees, sale of refreshments and souvenirs, and potential rental use of the facilities for events both related and unrelated to the Museum's core purpose). Whether the proposed museum and its operations meet the threshold of a development that is commercial in nature is currently an unanswered legal question. It will be incumbent on Placer County to ensure any further development of the property is not commercial in nature and meets all of the deed restrictions for the property. Your attention in this matter will insure that the United States is not put in a position to consider termination of the deed in the future.

Should Placer County be interested in relieving both the County and the United States of monitoring the restrictions placed on the use of this parcel, we would be willing to explore the possibility of removing the deed restriction if it can be shown that the enabling legislation would allow it, and if a process can be identified to accomplish it. Such a process would likely require appraising the property without any use restrictions, reflecting the added economic benefit of the change and compensating the United States for such a change.

If you have any questions, please contact Joanne Roubique, District Ranger at (530) 587-3558.

Sincerely,

ELI ILANO
Forest Supervisor

12-3
cont.



Caring for the Land and Serving People



LETTER 12: ELI ILANO, U.S. FOREST SERVICE

Response to Comment 12-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 12-2

As stated on page 3-18 of the Draft EIR, Placer County is currently coordinating with the USFS regarding the deed restriction, and will pursue a course of action that is agreeable to both parties to allow for the proposed project to be developed within the Olympic Valley Park site. Further, Project planning entitlements will not be brought before the Placer County Board of Supervisors until an agreement has been reached between the County and the USFS.

Regardless of the Deed of Trust issue, the physical impacts to the environment associated with the proposed project are addressed throughout the Draft EIR.

Response to Comment 12-3

The comment consists of past letters submitted by the USFS in response to the NOP prepared for the proposed project. All such comments were received and incorporated into the Draft EIR, as applicable. The comment does not address the adequacy of the Draft EIR. Please see Response to Comment 12-2.



**SNOW MUSEUM PROJECT
DRAFT EIR COMMENT MEETING SUMMARY**

Letter 13

Date: August 10, 2023
Time: 10:00 AM
Location: North Tahoe Event Center
8318 North Lake Boulevard
Kings Beach, CA 96143
and online through Zoom

Verbal Comments (arranged in order of “appearance” of commenter):

Comments from Planning Commission

Commissioner Woodward

- 13-1
- The commissioner asked Patrick Dobbs, Placer County Planning Services, why the creation of a new land use district, Cultural Amenities, is required.
 - The commissioner noted that existing land use districts within the County, such as libraries or museums, could potentially accommodate the proposed project.

Commissioner Watts

- 13-2
- The commissioner asked Patrick Dobbs, Placer County Planning Services, if the proposed museum building would include restrooms.
 - The commissioner asked if the new zoning designation would allow for event center activities.
 - The commissioner asked if typical County screening criteria would be adequate in analyzing greenhouse gases emissions associated with the proposed project.

Commissioner Johnson

- 13-3
- The commissioner asked how the proposed project compares to the existing ski museum in Nevada County.

Public Comments

Public Commenter 1: Volunteer with Sierra Nevada Olympic Winter (SNOW) Museum Foundation

- 13-4
- The commenter noted the adequacy of the Draft EIR and expressed that it provides a thorough and accurate evaluation of the minimal potential environmental impacts associated with the proposed project.
 - The commenter noted that the proposed museum would be an enrichment for the community, children, and visitors.
 - The commenter noted that those at the SNOW Foundation do not anticipate the proposed project to be postponed due to the U.S. Forest Service deed restriction because the proposed project is not a private, commercial venture, but rather a public benefit endeavor from a non-profit.



Public Commenter 2

- | | |
|------|--|
| 13-5 | <ul style="list-style-type: none">• The commenter expressed that the proposed rezone designation should be clarified and defined more. |
| 13-6 | <ul style="list-style-type: none">• The commenter expressed that she believes the County is trying to use the proposed project for their own benefit, and the proposed project could be redesigned to not be adjacent to existing park uses. |
| 13-7 | <ul style="list-style-type: none">• The commenter expressed that the Draft EIR does not adequately analyze air quality emissions from construction activities and trucks or buses during operation. |
| 13-8 | <ul style="list-style-type: none">• The commenter expressed that the Draft EIR did not address that the existing parking lot is frequently used for park uses by members of the public. |

Public Commenter 3

- | | |
|-------|--|
| 13-9 | <ul style="list-style-type: none">• The commenter expressed concern that a dumpster serving the proposed museum would be located adjacent to the existing pickleball courts, and that buses and trucks associated with the proposed project would be a potential safety hazard to children at the existing park. |
| 13-10 | <ul style="list-style-type: none">• The commenter expressed that the Transportation chapter of the Draft EIR was inadequate. |

Public Commenter 4

- | | |
|-------|---|
| 13-11 | <ul style="list-style-type: none">• The commenter expressed disappointment over the “cumulative impact” of destination amenities, and that the cumulative impacts within the entire Lake Tahoe basin and Olympic Valley are not being considered. |
| 13-12 | <ul style="list-style-type: none">• The commenter expresses concern that the proposed Cultural Amenities zoning district would lead to further sites being rezoned. |

Public Commenter 5

- | | |
|-------|---|
| 13-13 | <ul style="list-style-type: none">• The commenter expressed concern that impacts related to a proposed visitor information center and safety hazards within the parking lot were not analyzed within the Transportation chapter of the Draft EIR. |
| 13-14 | <ul style="list-style-type: none">• The commenter questioned if the parking lot was going to be resurfaced to accommodate winter use as part of the proposed project. |
| 13-15 | <ul style="list-style-type: none">• The commenter noted that Caltrans and Placer County should consider a left-turn lane to access the project site. |
| 13-16 | <ul style="list-style-type: none">• The commenter noted that the deed restriction issue should have been resolved before proceeding with the preparation of the Draft EIR. |
| 13-17 | <ul style="list-style-type: none">• The commenter expressed that the Draft EIR did not clearly provide all letters, and the placement of letters in an appendix is disingenuous. |

Public Commenter 6

- | | |
|-------|--|
| 13-18 | <ul style="list-style-type: none">• The commenter noted a lack of public outreach regarding the finances of both construction and operation of the proposed project.• The commenter noted that elected officials should consider how the public wants taxes and public funds to be spent. |
| 13-19 | <ul style="list-style-type: none">• The commenter expressed concern over emissions from idling buses associated with operation of the proposed project. |



LETTER 13: PUBLIC COMMENT MEETING SUMMARY

Response to Comment 13-1

As discussed on page 3-16 of the Draft EIR, the SVGP land use designation for the site is Conservation Preserve (CP) and the current zoning is Forest Recreation (FR). The governing County planning document for the project is the SVGP, which does not have a land use district that would accommodate cultural amenities such as museums and libraries. Thus, the project includes a request to amend the SVGP Land Use Ordinance to establish the new land use district, Cultural Amenities, and would include a Rezone of the approximately one-acre project site to Cultural Amenities in order to accommodate the proposed project. Section 200: Land Use Districts of the Squaw Valley General Plan and Land Use Ordinance would be amended to provide language specifying that the Cultural Amenities land use district is intended for properties to permit cultural amenities such as museums, libraries, and community centers. With approval of the SVGP Land Use Ordinance and Rezone of the project site, the proposed project would be consistent with the uses allowed for the project site.

Response to Comment 13-2

The inclusion of restrooms within the proposed museum is not an environmental issue area required for analysis under CEQA; nonetheless, the proposed project would be designed and constructed in accordance with applicable building regulations and standards, ensuring the project includes restrooms.

Additionally, as discussed on page 3-16 of the Draft EIR, the amendment to Section 200 of the SVGP Land Use Ordinance would specify that the permitted uses in Cultural Amenities land use district are narrowly defined to include only those land uses that would be compatible with cultural amenities, while not adversely affecting the general character of adjoining land use districts. Section 261.20 would provide, in part, that event spaces customarily accessory and incidental to the permitted principle uses of Section 200 would be permitted in the Cultural Amenities land use district.

With respect to the thresholds used for the purposes of evaluating potential impacts related to GHG emissions, the Draft EIR on page 5-39 includes a discussion of the applicable Placer County Air Pollution Control District (PCAPCD) thresholds used for evaluating GHG impacts. In addition, potential impacts related to GHG emissions are discussed beginning on page 5-55 of the Draft EIR. In accordance with the California Air Resources Board (CARB) and PCAPCD recommendations, the County, as lead agency, uses the currently adopted PCAPCD GHG thresholds of significance as presented therein.

Response to Comment 13-3

The comment does not address the adequacy of the Draft EIR. The comment is noted for the record. In addition, it is noted that an answer to the comment was provided during the comment meeting.

Response to Comment 13-4

The comment is noted for the record and will be forwarded to the decision-makers for their consideration.



Response to Comment 13-5

The Draft EIR includes a discussion starting on page 3-16 of the proposed Rezone and includes the specific language that would be added to Section 200 of the Squaw Valley General Plan and Land Use Ordinance. Please see Response to Comment 13-1.

Response to Comment 13-6

The commenter expresses an opinion regarding the project, but does not address the adequacy of the Draft EIR. The comment is noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 13-7

The Draft EIR includes analyses of all potential impacts related to air quality and GHG emissions, as required by CEQA, in Chapter 5, Air Quality, Greenhouse Gas Emissions, and Energy, starting on page 5-42 of the Draft EIR. Specifically, page 5-42 of the Draft EIR includes a construction emissions analysis, and page 5-45 of the Draft EIR includes an operations emissions analysis. Regarding buses, please see Response to Comment 9-7.

Response to Comment 13-8

The baseline for the analysis of the Draft EIR is the existing use of the project site, which includes the on-site parking lot and park uses. For a more detailed description of the existing setting of the project site, refer to page 3-1 of the Draft EIR.

Response to Comment 13-9

Please see Response to Comment 6-2, above.

Response to Comment 13-10

The comment expresses a general opinion that the Transportation chapter of the Draft EIR is inadequate, but does not provide specific examples that would allow for a detailed response. The Transportation chapter of the Draft EIR evaluates all potential impacts related to transportation, as required by CEQA.

Response to Comment 13-11

The comment expresses a general opinion that the cumulative impact of destination amenities within the Lake Tahoe basin and Olympic Valley areas is not considered, but does not provide specific examples that would allow for a detailed response. The Draft EIR includes an evaluation of potential cumulative impacts that could occur through development of the proposed project in each technical chapter of the Draft EIR. Please refer to Chapter 9, Statutorily Required Sections, of the Draft EIR for a definition of the cumulative setting of the proposed project.

Response to Comment 13-12

As discussed on page 3-17 of the Draft EIR, the new Cultural Amenities 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 the proposed project would not commit the County towards any particular course of action regarding future Rezones.



Response to Comment 13-13

Potential safety hazards related to traffic are evaluated in the Transportation chapter of the Draft EIR, starting on page 7-24 under Impact 7-4. Please see the analysis contained therein.

Response to Comment 13-14

The comment does not address the adequacy of the Draft EIR. The commenter's question is noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 13-15

The Draft EIR includes an analysis of a potential left-turn lane from a traffic hazards standpoint under Impact 7-4, which starts on page 7-24 of the Draft EIR. As discussed therein, the minimum intersection sight distance value for left turns from Olympic Valley Road into the project site, assuming a design speed of 40 mph, is 355 feet. As such, the existing intersection sight distance for left-turning westbound vehicles on Olympic Valley Road of 425 feet meets and exceeds the minimum distance necessary for safely entering the project site. The comment is noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 13-16

The comment does not address the adequacy of the Draft EIR. The comment is noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 13-17

The comment expresses a general opinion that the Draft EIR did not clearly provide all comment letters, but does not provide specific examples that would allow for a detailed response. Comment letters on the Notice of Preparation (NOP) prepared as part of the Draft EIR for the proposed project are provided in Appendix B of the Draft EIR. As discussed in the Introduction and List of Commenters chapter of this Final EIR, the Draft EIR was sent to the State Clearinghouse (State Clearinghouse Number: 2022030511) for distribution to State agencies on July 10, 2023 for a 45-day public review period. In addition, the Draft EIR, including all appendices, and a Notice of Availability (NOA) for the Draft EIR were published on the Placer County Community Development Resource Agency website. Printed copies of the Draft EIR, including all appendices, were made available for review at the Roseville Public Library (225 Taylor Street, Roseville), the Rocklin Public Library (4890 Granite Drive, Rocklin), the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn), and the County Clerk's Office (2954 Richardson Drive, Auburn). The NOP comment letters were included as part of the Draft EIR and made available for public review in accordance with CEQA requirements.

Response to Comment 13-18

The comment does not address the adequacy of the Draft EIR. The comment is noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 13-19

Please see Response to Comment 9-7.



3. Revisions to the Draft EIR Text

3. REVISIONS TO THE DRAFT EIR TEXT

3.1 INTRODUCTION

The Revisions to the Draft EIR Text chapter presents minor corrections, additions, and revisions made to the Draft EIR initiated by the Lead Agency (Placer County) based on comments received during the public review period by reviewing agencies and the public.

In addition, Placer County has been in the process of dispensing with the term “Squaw” in public spaces within the Valley now known as Olympic Valley, a term previously in use. The SNOW Sports Museum and Community Cultural Center Draft EIR reflects the renaming effort, and yet the term “Squaw” does occur in the Draft EIR largely because some of the governing County documents for the Valley have not yet been formally renamed, and some of the early environmental review supporting documentation predated the name changes that have since occurred. Given the County’s sensitivity to this important issue, the County has implemented several additional changes to the Draft EIR for clarification purposes.

The changes represent minor clarifications/amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines, Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

3.2 DESCRIPTION OF CHANGES

New text is double underlined and deleted text is ~~struck through~~. Text changes are presented in the page order in which they appear in the Draft EIR.

1 INTRODUCTION

Page 1-13 of Chapter 1, Introduction, of the Draft EIR is hereby revised as follows:

- *Utilities & Service Systems (All Items)*: Electricity, telecommunications, water, and sanitary sewer services would be provided by way of new connections to existing infrastructure in the project area. Given that the groundwater basin has adequate capacity, the proposed project would not significantly impact the OVPSD’s water supply. Furthermore, the project would include a connection to existing water infrastructure in the project vicinity. 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 would be provided to the site by the OVPSD. 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. 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. All sewer improvements would be consistent with the applicable standards established by Placer County’s “All Districts” Sewer System Master Management Plan, OVPSD Administrative Code Chapter 2, and OVPSD Sewer Technical Specifications. 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. 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. 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. Based on the above, impacts related to utilities and service systems would be *less than significant*.

Page 1-20 of Chapter 1, Introduction, of the Draft EIR is hereby revised to include the following discussion:

1.14 CHANGES FROM SQUAW VALLEY TO OLYMPIC VALLEY

In recent years, there has been increased awareness that the term “squaw” has been used as a sexist and racist reference to Native American people, including in its use as a geographic name place. Therefore, the County is in the process of renaming Squaw Valley and the Valley’s associated facilities, infrastructure, and natural resources. In general, “Squaw Valley” is now known as “Olympic Valley,” a term that was already in use. Not all local and regional names have changed; however, such names may change in the future. For example, the County has voted to rename several County-maintained roadways that previously contained the word “Squaw” to alternative names; however, the Olympic Valley area still contains private roads that are named with the word “Squaw” (i.e., Squaw Creek Road, Squaw Loop, and Squaw Summit Road), which may be renamed in the future.

It should also be noted that this EIR refers to the 1983 Squaw Valley General Plan and Land Use Ordinance and the Squaw Valley Design Review Guidelines by their original names, as the original names remain in place and have not yet been officially renamed by the County. It should further be noted that the project-specific technical reports and the Initial Study prepared for the proposed project, and included as appendices to the EIR, were drafted prior to several name changes that have been approved within the project area, and, therefore, in some cases, still make reference to the now outdated original names.

This EIR attempts to use updated names wherever possible, and the term “Squaw” is only used to reference a current place name or document title.

The foregoing text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

3 PROJECT DESCRIPTION

Page 3-14 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

Utilities and Public Services

The proposed project would connect to public utilities located within Olympic Valley Road at the project frontage and within Olympic Valley 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 applicable standards established by the Placer County “All Districts” Sewer System Master Management Plan, OVPSD Administrative Code Chapter 2, and OVPSD Sewer Technical Specifications. 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 foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

4 AESTHETICS

Page 4-1 of Chapter 4, Aesthetics, of the Draft EIR is hereby revised as follows:

Visual Character of the Region

The project site is located within the existing Olympic Valley Park, which is situated within the Squaw Washeshu Creek watershed of the Sierra Nevada range (Sierras). The Squaw Washeshu Creek watershed encompasses an area of approximately 5,350 acres, and is characterized by steep mountain slopes and a relatively flat high mountain meadow. Three major peaks dominate the western edge of the Valley: Granite Chief (9,006 feet), Emigrant Peak (8,797 feet), and Washeshu Peak (8,885 feet). The valley floor is approximately 6,200 feet above mean sea level (msl). The valley is a flat grass-covered open area traversed by numerous natural drainage channels of Squaw Washeshu Creek, which converge into one channel at the mouth of the valley to the west before emptying into the Truckee River. During the summer months a golf course (Everline Resort & Spa at Squaw Creek) is visible in the meadow to the south of Olympic Valley Road heading west. To the east, the valley floor opens into a narrow valley formed by the Truckee River surrounded on the north, south, and west by the steep walls of the valley. The valley floor is a narrow box canyon that is visually and physically separated from other surrounding areas. The community of Alpine Meadows is located to the south on the other side of the 8,070-foot KT-22 ski run. The project area is known for its recreational amenities, including snow skiing, snowboarding, and sledding, as well as golfing, swimming, tennis, hiking, bicycling, and ice skating.

The foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

5 AIR QUALITY, GREENHOUSE GAS EMISSIONS, AND ENERGY

The following paragraph on page 5-43 of Chapter 5, Air Quality, Greenhouse Gas Emissions, and Energy, of the Draft EIR is hereby revised as follows:

- The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via a fill-in form:



<http://www.placerair.org/dustcontrolrequirements/dustcontrolform>
<https://www.placerair.org/FormCenter/Air-Pollution-Control-6/Dust-Control-Form-52>.

[...]

- With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent NO_x reduction and 45 percent particulate reduction comparing with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation> <https://www.airquality.org/businesses/ceqa-land-use-planning/mitigation> (click on the current “Construction Mitigation Tool” spreadsheet under Step 1).

The foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

6 NOISE

Table 6-9 on page 6-21 of Chapter 6, Noise, of the Draft EIR is hereby revised as follows:

Table 6-9 Project-Related Traffic Noise Level Increases				
Roadway	Segment	Predicted Exterior Noise Level at Closest Sensitive Receptors (dBA L_{dn})		
		Existing No Project	Existing + Project	Change
SR 89	North of Squaw Olympic Valley	57.2	57.2	0.0
SR 89	South of Squaw Olympic Valley	58.2	58.2	0.0

Source: Saxelby Acoustics, 2022.

Similarly, Table 6-11 on page 6-25 of Chapter 6, Noise, of the Draft EIR is hereby revised as follows:

Table 6-11 Cumulative Traffic Noise Level Increases				
Roadway	Segment	Predicted Exterior Noise Level at Closest Sensitive Receptors (dBA L_{dn})		
		Cumulative No Project	Cumulative + Project	Change
SR 89	North of Squaw Olympic Valley	59.4	59.4	0.0
SR 89	South of Squaw Olympic Valley	60.2	60.2	0.0

Source: Saxelby Acoustics, 2022.



The foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

7 TRANSPORTATION

Pages 7-7 and 7-8 of Chapter 7, Transportation, of the Draft EIR are hereby revised as follows:

Additionally, the following private transit services are provided in the project vicinity:

- Palisades Tahoe operates a shuttle service that runs every 20 minutes during periods of ski lift operations between the base areas of Palisades Tahoe and Palisades Tahoe at Alpine Meadows.
- ~~The Everline Resort & Spa at Squaw Creek~~ operates a shuttle service between the ski resort and The Village at Palisades Tahoe throughout the year.
- ~~The Squaw Alpine Mountaineer Transit Company (SAMTCo)~~, a nonprofit with the goal of reducing in-valley trips within the Olympic Valley/Alpine Meadows area, provides the Mountaineer shuttle service. Mountaineer provides free transportation for residents and guests visiting the Olympic Valley/Alpine Meadows area through a smartphone app and operates during the winter ski season (typically from mid-December to mid-April) with the following hours:
 - Olympic Valley: 7:00 AM to 10:30 PM, daily.
 - Alpine Meadows: 8:00 AM to 5:00 PM, Saturday and Sunday.
 - Additional Alpine Meadows dates: December 26, 27, and 31, January 20, and February 17.

From December 1, 2018 to April 30, 2019, the Mountaineer service had over 81,000 passengers. Of the rides in Olympic Valley, approximately 40 percent originated in The Village at Palisades Tahoe area and the remainder were, in general, evenly disbursed throughout the valley. For destinations, roughly 40 percent of rides ended in The Village at Palisades Tahoe area, 12 percent ended at ~~the Everline Resort & Spa at Squaw Creek~~, and the remainder were, in general, evenly disbursed throughout the valley.

- The North Lake Tahoe Express is a shuttle service that connects the North Tahoe area (including Olympic Valley) with the Reno-Tahoe International Airport and provides an opportunity for visitors to the area to access the Olympic Valley/Alpine Meadows area without the need of a personal vehicle. The service operates four runs per day in each direction during the summer and winter seasons, and three runs per day in the spring and fall.

Page 7-21 of Chapter 7, Transportation, of the Draft EIR is hereby revised as follows:

Transit System

As previously detailed, transit service in the project vicinity is currently provided by TART. Public transit stops are located on both sides of Olympic Valley Road, adjacent to the project site. The bus stop on the north side of the road provides a shelter and a bus pullout. The south side bus stop is at the project site entrance and does not include a shelter. The bus stops are located on TART's SR 89 route, which runs between Tahoe City and Truckee. The SR 89 route is operated in both directions, each hour, from 6:00 AM to 7:00 PM. TART services are free to passengers. In addition, multiple private transit services are provided by Palisades Tahoe, ~~the Everline Resort & Spa at Squaw Creek~~, SAMTCo, and the North Lake Tahoe Express.



The foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

8 WILDFIRE

Page 8-3 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

With regard to the project region's vegetation, Olympic Valley is characterized by a flat grass-covered open area traversed by the numerous natural drainage channels of ~~Squaw~~ Washesu Creek. The drainage channels converge into one channel at the mouth of the valley to the west before emptying into the Truckee River immediately to the east of the project site across State Route (SR) 89. Riparian vegetation is located along ~~Squaw~~ Washesu Creek and the creek's associated tributaries, which bisect the valley in an east-to-west direction. In addition, mixed conifer forest habitat and native vegetation dominate the slopes throughout Olympic Valley. The existing vegetation within the project region provides potential fuel for wildfire.

Page 8-5 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

Finally, with respect to the topography and vegetation of areas within the surrounding project vicinity, ~~Squaw~~ Washesu Creek is located to the north, as well as forested mountain areas that rise to an elevation of 6,755 feet. SR 89 and the Truckee River are located to the east and combine to act as a fuel break from fires originating from the east. A 10-foot-wide paved trail is located to the south of the project site. A wooded area located upslope of the paved trail is maintained as a shaded fuel break by Placer County. The Palisades Tahoe ski resort and associated residential, commercial, and resort areas are located to the west of the project site, south of Olympic Valley Road.

Page 8-6 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

Within the Olympic Valley Fire Department Service Area

The OVFD serves a 14-square-mile area that includes Olympic Valley and the Truckee River corridor between Alpine Meadows Road and Cabin Creek Road. According to the OVFD, less than two dozen wildland fires have occurred within the OVFD service area in the past 30 years. All were small events, defined as involving an acre or less. None have burned for more than a 24-hour operational period, and all have been extinguished before damaging any structures or facilities. Lightning strikes ignited most of the fires, but a handful of the fires were human-caused fires. The relatively small size of Olympic Valley makes early detection and reporting of wildland fires much easier, as the area is visible from either the community or from SR 89. Many fires, even small ones, are reported by more than one party. The Martis Peak fire lookout, located east of Olympic Valley, can see a considerable portion of the higher terrain surrounding the valley and provides a reliable report and location during the months that the lookout is staffed. More recently, ALERT Wildfire has installed numerous state-of-the-art cameras in various locations, including the greater North Lake Tahoe and Truckee areas, which allows for detailed coverage of the Olympic Valley. Recent communication with Chief Allen Riley of the OVFD indicates that the valley has not been impacted by wildfire in quite some time, which can increase fire risk if vegetation management and brush clearance have not occurred regularly; however, in response, the OVFD is taking aggressive measures in fuel reduction and community resilience through the defensible space program.



In addition, page 8-6 of the Draft EIR is hereby further revised as follows:

Outside of the Olympic Valley Fire Department Service Area

Large fires have occurred outside of the OVFD service area and have caused concern, due to the potential of fires spreading into Olympic Valley. The 2014 King Fire expanded to within six miles of the southwestern portion of the service area (top of ~~Squaw~~ Washesu Peak) as the fire burned in one direction for more than 10 miles during the night. The erratic and extreme behavior of the King Fire, exacerbated by drought conditions, has provided valuable information to fire managers, as the fire behavior deviated from that predicted by the fuel model. Other smaller fires within the Granite Chief Wilderness and lands to the west of the valley have been discovered promptly and either contained and extinguished rapidly or allowed to burn at a low level for resource management purposes. In 2021, the River Fire scorched approximately 2,600 acres within Placer and Nevada Counties, and the Caldor Fire burned over 221,000 acres in the southern portion of the Tahoe Basin (El Dorado National Forest), affecting El Dorado, Amador, and Alpine counties. Since 2016 other significant wildfires have not occurred in areas immediately outside the OVFD service area.

Page 8-11 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

The CAL FIRE Nevada-Yuba-Placer Ranger Unit serves the project area. CAL FIRE strives to meet the National Fire Protection Association (NFPA) 1710 guideline for fire department response time of five minutes 90 percent of the time. The nearest CAL FIRE station to the project site is Station No. 50, located at 10277 Truckee Airport Road, approximately ~~8.3~~ 12 miles northeast of the project site. The CAL FIRE station is jointly operated with the Truckee Fire Protection District and provides services to the Martis Valley area. Station No. 50 is a full-time staffed station. In addition to legal responsibility for wildland fires in SRAs, where the project site is located, CAL FIRE has mutual and/or automatic aid agreements, and, thus, may assist local fire agencies with structural fires and medical incidents under the closest resource concept.

Page 8-12 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

The OVFD's goal for response time to service calls within its service area is to arrive on-site within five minutes of dispatch, ~~80~~ 90 percent of the time. The OVFD owns and operates fire apparatus capable of direct attack, fire suppression, and structure protection. The department conducts ongoing professional training, including events such as the California Office of Emergency Services strike team responses statewide and local wildland fire exercises (a large annual wildland-urban interface training exercise that has been held in Olympic Valley for the past several years).

Page 8-32 of Chapter 8, Wildfire, of the Draft EIR is hereby revised as follows:

The project site is located within the overall Squaw Washeshu Creek watershed. The entire 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. As discussed in Section X, Hydrology and Water Quality, of the Initial Study prepared for the project, through incorporation of Mitigation Measure X-1, a final drainage report would be required to be submitted as part of the improvement plan submittal process. The final drainage report would be required to 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 and identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures to ensure that the project does not substantially alter the existing drainage pattern of the project area or substantially increase the rate or amount of surface runoff. Additionally, Mitigation Measure X-2 of the Initial Study prepared for the proposed project requires the final drainage report to provide details showing that stormwater runoff peak flows and volumes during post-construction conditions are reduced to pre-project conditions through the installation of detention/retention facilities. Furthermore, as discussed above, the proposed project would be required to comply with all applicable CBC and CFC standards and regulations. Implementation of all of the aforementioned measures and standards would ensure that the proposed project's wildfire risks are reduced to the maximum extent feasible. As such, the proposed project would not significantly alter the existing drainage pattern of the site and would, therefore, not expose people or structures in the project vicinity to risks such as downstream flooding as a result of post-fire drainage changes.

The foregoing minor text changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.

