



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: April 21, 2022

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Granite View Condominium Project**

REVIEW PERIOD: **April 21, 2022 to May 20, 2022**

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

Project Location: The 7.82-acre project site, identified by Assessor's Parcel Number (APN) 096-540-017, consists of an irregularly-shaped parcel located north of Chamonix Place, approximately two miles west of the intersection of State Route (SR) 89 and Olympic Valley Road, in Olympic Valley in unincorporated Placer County, California. An off-site access easement would be located on the 3.7-acre parcel (APN 096-540-015) located immediately adjacent to the project site to the south. The project site is located on a hillside in a primarily forested area in the western portion of Olympic Valley, west of Lake Tahoe. Granite Chief Trail is located west of the project site. Rural residences and private condominiums are located to the east of the project. The Olympic Village Inn is located south of the project site. Squaw Creek is located west and south of the project site, at distances ranging from approximately 800 feet to 1,000 feet. Additional Olympic Valley hotels and resorts are located south of Squaw Creek, such as Palisades Tahoe and Plumpjack Squaw Valley Inn.

Project Description: The proposed project would include development of a 214,493-square foot (sf) rectangular building consisting of 52 hotel/condominium units and a parking structure with 121 parking stalls. The hotel/condominium building would be constructed on the 1.31-acre portion of the site designated Village Commercial (VC). A winding footpath would connect the proposed hotel/condominium building to various outdoor amenities to be located within the Forest Recreation (FR) zoned portion of the site. The amenities would include a tea house, a pool and hot tubs with adjacent gas firepits, and a yoga hut and platforms. The proposed project also includes a new road to connect the proposed building to Chamonix Place to the south. The proposed road would be off-site through an access easement on the parcel to the south of the project site.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Steve Buelna, Supervising Planner, at (530) 581-6285 or sbuelna@placer.ca.gov. A copy of the NOP is available for review at the Tahoe City Library and Truckee Library, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

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

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on May 20, 2022 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via zoom to inform interested parties about the proposed project, and

to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

EIR Scoping Meeting on the Granite View Condominium Project

Thursday, May 12, 2022 | 3:00 to 5:00 PM

In-Person:

CEO Placer County Tahoe Administrative Center Conference Room
775 N. Lake Boulevard, Tahoe City, Suite 200

Or Virtual:

Zoom: <https://zoom.us/j/84291172991> | Phone: 1+ (877) 853 5247 or
1+ (888) 788 0099 | Webinar ID: 842 9117 2991

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The proposed project would be developed on a 7.82-acre project site, identified by APN 096-540-017. An off-site access easement would be located on the 3.7-acre parcel (APN 096-540-015) located immediately adjacent to the project site to the south. The project site consists of an irregularly-shaped parcel located north of Chamonix Place, approximately two miles west of the intersection of SR 89 and Olympic Valley Road, in Olympic Valley, California (see Figure 1 and Figure 2). Olympic Valley is an unincorporated community within Placer County, located west of Lake Tahoe. The project site is located on a hillside in a primarily forested area at the west end of Olympic Valley.

The project site is primarily forested and contains white fir, Jeffrey pine and Sierra juniper trees. Although portions of the site have been previously disturbed, including some grading and tree removal, the site is currently undeveloped except for one existing sewer line and one existing water line. Cut areas, flattened benches, and an old dirt road with a culvert under the road exist on the project site. Two drainages are located on the project site. One drainage is located on the western portion of the site and another is located on the eastern portion of the site. The western drainage is located in a natural channel. The eastern drainage is located partially in a culvert and runs through a previously graded portion of the project site. A portion of the Granite Chief Trail, a U.S. Forest Service trail, currently traverses the southwestern portion of the site. The elevation of the site at the southern property line ranges from approximately 6,240 feet above sea level to 6,280 feet above sea level. The average slope within the southern portion of the site (i.e., the proposed building area) is 24.5 percent.

1.2 Surrounding Land Uses

An Olympic Valley Public Service District (OVPSD) water tank site and easement area forms a cut-out through the center of the project site. A single-family residential neighborhood is located east of the project site. Undeveloped U.S. Forest Service land is located north of the project site. Undeveloped, forested, land owned by Alterra Mountain Company Real Estate Development, Inc. (Alterra) is located to the west and south of the project site, and is located within the Village at Squaw Valley Specific Plan area. The Alterra land immediately south of the project site, also known as Lot 16, is identified in the Village at Squaw Valley Specific Plan for future development within the Village Commercial – Neighborhood area. Lot 16 would be the site of the proposed access road easement for the proposed project. A parking lot is located along Chamonix Place, immediately southwest of Lot 16. The Granite Chief Trail starts near the intersection of Olympic Valley Road and Chamonix Place and travels northwest, crossing Lot 16 and the southwestern portion of the project site, and continues northwest, eventually connecting to the Pacific Crest Trail. The Olympic Village Inn and Olympic Village Lodge are located south of the project site, across Chamonix Place. Further south and west of the site is Squaw Creek, which is located at distances ranging from approximately 800 feet to 1,000 feet from the project site. Additional Olympic Valley hotels and resorts are located south of Squaw Creek, such as Palisades Tahoe and PlumpJack Squaw Valley Inn.

Figure 1
Regional Project Location

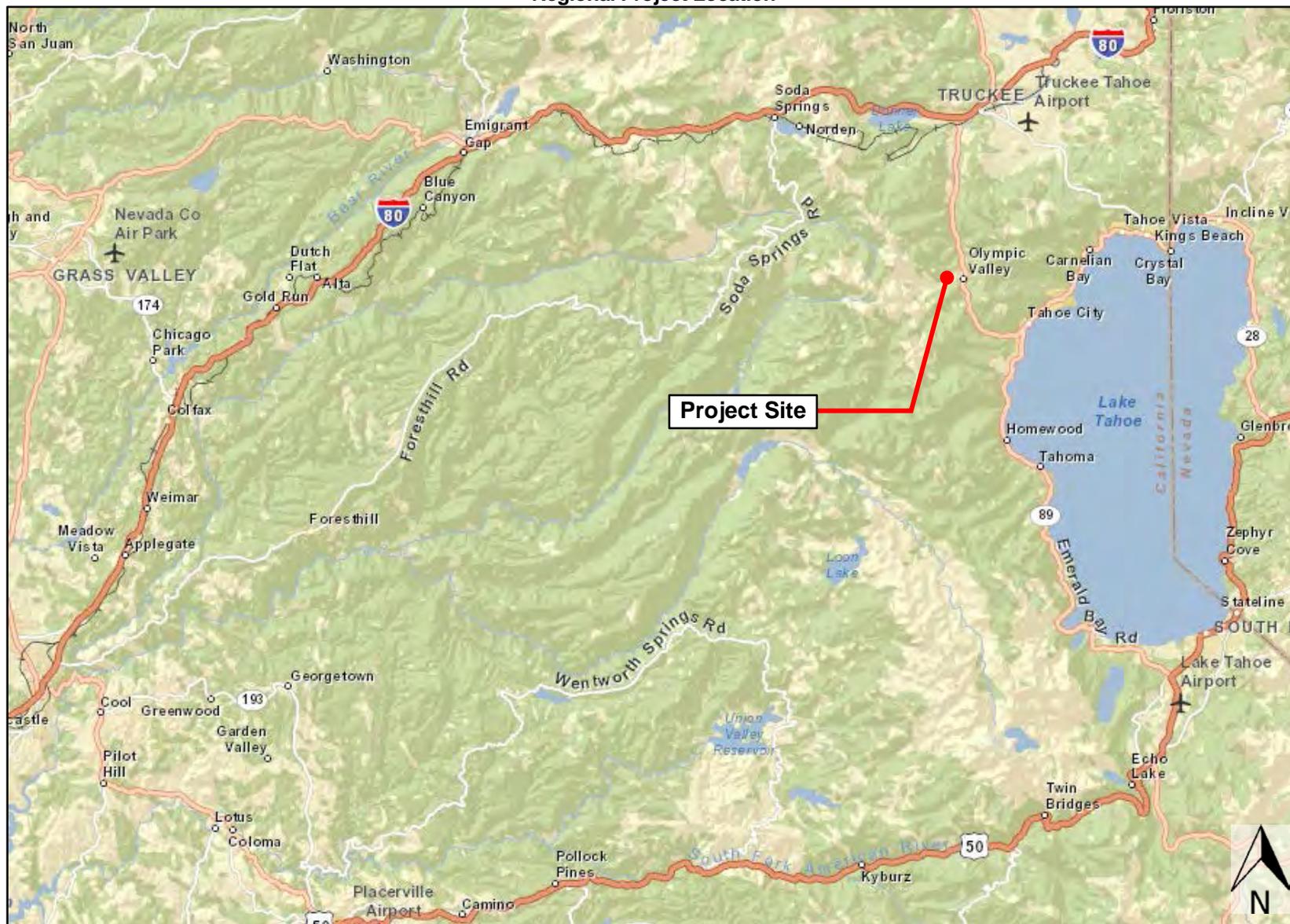
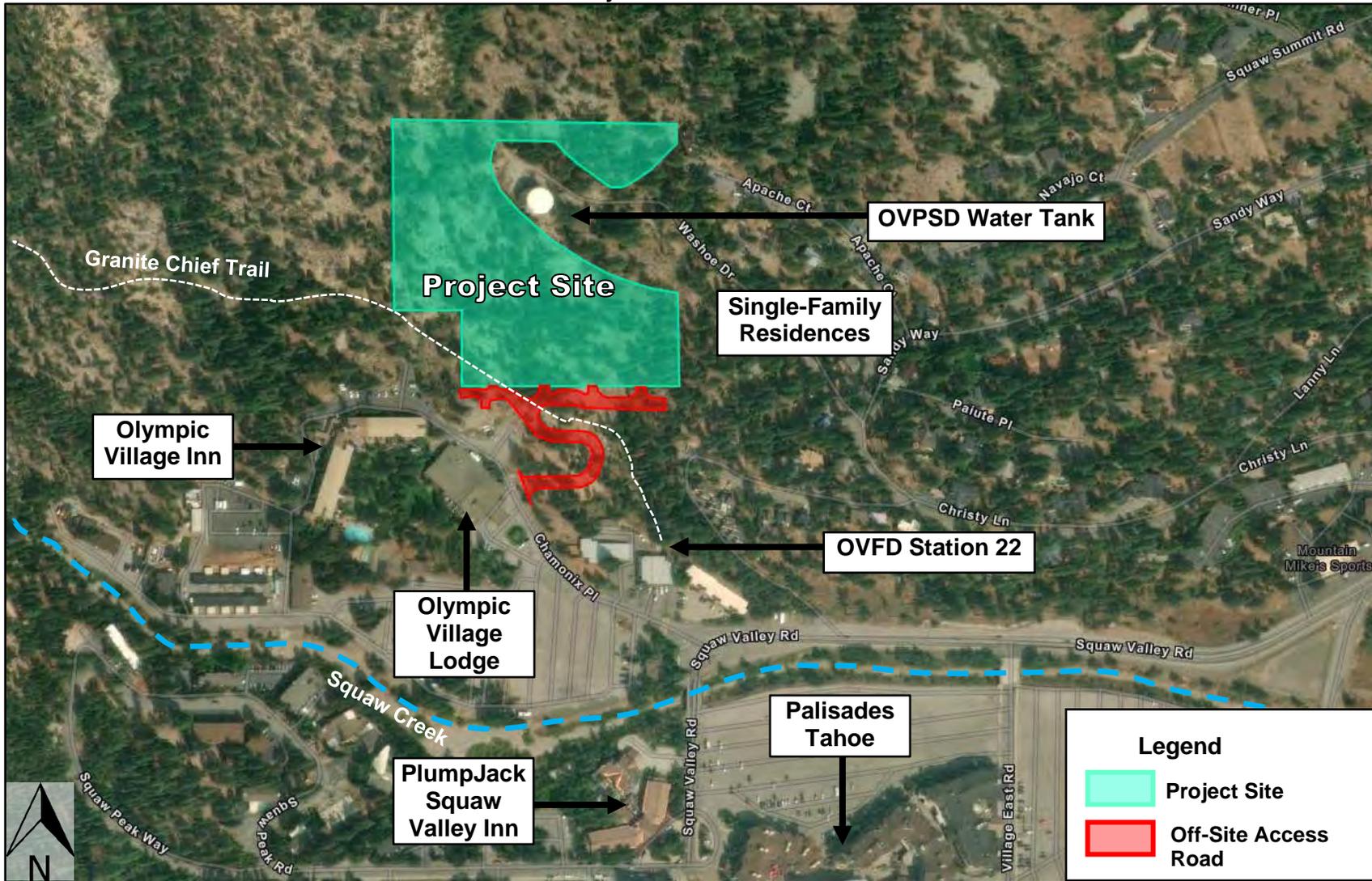


Figure 2
Project Site Boundaries



1.3 Existing Land Use and Zoning Designations

The Squaw Valley General Plan and Land Use Ordinance designates 0.062-acre of the project site as Low-Density Residential (LDR), 4.87 acres as Conservation Preserve (CP), 1.31 acres of Village Commercial (VC), and 1.58 acres Forest Recreation (FR) (see Figure 3). The project site is currently undeveloped. Table 1 describes the land use and zoning designations of the parcels surrounding the project site.

Table 1 Surrounding Land Use and Zoning Designations			
Location	Zoning	General Plan/Specific Plan Designations	Existing Conditions and Improvements
Site	LDR, CP, VC, and FR	LDR, CP, VC, and FR	Undeveloped
North	CP, LDR DF = 10	CP, LDR DF = 10	Forest Service land, undeveloped
South	SPL-VSVSP	SPL-VSVSP	Olympic Village Lodge
East	LDR DF = 10	LDR DF = 10	Single-family residences
West	VC, CP, FR	VC, CP, FR	Undeveloped

1.4 Project Components

The proposed project would include the development of a hotel/condominium building and associated parking and amenities. The project components are described in further detail below.

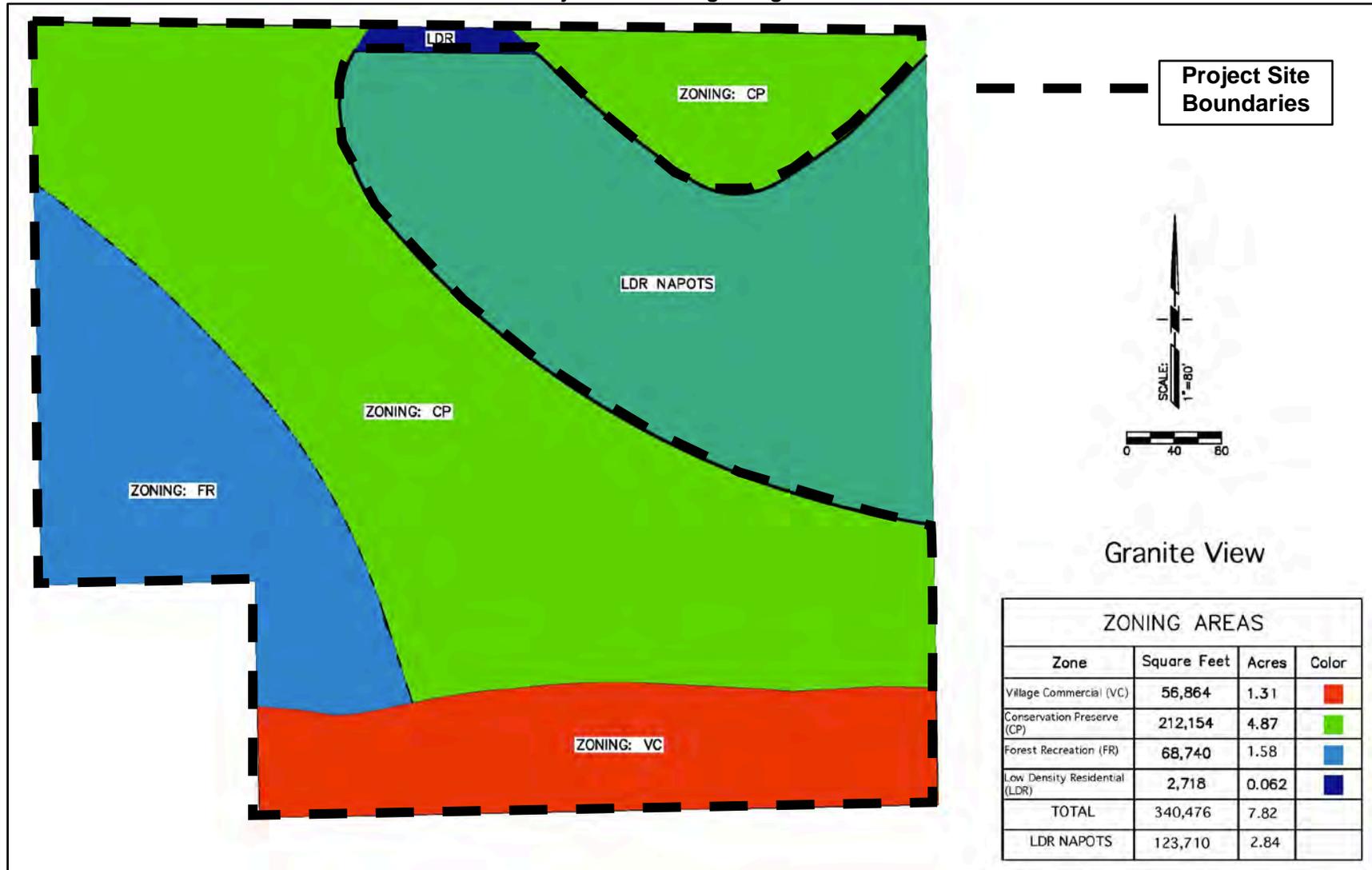
Site Plan

The proposed project would include development of a 227,876-sf rectangular building within the 1.31-acre VC zoning area (see Figure 4). The gross floor area of the building would be 170,782 sf, which does not include balconies, the basement, or the parking structure. The proposed building, with a maximum roof height of approximately 96 feet above average grade, would consist of a basement, two levels of parking, five levels of residential hotel/condominium units, with a common gathering area, an outdoor deck and indoor clubhouse on the top floor. The proposed building would include a total of 52 hotel/condominiums, including two one-bedroom affordable workforce housing units, and 50 units for sale, including eight one-bedroom units, 38 two-bedroom units, and four three-bedroom units, for a total of 98 bedrooms. The owners of each unit would have the option to put their unit in a rental pool, enabling the proposed building to also function as a hotel.

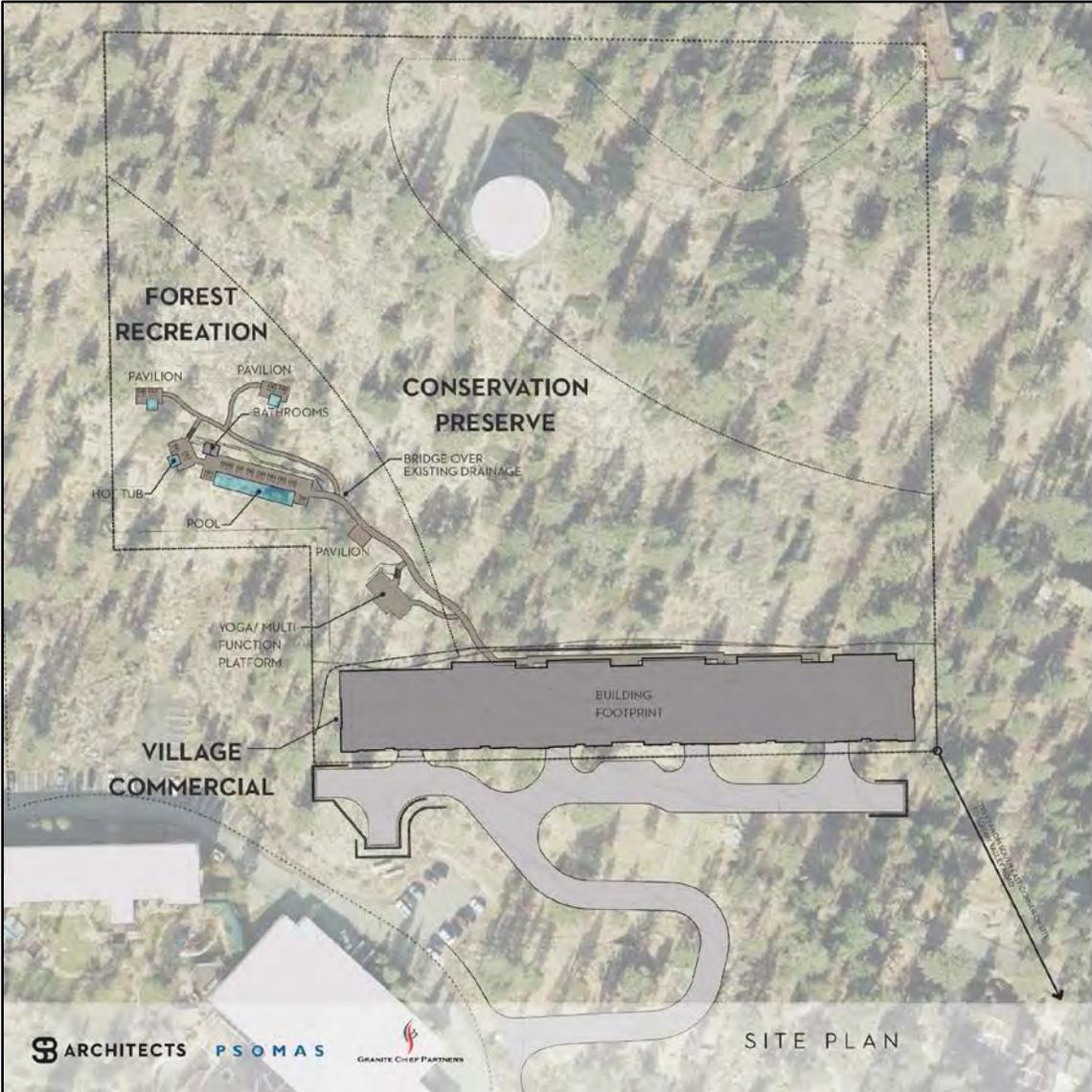
The entirety of the footprint of the hotel/condominium building would be within the 1.31-acre VC zoning area. Section 220.24 of the Squaw Valley General Plan established the VC density factor as 50 bedrooms per acre, which would allow for 65.5 bedrooms on the 1.31-acre VC area. However, Section 220.26 (c) of the Squaw Valley General Plan states that for each additional 10 percent of parking provided in a structure, a credit of an additional five percent shall be added to the floor area ratio and density factor. The underground parking structure below the residential units would provide 100 percent of the parking for the proposed project; thus, 50 percent may be added to the density factor, allowing for an additional 32.75 bedrooms in the VC area on the project site, resulting in a total of 98 bedrooms. Fifty percent may also be added to the floor area ratio allowing for 256,786 sf. The proposed building size is 227,876 sf.

Section 220.26 of the Squaw Valley General Plan requires hotel uses to provide one space per bedroom, which would equate to 98 parking stalls for the 98 proposed bedrooms. Additionally, the parking structure would include 16 parking stalls that would be shared between the 52 units as open parking for guests, three parking stalls for deliveries, two Americans with Disabilities Act (ADA)-compliant parking stalls, and two parking stalls for maintenance vehicles, for a total of 121 parking stalls. Electric vehicle (EV) charging stations would be provided in the parking structure if solar photovoltaic (PV) is approved by Placer County and installed within the project.

Figure 3
Project Site Zoning Designations



**Figure 4
Site Plan**



BUILDING AREAS

PROPOSED BUILDING:

Building Footprint	40,162 sf
Parking Structure (121 Stalls)	63,055 sf
Building Depth	80 ft 2 in
Building Length	526 ft 6 in

SITE DESIGN & LANDSCAPE

- BASED ON PLACER COUNTY ORDINANCE, THERE ARE NO PROTECTED TREES (OAKS) WITH IN THE SITE BOUNDARY. THE TREE SURVEY SHOWS ONLY JEFFERY PINE, WHITE FIR, & SIERRA JUNIPER TREES.
- FOREST RECREATION LANDSCAPE PATHS AND AMENITIES ARE DESIGNED AROUND EXISTING TREES TO MINIMIZE IMPACT ON EXISTING VEGETATION
- LANDSCAPE DESIGN TO IMPLEMENT NATIVE PLANT SPECIES WITH WATER CONSERVING DRIP IRRIGATION WHEN NEEDED.
- LANDSCAPE DESIGN IS FOR CONCEPTUAL PURPOSES ONLY



GRANITE VIEW
OLYMPIC VALLEY, CA

Retail is not proposed as part of the proposed project; however, limited food and beverage service for the owners would be included in the project. Outdoor amenities would be located within the FR-zoned land and would include a 75-foot-long outdoor pool, firepits, hot tubs, small yoga/meditation pavilions (less than 200 sf), picnic benches, and a footpath, including a footbridge spanning the western drainage, that would connect the hotel/condominium building with the outdoor amenities (see Figure 4). The natural landscape would remain untouched as much as possible. Permeable pavers would be used for hardscaping around the proposed amenities.

Site Access and Circulation

The project site would be accessed by way of a new off-site road through the Alterra Lot 16 parcel, which is contiguous to the southern boundary of the project site. Alterra has provided an access easement for the proposed project. The new road would be shared by the proposed project and the future development on Lot 16.

The new road would connect to an existing road, Chamonix Place, which connects to Olympic Valley Road, the main road in Olympic Valley, approximately 710 feet from the project site. A T-shaped portion of the proposed access road, near the west and east ends of the proposed building, would provide two fire truck turnaround areas. The west end turnaround would also provide space for a propane truck to fill a propane inlet to the underground propane tank(s). The portion of the proposed access road on the project site would include four entrances/exits into the parking structure from the new access road through the parcel to the south.

An ADA-accessible footpath, shown in Figure 4, would connect the proposed hotel/condominium building with the outdoor amenities that would be located on-site within the FR-zoned land. The footpath would be cleared of snow manually during the winter months. A sidewalk would be provided on the proposed access road, which would allow future patrons of the site easy access to the future Village at Squaw Valley development along Chamonix Place, as well as other developments and amenities located in Olympic Valley.

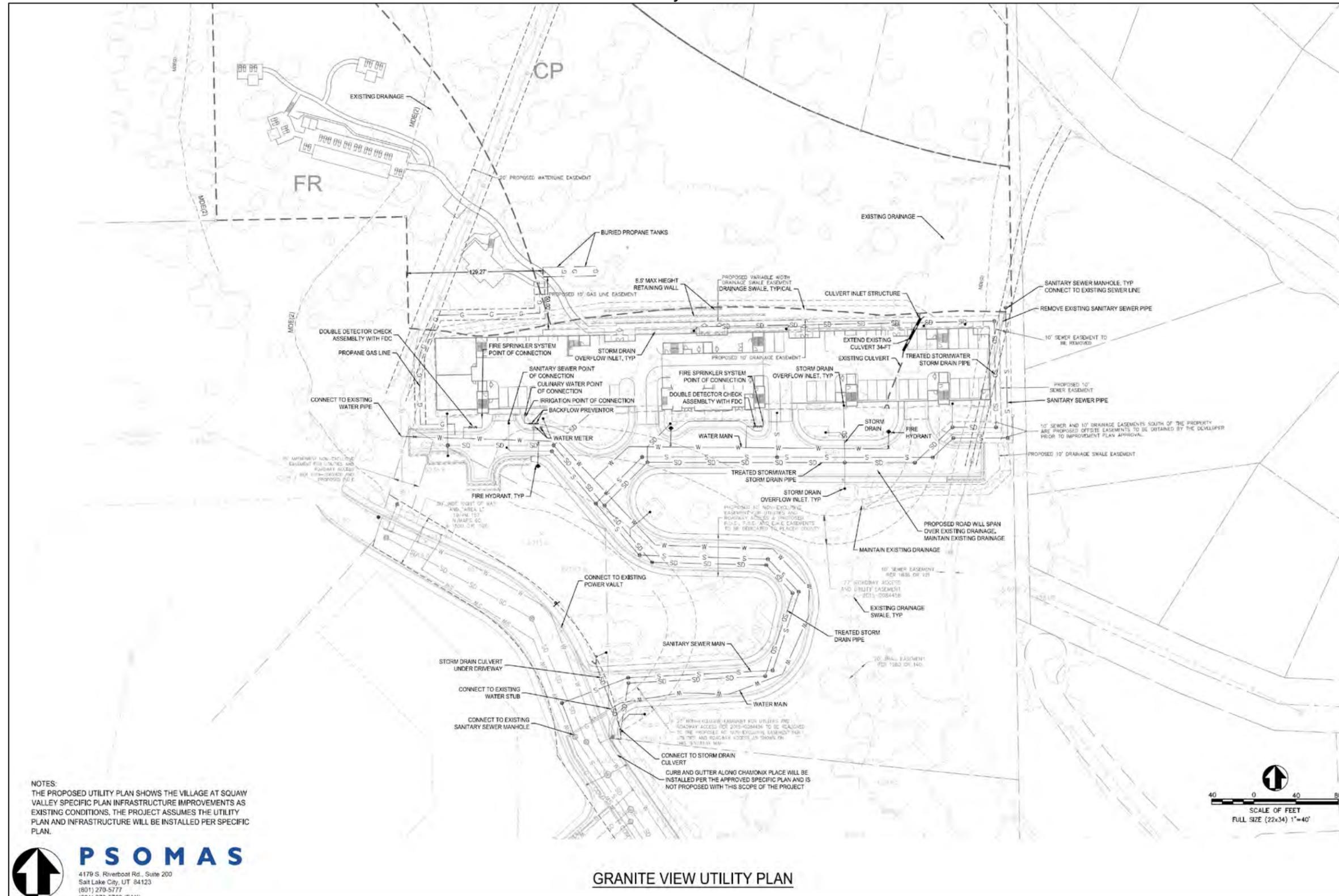
The proposed project would also include modifying the existing Granite Chief Trail to be consistent with the Village at Squaw Valley Specific Plan, which provides for a consolidated Granite Chief and Shirley Canyon Trailhead and trail realignment.

Utilities and Service Systems

The proposed Utility Plan for the project is presented in Figure 5. As shown in the figure, the project site includes an existing sewer line along the eastern edge of the parcel and an existing water line along the western edge of the parcel. The project includes a connection to the existing water line near the southwest corner of the proposed building, and a connection to the existing sewer line near the northeast corner of the proposed building. Water and sewer service to the area is provided by the OVPSD.

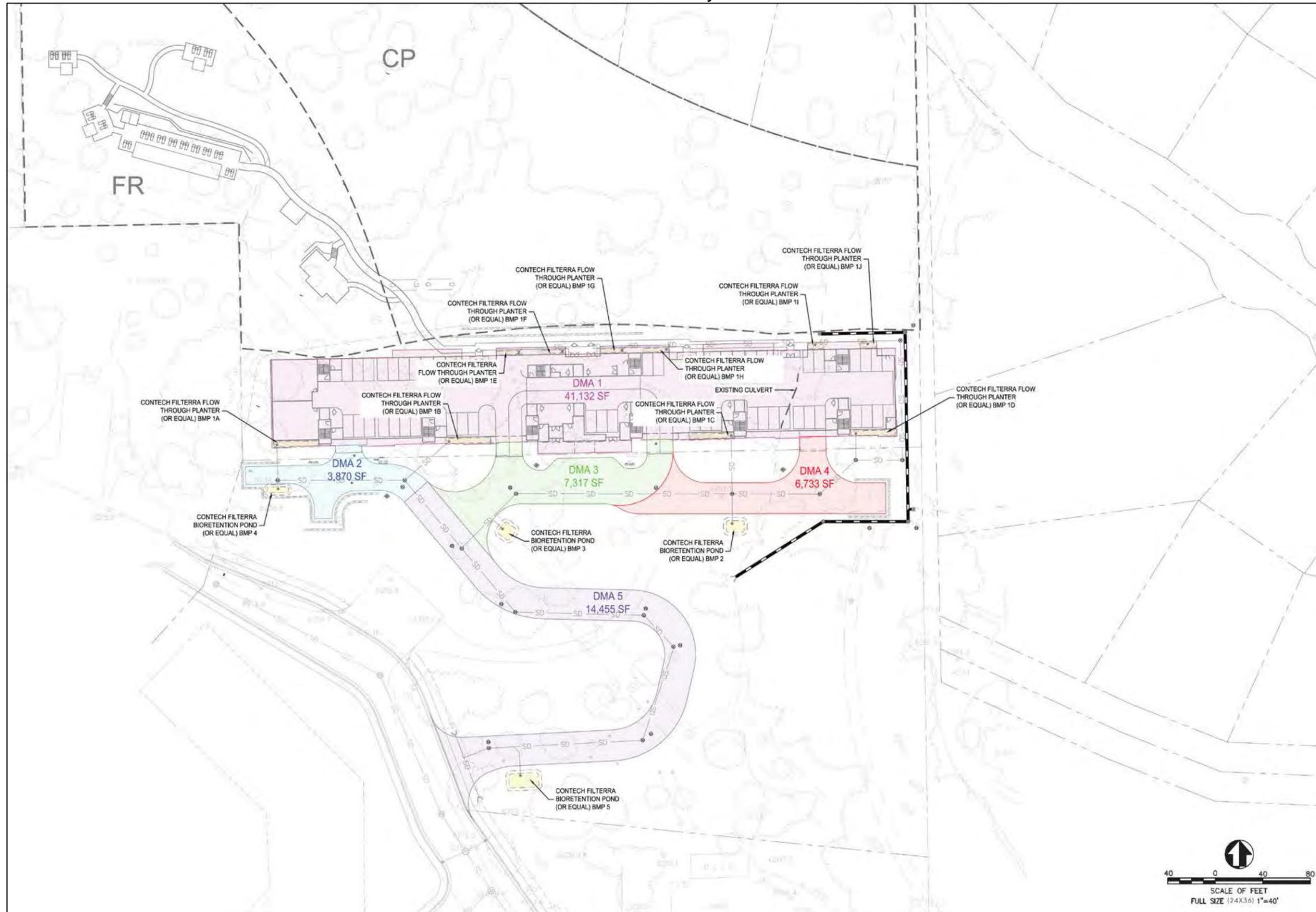
According to the proposed Stormwater Quality Plan (see Figure 6), the proposed development area of the project site and off-site road area are divided into nine Drainage Management Areas (DMAs). DMA 1, which would include the 41,132-sf footprint of the proposed building, would route stormwater into a series of bioretention planters. DMA 2 (3,456 sf), DMA 3 (4,237 sf), DMA 4 (3,419 sf), DMA 5 (4,305 sf), DMA 6 (3,981 sf), and DMA 7 (4,715 sf) would encompass the portion of the proposed off-site road that would be located directly adjacent to the south side of the proposed building, and would route stormwater into bioretention ponds located alongside the proposed off-site road. DMA 8 (10,340 sf) and DMA 9 (10,480 sf) would include the majority of the off-site road, the southernmost portion of which would be bordered by vegetated swales that would lead into bioretention ponds on either side of the off-site road near the intersection with Chamonix Place. Treated stormwater from the planters and bioretention ponds would be routed through a series of underground storm drains to a main storm drain pipe under the proposed off-site road, which would then connect to the existing storm drain culvert at Chamonix Place. The existing eastern drainage on the project site would flow through a culvert that would pass underneath the eastern portion of the proposed building. The drainage would be separate from the proposed project's stormwater drainage system.

**Figure 5
Utility Plan**



PSOMAS
 4179 S. Riverboat Rd., Suite 200
 Salt Lake City, UT 84123
 (801) 279-5777
 (801) 270-5782 (FAX)

Figure 6
Storm Water Quality Plan



Underground propane tanks are proposed to be located along the southern portion of the footpath that leads to the amenities, east of the yoga/multi-purpose platform. The propane tanks would be refilled by the gas line located in the 10-foot gas line easement northwest of the proposed hotel/condominium building. A propane-fueled emergency generator would also be located on-site.

Propane service would be provided by AmeriGas. The propane would be used for on-site fire pits, fireplaces, and cooktops in the units. The proposed project would include a PV system to support the building's energy use and solar thermal (hot water heating) for the amenities. Supplemental electricity would be provided by Liberty Utilities, which currently provides electric service to Olympic Valley. Suddenlink would provide internet access.

Site Work and Phasing

The proposed project would involve a 68,893-sf area of disturbance on the project site and an 82,810-sf area of disturbance off-site on Lot 16. The on-site improvements would involve 24,558 cubic yards (CY) of cut and 1,623 CY of fill, and would result in 49,132 sf of impervious area. The off-site improvements would involve 4,065 CY of cut and 13,459 CY of fill, and would result in 44,933 sf of impervious area. Based on the overall cut and fill quantities, the proposed project would require 13,540 CY of material export.

The back of building cut is 48 feet and the slope is 2:1. The maximum fill height is 16 feet with a 2:1 slope. Two 8.5-foot-tall concrete retaining walls would be located on the north side of the building (see Figure 7). The maximum height of the cast in place retaining walls on-site would be 10 feet along the southeast and southwest of the building, adjacent to the access road.

The proposed project is a single building that would be constructed over an approximately 24-month period.

Architecture, Staffing, Amenities and Landscaping

The architectural style of the building would be mountain contemporary with colors and materials that are intended to blend into the natural environment. The proposed colors include "granite gray" and several tones of brown that blend with the natural landscape (see Figure 8). Figure 9 presents a rooftop perspective view of the proposed building.

The proposed project would comply with defensible space requirements and use materials and construction methods in accordance with Chapter 7A of the Building Code, which would help to minimize vulnerability to wildfires.

The proposed project is anticipated to require four full-time employees, including a front desk manager, two maintenance people, and one housekeeping staff person. Additional housekeeping would be contracted as needed depending on the number of condominium owners who decide to put their condominiums in the rental pool.

The project amenities for the condominium owners, guests, and renters would include a clubhouse on the top floor with outdoor rooftop deck on the west side of the roof and indoor space for gathering on the east side. The rooftop deck would include speakers spaced up to 20 feet apart and at a maximum height of two feet and oriented toward the center of the deck. The top of the deck railings would be three feet high. Each unit would have a covered balcony that would be recessed into the footprint of the building so the balcony is private and separated from the view of the adjacent units. The balconies would not be enclosed, but would include sides, a roof and transparent plexiglass/glass and metal railings. Music would be prohibited from being played on the balconies.

The proposed landscaping in front of the hotel/condominium building would utilize native species with water conserving drip irrigation when needed. While a number of trees would be required to be removed in order to accommodate the proposed development, approximately 15 to 20 native trees and bushes would be added between the proposed building and access road/entrances to the proposed underground garage. Landscaping would be minimal in order to preserve the existing natural landscaping at the project site. A rock retaining wall would be constructed on the back side of the pool and would be planted with drought-resistant native plant species. The only fencing on site would surround the pool features.

Figure 7
Building Sections and Elevations



**Elevation views are intended to illustrate the building design and do not include all intervening existing vegetation.*

Figure 8
Proposed Building Architectural Style



**View is intended to illustrate the building design and does not include all intervening existing vegetation.*

Figure 9
Rooftop Perspective View of Proposed Building



Meditation Hut

The property owner has proposed to construct a meditation hut on the parcel for their personal use only. The proposed meditation hut is not a part of the Granite View Condominiums Project and would not be available for use by future project owners/guests. Construction of the meditation hut is not expected to coincide with construction of the proposed project. The proposed hut would be located outside of the project improvement areas, approximately 100 feet north of the proposed hotel/condominium building and approximately 50 feet southwest of the OVPSD water tank, on a flat area within the CP zone (see Figure 10).

The flat area is small and surrounded by trees and other vegetation. The proposed hut would be 12 feet tall and consist of a platform with walls and a roof, and would not require connections to water, power, or sewer. Because the proposed hut would be a recreational feature that would not exceed 200 sf of impervious surface, the proposed hut would be a permitted use within the CP zone, pursuant to Section 260.10 of the Squaw Valley General Plan and Land Use Ordinance. The proposed meditation hut is being included in the environmental analysis within this EIR to provide environmental clearance for the proposed recreational feature.

Vesting Tentative Map

The proposed project includes a Vesting Tentative Map for the creation of 52 airspace hotel/condominium units, as well as an access easement on the Alterra Property south of the project site (see Figure 11 and Figure 12). The access road would be a private road, private and public utility easement, and public support and emergency access easement. Snow storage would be provided along both sides of the access road.

Conditional Use Permit

The Squaw Valley General Plan and Land Use Ordinance requires approval of a Conditional Use Permit (CUP) for any commercial development containing in excess of 20,000 sf of gross floor area. The hotel/condominium project is considered a commercial development and would exceed 20,000 sf of gross floor area. As a result, the proposed project would require approval of a CUP.

Design Review

Section 102.14 of the Squaw Valley General Plan requires Design Review for all projects, with the exception of residential projects of three units or less not fronting Olympic Valley Road, minor modifications to existing structures, interior modifications of existing structures, or recreational projects not involving structures. Because the proposed project does not meet any of the aforementioned exemptions, the proposed project would be subject to Design Review.

1.5 Requested Entitlements

The proposed project would require County approval of the following:

- Vesting Tentative Map;
- Conditional Use Permit; and
- Design Review.

As noted above, according to the Squaw Valley General Plan and Land Use Ordinance, Design Review is required for all projects in the Valley, with limited exception. The proposed project does not satisfy any of the exceptions and, thus, would be subject to Design Review. However, Design Review will occur after the Vesting Tentative Map and CUP process. In addition, the project could require the following approvals/permits from other responsible and trustee agencies:

- Placer County Air Pollution Control District (PCAPCD)– the emergency generator(s) would be subject to PCAPCD Rule 501, General Permit Requirements, under which any construction, alteration, replacement, or operation of a source that would emit or may emit air pollutants must obtain an Authority to Construct (ATC) and/or a Permit to Operate (PTO).

Figure 10
Proposed Meditation Hut

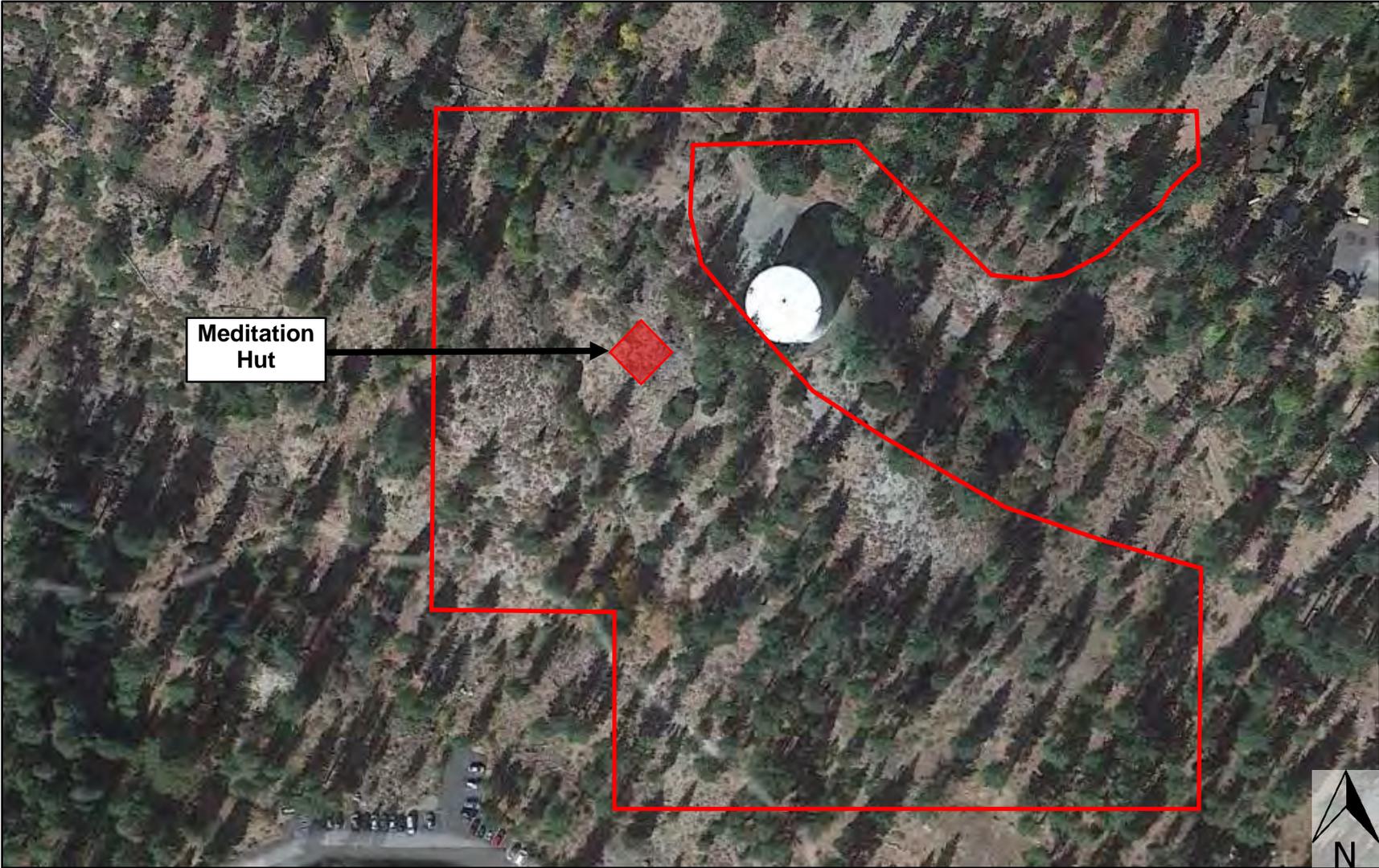
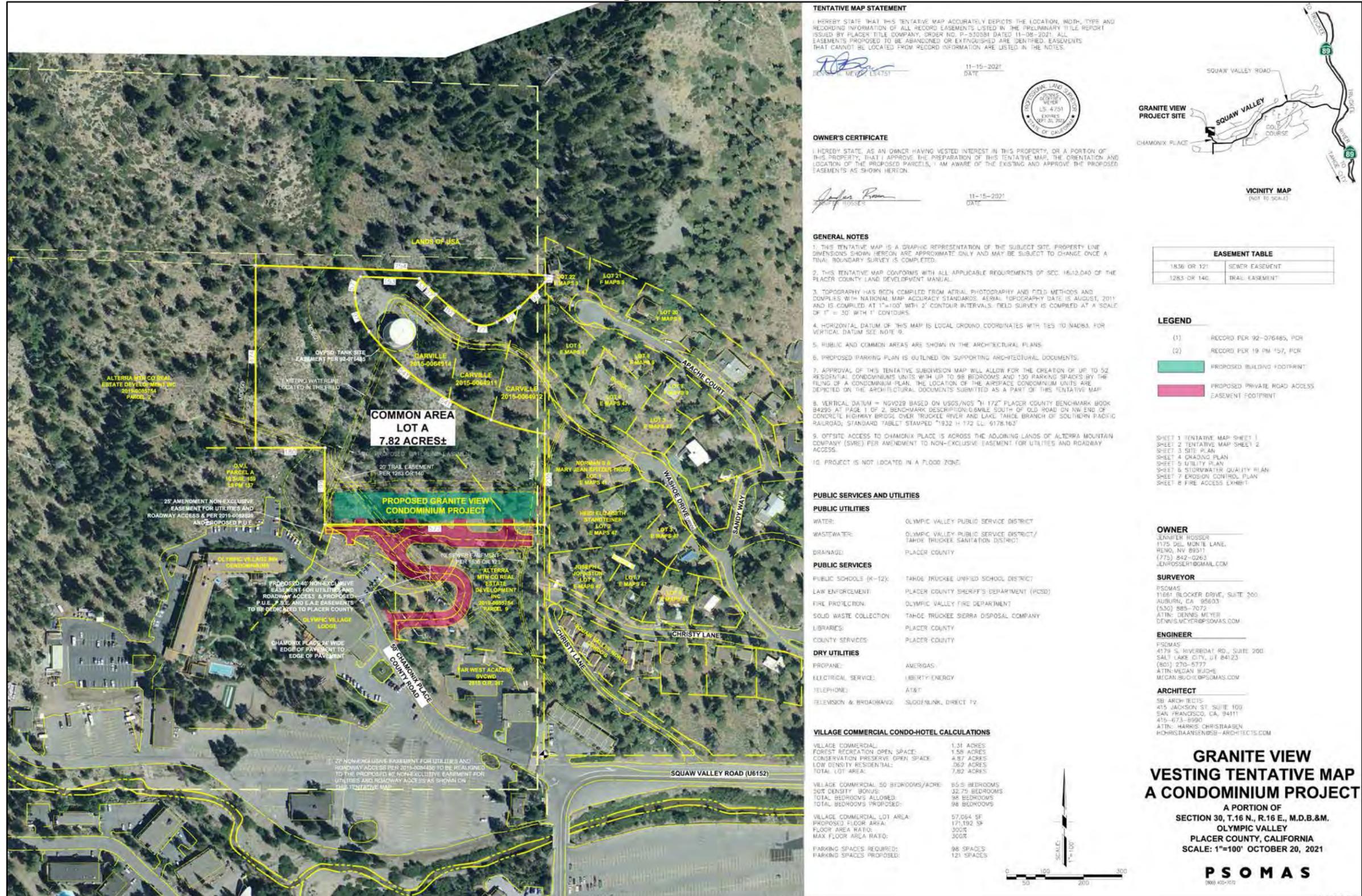


Figure 11
Vesting Tentative Map, Sheet 1



TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-530334 DATED 11-08-2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

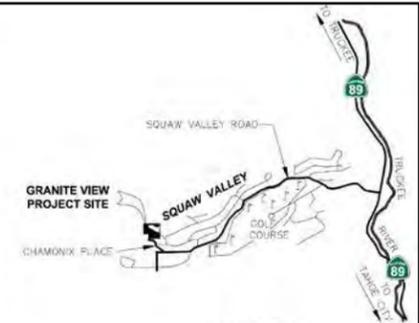
Dennis Meyer
DENNIS MEYER, LS4757
11-15-2021
DATE



OWNER'S CERTIFICATE

I HEREBY STATE, AS AN OWNER HAVING VESTED INTEREST IN THIS PROPERTY, OR A PORTION OF THIS PROPERTY, THAT I APPROVE THE PREPARATION OF THIS TENTATIVE MAP, THE ORIENTATION AND LOCATION OF THE PROPOSED PARCELS, I AM AWARE OF THE EXISTING AND APPROVE THE PROPOSED EASEMENTS AS SHOWN HEREON.

Jennifer Rossler
JENNIFER ROSSLER
11-15-2021
DATE



GENERAL NOTES

1. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE, PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.
2. THIS TENTATIVE MAP CONFORMS WITH ALL APPLICABLE REQUIREMENTS OF SEC. 16.12.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
3. TOPOGRAPHY HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY AND FIELD METHODS AND COMPLETS WITH NATIONAL MAP ACCURACY STANDARDS. AERIAL TOPOGRAPHY DATE IS AUGUST, 2011 AND IS COMPILED AT 1"=100' WITH 2' CONTOUR INTERVALS. FIELD SURVEY IS COMPILED AT A SCALE OF 1" = 30' WITH 1' CONTOURS.
4. HORIZONTAL DATUM OF THIS MAP IS LOCAL GROUND, COORDINATES WITH TIES TO NAD83. FOR VERTICAL DATUM SEE NOTE 9.
5. PUBLIC AND COMMON AREAS ARE SHOWN IN THE ARCHITECTURAL PLANS.
6. PROPOSED PARKING PLAN IS OUTLINED ON SUPPORTING ARCHITECTURAL DOCUMENTS.
7. APPROVAL OF THIS TENTATIVE SUBDIVISION MAP WILL ALLOW FOR THE CREATION OF UP TO 52 RESIDENTIAL CONDOMINIUM UNITS WITH UP TO 98 BEDROOMS AND 130 PARKING SPACES BY THE FILING OF A CONDOMINIUM PLAN. THE LOCATION OF THE AIRSPACE CONDOMINIUM UNITS ARE IDENTIFIED ON THE ARCHITECTURAL DOCUMENTS SUBMITTED AS A PART OF THIS TENTATIVE MAP.
8. VERTICAL DATUM = NGVD29 BASED ON USGS/NGS "H 172" PLACER COUNTY BENCHMARK BOOK 84295 AT PAGE 1 OF 2, BENCHMARK DESCRIPTION: 0.5MILE SOUTH OF OLD ROAD ON NW END OF CONCRETE HIGHWAY BRIDGE OVER TRUCKEE RIVER AND LAKE TAHOE BRANCH OF SOUTHERN PACIFIC RAILROAD; STANDARD TABLE STAMPED "1932 H 172 SL 6178.16"
9. OFFSITE ACCESS TO CHAMONIX PLACE IS ACROSS THE ADJOINING LANDS OF ALTERRA MOUNTAIN COMPANY (SMR) PER AMENDMENT TO NON-EXCLUSIVE EASEMENT FOR UTILITIES AND ROADWAY ACCESS.
10. PROJECT IS NOT LOCATED IN A FLOOD ZONE.

EASEMENT TABLE	
1836 OR 121	SEWER EASEMENT
1283 OR 140	TRAIL EASEMENT

LEGEND

- (1) RECORD PER 92-076485, PDR
- (2) RECORD PER 19 PM 157, PDR
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PRIVATE ROAD ACCESS EASEMENT FOOTPRINT

- SHEET 1 TENTATIVE MAP SHEET 1
- SHEET 2 TENTATIVE MAP SHEET 2
- SHEET 3 SITE PLAN
- SHEET 4 GRADING PLAN
- SHEET 5 UTILITY PLAN
- SHEET 6 STORMWATER QUALITY PLAN
- SHEET 7 EROSION CONTROL PLAN
- SHEET 8 FIRE ACCESS EXHIBIT

PUBLIC SERVICES AND UTILITIES

- PUBLIC UTILITIES**
- WATER: OLYMPIC VALLEY PUBLIC SERVICE DISTRICT
 - WASTEWATER: OLYMPIC VALLEY PUBLIC SERVICE DISTRICT/TAHOE TRUCKEE SANITATION DISTRICT
 - DRAINAGE: PLACER COUNTY
- PUBLIC SERVICES**
- PUBLIC SCHOOLS (K-12): TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
 - LAW ENFORCEMENT: PLACER COUNTY SHERIFF'S DEPARTMENT (PCSD)
 - FIRE PROTECTION: OLYMPIC VALLEY FIRE DEPARTMENT
 - SOLID WASTE COLLECTION: TAHOE TRUCKEE SIERRA DISPOSAL COMPANY
 - LIBRARIES: PLACER COUNTY
 - COUNTY SERVICES: PLACER COUNTY
- DRY UTILITIES**
- PROPANE: AMERIGAS
 - ELECTRICAL SERVICE: LIBERTY ENERGY
 - TELEPHONE: AT&T
 - TELEVISION & BROADBAND: SUDGENLINK DIRECT TV

OWNER

JENNIFER ROSSLER
1175 DEL MONTE LANE,
RENO, NV 89511
(775) 852-0263
JENROSSLER1@GMAIL.COM

SURVEYOR

PSOMAS
11661 BLOCKER DRIVE, SUITE 200
AUBURN, CA 95603
(530) 883-7072
ATTN: DENNIS MEYER
DENNIS.MEYER@PSOMAS.COM

ENGINEER

PSOMAS
4179 S. RIVERBEND RD., SUITE 200
SALT LAKE CITY, UT 84123
(801) 270-5777
ATTN: MEGAN BLOOME
MEGAN.BLOOME@PSOMAS.COM

ARCHITECT

58 ARCHITECTS
415 JACKSON ST SUITE 100
SAN FRANCISCO, CA 94111
415-473-8990
ATTN: HARRIS CHRISTIAANSEN
HCHRISTIAANSEN@58ARCHITECTS.COM

**GRANITE VIEW
VESTING TENTATIVE MAP
A CONDOMINIUM PROJECT**

A PORTION OF
SECTION 30, T.16 N., R.16 E., M.D.B.&M.
OLYMPIC VALLEY
PLACER COUNTY, CALIFORNIA
SCALE: 1"=100' OCTOBER 20, 2021

PSOMAS
(909) 400-9102

VILLAGE COMMERCIAL CONDO-HOTEL CALCULATIONS

VILLAGE COMMERCIAL FOREST RECREATION OPEN SPACE:	1.31 ACRES
CONSERVATION PRESERVE OPEN SPACE:	1.58 ACRES
LOW DENSITY RESIDENTIAL:	4.87 ACRES
TOTAL LOT AREA:	7.92 ACRES
VILLAGE COMMERCIAL 50 BEDROOMS/ACRE:	85.5 BEDROOMS
SUB DENSITY BONUS:	32.75 BEDROOMS
TOTAL BEDROOMS ALLOWED:	96 BEDROOMS
TOTAL BEDROOMS PROPOSED:	98 BEDROOMS
VILLAGE COMMERCIAL LOT AREA:	57,064 SF
PROPOSED FLOOR AREA:	171,192 SF
FLOOR AREA RATIO:	300%
MAX FLOOR AREA RATIO:	300%
PARKING SPACES REQUIRED:	98 SPACES
PARKING SPACES PROPOSED:	121 SPACES

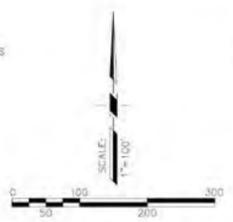
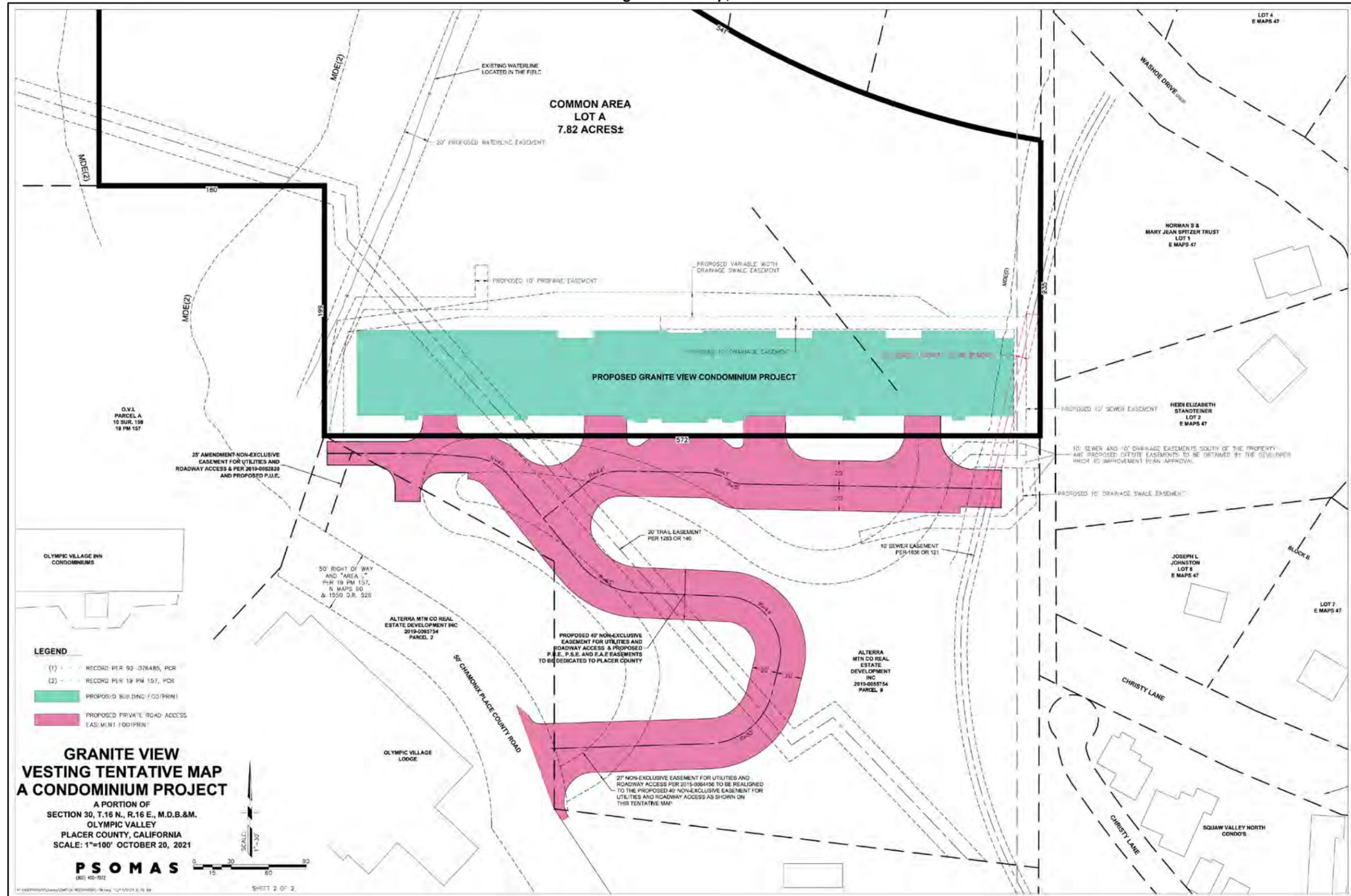


Figure 12
Vesting Tentative Map, Sheet 2



- Lahontan Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Permit.
- Olympic Valley Fire Department – permit for propane tanks.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

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

- | | |
|--|---------------------------------|
| • Aesthetics | • Noise |
| • Air Quality, Greenhouse Gas Emissions, and Energy. | • Transportation |
| • Biological Resources | • Utilities and Service Systems |
| • Geology and Soils | • Wildfire |
| • Hydrology and Water Quality | • Statutorily Required Sections |
| | • Alternatives Analysis |

The Initial Study identified impacts related to all other resource areas as no impact, less than significant, or less than significant with mitigation incorporated; accordingly, impacts related to such resource areas will not be discussed further in the EIR.

Each technical chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will incorporate by reference the 1983 Squaw Valley General Plan and Land Use Ordinance, Placer County General Plan, the Placer County General Plan EIR, and the Village at Squaw Valley Specific Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by technical experts.

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

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

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

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

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, propane) and construction

emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

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

The chapter will also include a discussion of whether the proposed project could result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will evaluate whether the proposed project would conflict with or obstruct a state or local plan for renewable energy. The PCSP will be reviewed and any energy-related measures that may be applicable to the proposed project will be identified.

Biological Resources: The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, wildlife, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. The chapter will also evaluate the project's potential effects on aquatic features regulated by State and federal agencies. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Evaluation Report, as well as a Tree Survey and Wetland Delineation Report, prepared specifically for the proposed project. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Geology and Soils: The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, avalanches, landslides, liquefaction, expansive/unstable soils, as well as identify any known paleontological resources or unique geological features within the project area. The chapter will be based primarily on a site-specific geotechnical report. Standard County mitigation measures pertaining to geology and soils will be incorporated into the chapter.

Hydrology and Water Quality: The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, potential downstream flooding, and on- and off-site facilities necessary to treat and detain project runoff. In addition, the chapter will evaluate impacts associated with alteration of the existing drainage patterns. The chapter will primarily be based on a project-specific drainage report and Storm Water Quality Plan. Standard County mitigation measures pertaining to hydrology and water quality will be incorporated into the chapter.

Noise: The Noise chapter of the EIR will be based on a project-specific noise study. The chapter will address potential noise impacts resulting from project construction and operation, including existing and future traffic noise levels on the local roadway network and stationary noise sources such as heating, ventilation, and air conditioning (HVAC) equipment. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable County noise level criteria. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Transportation: The Transportation chapter of the EIR will be based on a Transportation Study prepared specifically for the proposed project. While the Transportation Study will evaluate both level of service (LOS) and vehicle miles travelled (VMT), impact determination for CEQA purposes will be based on VMT, consistent with CEQA Guidelines Section 15064.3. The VMT analysis will be quantitative in nature and prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The

EIR chapter will include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Utilities and Service Systems: The Utilities and Service Systems chapter of the EIR will evaluate whether the existing water and sewer infrastructure systems can accommodate the demands from the project, or whether upgrades to the systems would be required. The Utilities section of the chapter will also estimate the amount of solid waste generated by the proposed project and the receiving landfill's capacity to accommodate the increase in solid waste. Other utility systems that would be considered in the chapter include electricity and propane.

Wildfire: The Wildfire chapter of the EIR will address the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines, as well as questions f and g in Section IX, Hazards and Hazardous Materials, related to emergency response and evacuation plans and wildland fires. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and the analysis will include consultation with CAL FIRE. The Wildfire chapter will be based primarily on an Emergency Preparedness and Evacuation Plan (EPEP) prepared for the proposed project in coordination with the local fire service providers. Results and recommendations from the EPEP will be incorporated into the chapter, as necessary, to ensure that the risk of wildfire is adequately addressed. The chapter will include review of defensible space requirements, ignition-resistant materials standards, and evacuation routes to determine the level of risk that a wildfire in Olympic Valley might pose to the proposed project structures and residents/guests and whether the proposed project could exacerbate this risk. Any applicable adaption strategies from the adopted PCSP will be incorporated in the discussion.

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

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Granite View Condominiums Project	Project # PLN21-00265
Entitlement(s): Vesting Tentative Map, Conditional Use Permit, Design Review	
Site Area: 7.82 acres	APN: 096-540-017
Location: West of State Route (SR) 89, north of Chamonix Place, in the unincorporated community of Olympic Valley in Placer County, California. The project site is not located within one of Placer County's adopted Community Plan areas.	

A. BACKGROUND:

Project Site (Background/Existing Setting):

The proposed project would be developed on a 7.82-acre project site, identified by Assessor's Parcel Number (APN) 096-540-017. An off-site access easement would be located on the 3.7-acre parcel (APN 096-540-015) located immediately adjacent to the project site to the south. The project site consists of an irregularly-shaped parcel located north of Chamonix Place, approximately two miles west of the intersection of SR 89 and Olympic Valley Road, in Olympic Valley, California (see Figure 1 and Figure 2). Olympic Valley is an unincorporated community within Placer County, located west of Lake Tahoe. The project site is located on a hillside in a primarily forested area at the west end of Olympic Valley.

The project site is primarily forested and contains white fir, Jeffrey pine and Sierra juniper trees. Although portions of the site have been previously disturbed, including some grading and tree removal, the site is currently undeveloped except for one existing sewer line and one existing water line. Cut areas, flattened benches, and an old dirt road with a culvert under the road exist on the project site. Two drainages are located on the project site. One drainage is located on the western portion of the site and another is located on the eastern portion of the site. The western drainage is located in a natural channel. The eastern drainage is located partially in a culvert and runs through a previously graded portion of the project site.

Figure 1
Regional Location Map

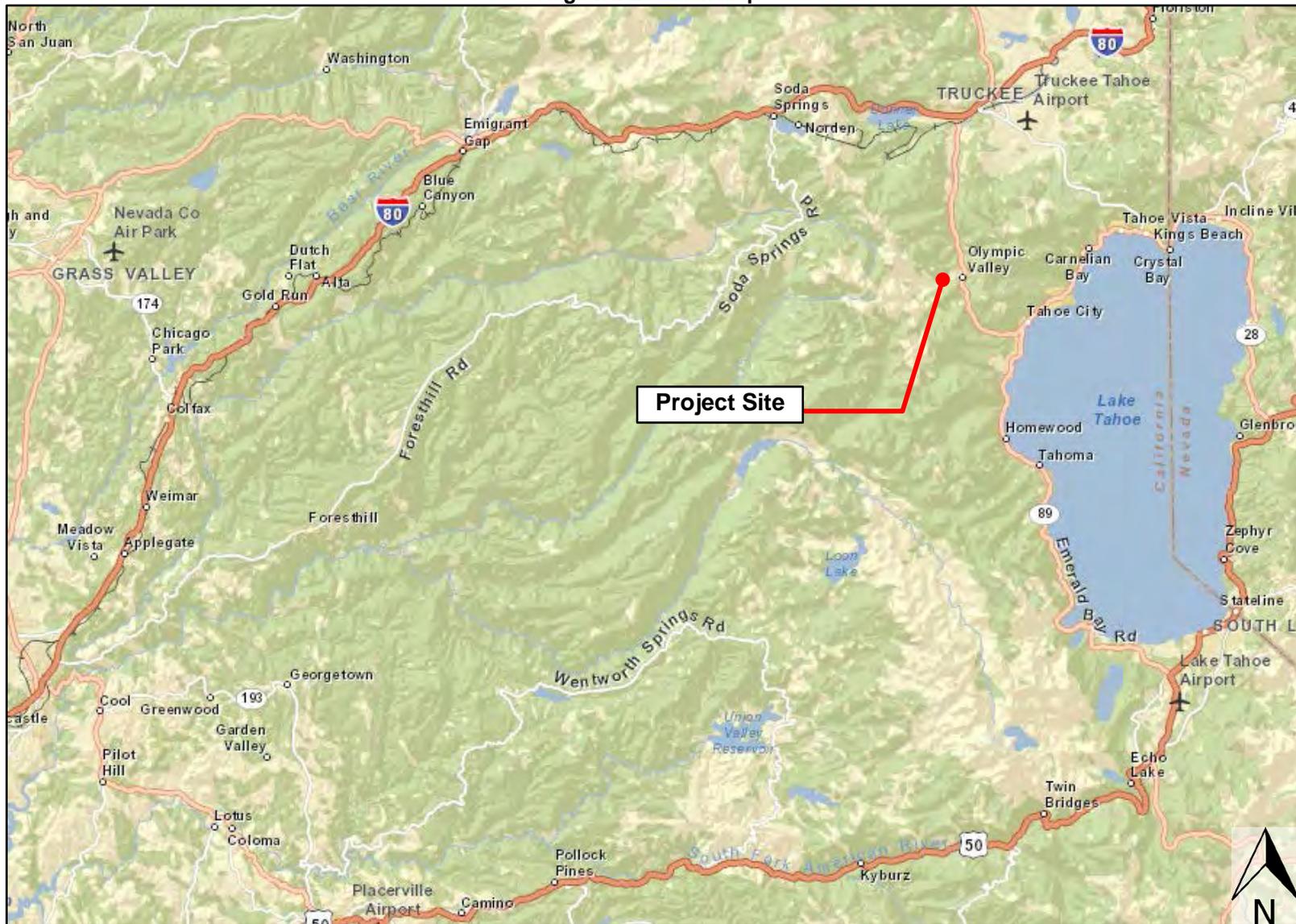
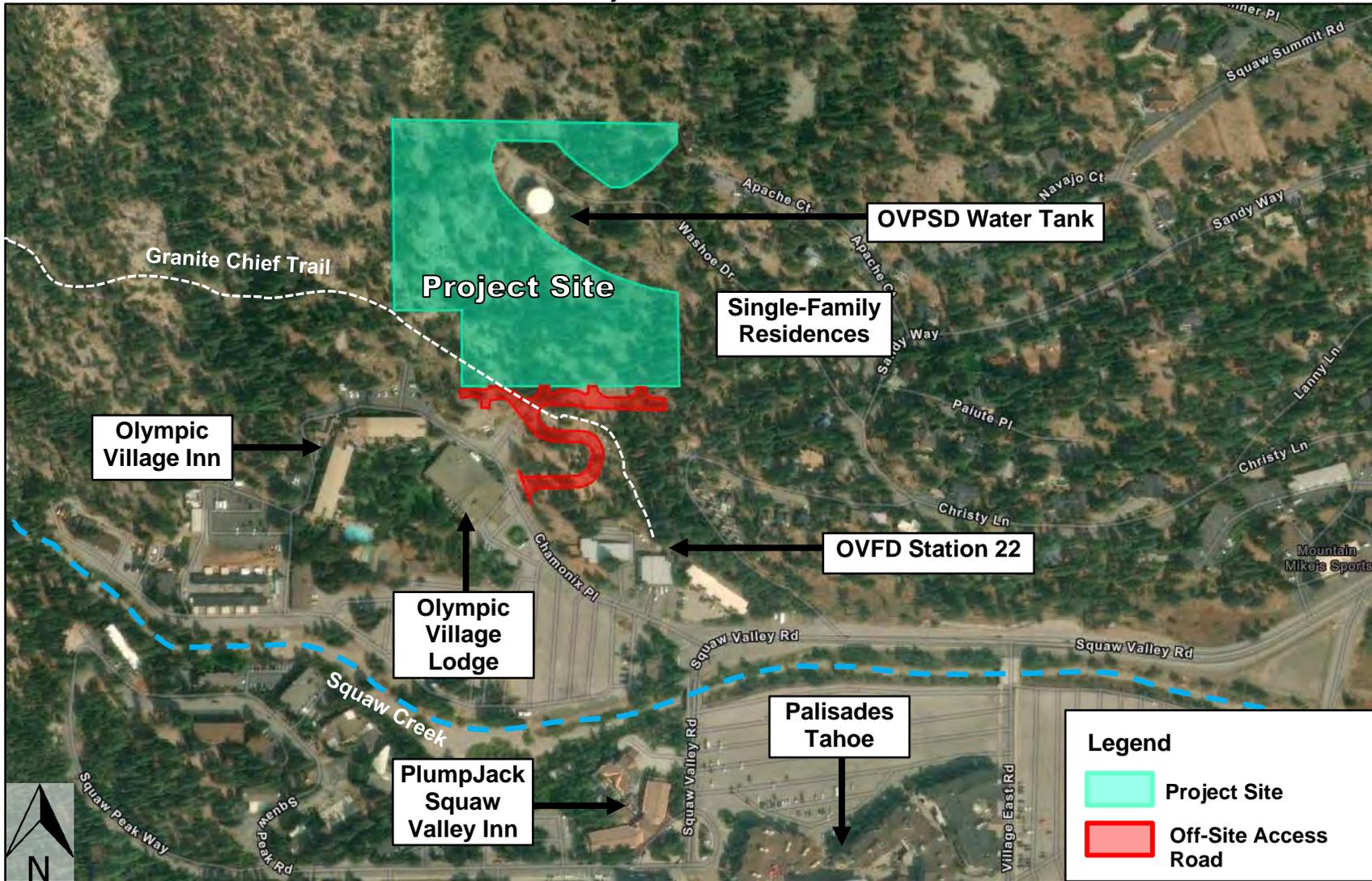


Figure 2
Project Site Boundaries



A portion of the Granite Chief Trail, a U.S. Forest Service trail, currently traverses the southwestern portion of the site. The elevation of the site at the southern property line ranges from approximately 6,240 feet above sea level to 6,280 feet above sea level. The average slope within the southern portion of the site (i.e., the proposed building area) is 24.5 percent.

The Squaw Valley General Plan and Land Use Ordinance designates 0.062-acre of the project site as Low-Density Residential (LDR), 4.87 acres as Conservation Preserve (CP), 1.31 acres of Village Commercial (VC), and 1.58 acres Forest Recreation (FR) (see Figure 3).

An Olympic Valley Public Service District (OVPSD) water tank site and easement area forms a cut-out through the center of the project site. A single-family residential neighborhood is located east of the project site. Undeveloped U.S. Forest Service land is located north of the project site. Undeveloped, forested, land owned by Alterra Mountain Company Real Estate Development, Inc. (Alterra) is located to the west and south of the project site, and is located within the Village at Squaw Valley Specific Plan (VSVSP) area. The Alterra land immediately south of the project site, also known as Lot 16, is identified in the Village at Squaw Valley Specific Plan for future development within the Village Commercial – Neighborhood area. Lot 16 would be the site of the proposed access road easement for the proposed project. A parking lot is located along Chamonix Place, immediately southwest of Lot 16. The Granite Chief Trail starts near the intersection of Olympic Valley Road and Chamonix Place and travels northwest, crossing Lot 16 and the southwestern portion of the project site, and continues northwest, eventually connecting to the Pacific Crest Trail. The Olympic Village Inn and Olympic Village Lodge are located south of the project site, across Chamonix Place. Further south and west of the site is Squaw Creek, which is located at distances ranging from approximately 800 feet to 1,000 feet from the project site. Additional Olympic Valley hotels and resorts are located south of Squaw Creek, such as Palisades Tahoe and PlumpJack Squaw Valley Inn.

Project Description:

The proposed project would include the development of a hotel/condominium building and associated parking and amenities. The project components are described in further detail below.

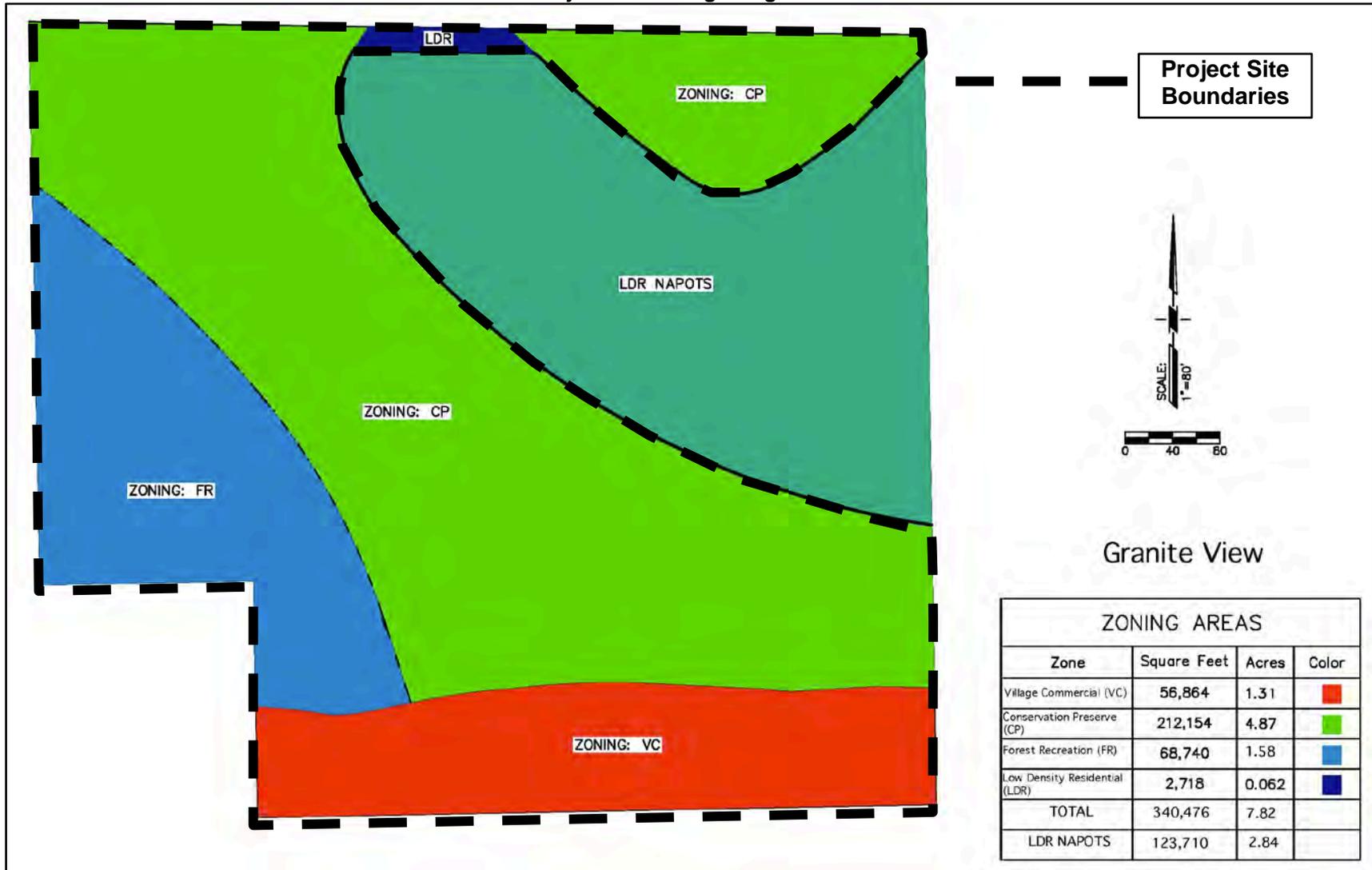
Site Plan

The proposed project would include development of a 227,876-square foot (sf) rectangular building within the 1.31-acre VC zoning area (see Figure 4). The gross floor area of the building would be 170,782 sf, which does not include balconies, the basement, or the parking structure. The proposed building, with a maximum roof height of approximately 96 feet above average grade, would consist of a basement, two levels of parking, five levels of residential hotel/condominium units, with a common gathering area, an outdoor deck and indoor clubhouse on the top floor. The proposed building would include a total of 52 units, including two one-bedroom affordable workforce housing units, and 50 units for sale, including eight one-bedroom units, 38 two-bedroom units, and four three-bedroom units, for a total of 98 bedrooms. The owners of each hotel/condominium unit would have the option to put their unit in a rental pool, enabling the proposed building to also function as a hotel.

The entirety of the footprint of the hotel/condominium building would be within the 1.31-acre VC zoning area. Section 220.24 of the Squaw Valley General Plan established the VC density factor as 50 bedrooms per acre, which would allow for 65.5 bedrooms on the 1.31-acre VC area. However, Section 220.26 (c) of the Squaw Valley General Plan states that for each additional 10 percent of parking provided in a structure, a credit of an additional five percent shall be added to the floor area ratio and density factor. The underground parking structure below the residential units would provide 100 percent of the parking for the proposed project; thus, 50 percent may be added to the density factor, allowing for an additional 32.75 bedrooms in the VC area on the project site, resulting in a total of 98 bedrooms. Fifty percent may also be added to the floor area ratio allowing for 256,786 sf. The proposed building size is 227,876 sf.

Section 220.26 of the Squaw Valley General Plan requires hotel uses to provide one space per bedroom, which would equate to 98 parking stalls for the 98 proposed bedrooms. Additionally, the parking structure would include 16 parking stalls that would be shared between the 52 units as open parking for guests, three parking stalls for deliveries, two Americans with Disabilities Act (ADA)-compliant parking stalls, and two parking stalls for maintenance vehicles, for a total of 121 parking stalls. Electric vehicle (EV) charging stations would be provided in the parking structure if solar photovoltaic (PV) is approved by Placer County and installed within the project.

Figure 3
Project Site Zoning Designations



**Figure 4
Site Plan**



Retail is not proposed as part of the proposed project; however, limited food and beverage service for the owners would be included in the project. Outdoor amenities would be located within the FR-zoned land and would include a 75-foot-long outdoor pool, firepits, hot tubs, small yoga/meditation pavilions (less than 200 sf), picnic benches, and a footpath, including a footbridge spanning the western drainage, that would connect the hotel/condominium building with the outdoor amenities (see Figure 4). The natural landscape would remain untouched as much as possible. Permeable pavers would be used for hardscaping around the proposed amenities.

Site Access and Circulation

The project site would be accessed by way of a new off-site road through the Alterra Lot 16 parcel, which is contiguous to the southern boundary of the project site. Alterra has provided an access easement for the proposed project. The new off-site road would be shared by the proposed project and the future development on Lot 16.

The new off-site road would connect to an existing road, Chamonix Place, which connects to Olympic Valley Road, the main road in Olympic Valley, approximately 710 feet from the project site. A T-shaped portion of the proposed access road, near the west and east ends of the proposed building, would provide two fire truck turnaround areas. The west end turnaround would also provide space for a propane truck to fill a propane inlet to the underground propane tank(s). The portion of the proposed access road on the project site would include four entrances/exits into the parking structure from the new access road through the parcel to the south.

An ADA-accessible footpath, shown in Figure 4, would connect the proposed hotel/condominium building with the outdoor amenities that would be located on-site within the FR-zoned land. The footpath would be cleared of snow manually during the winter months. A sidewalk would be provided on the proposed access road, which would allow future patrons of the site easy access to the future Village at Squaw Valley development along Chamonix Place, as well as other developments and amenities located in Olympic Valley.

The proposed project would also include modifying the existing Granite Chief Trail to be consistent with the Village at Squaw Valley Specific Plan, which provides for a consolidated Granite Chief and Shirley Canyon Trailhead and trail realignment.

Utilities and Service Systems

The proposed Utility Plan for the project is presented in Figure 5. As shown in the figure, the project site includes an existing sewer line along the eastern edge of the parcel and an existing water line along the western edge of the parcel. The project includes a connection to the existing water line near the southwest corner of the proposed building, and a connection to the existing sewer line near the northeast corner of the proposed building. Water and sewer service to the area is provided by the OVPSD.

According to the proposed Stormwater Quality Plan (see Figure 6), the proposed development area of the project site and off-site road area are divided into nine Drainage Management Areas (DMAs). DMA 1, which would include the 41,132-sf footprint of the proposed building, would route stormwater into a series of bioretention planters. DMA 2 (3,456 sf), DMA 3 (4,237 sf), DMA 4 (3,419 sf), DMA 5 (4,305 sf), DMA 6 (3,981 sf), and DMA 7 (4,715 sf) would encompass the portion of the proposed road that would be located directly adjacent to the south side of the proposed building, and would route stormwater into bioretention ponds located alongside the proposed off-site road. DMA 8 (10,340 sf) and DMA 9 (10,480 sf) would include the majority of the off-site road, the southernmost portion of which would be bordered by vegetated swales that would lead into bioretention ponds on either side of the off-site road near the intersection with Chamonix Place. Treated stormwater from the planters and bioretention ponds would be routed through a series of underground storm drains to a main storm drain pipe under the proposed off-site road, which would then connect to the existing storm drain culvert at Chamonix Place. The existing eastern drainage on the project site would flow through a culvert that would pass underneath the eastern portion of the proposed building. The drainage would be separate from the proposed project's stormwater drainage system.

Underground propane tanks are proposed to be located along the southern portion of the footpath that leads to the amenities, east of the yoga/multi-purpose platform. The propane tanks would be refilled by the gas line located in the 10-foot gas line easement northwest of the proposed hotel/condominium building. A propane-fueled emergency generator would also be located on-site.

Propane service would be provided by AmeriGas. The propane would be used for on-site fire pits, fireplaces, and cooktops in the units. The proposed project would include a solar photovoltaic (PV) system to support the building's energy use and solar thermal (hot water heating) for the amenities. Supplemental electricity would be provided by Liberty Utilities, which currently provides electric service to Olympic Valley. Suddenlink would provide internet access.

Figure 5
Utility Plan

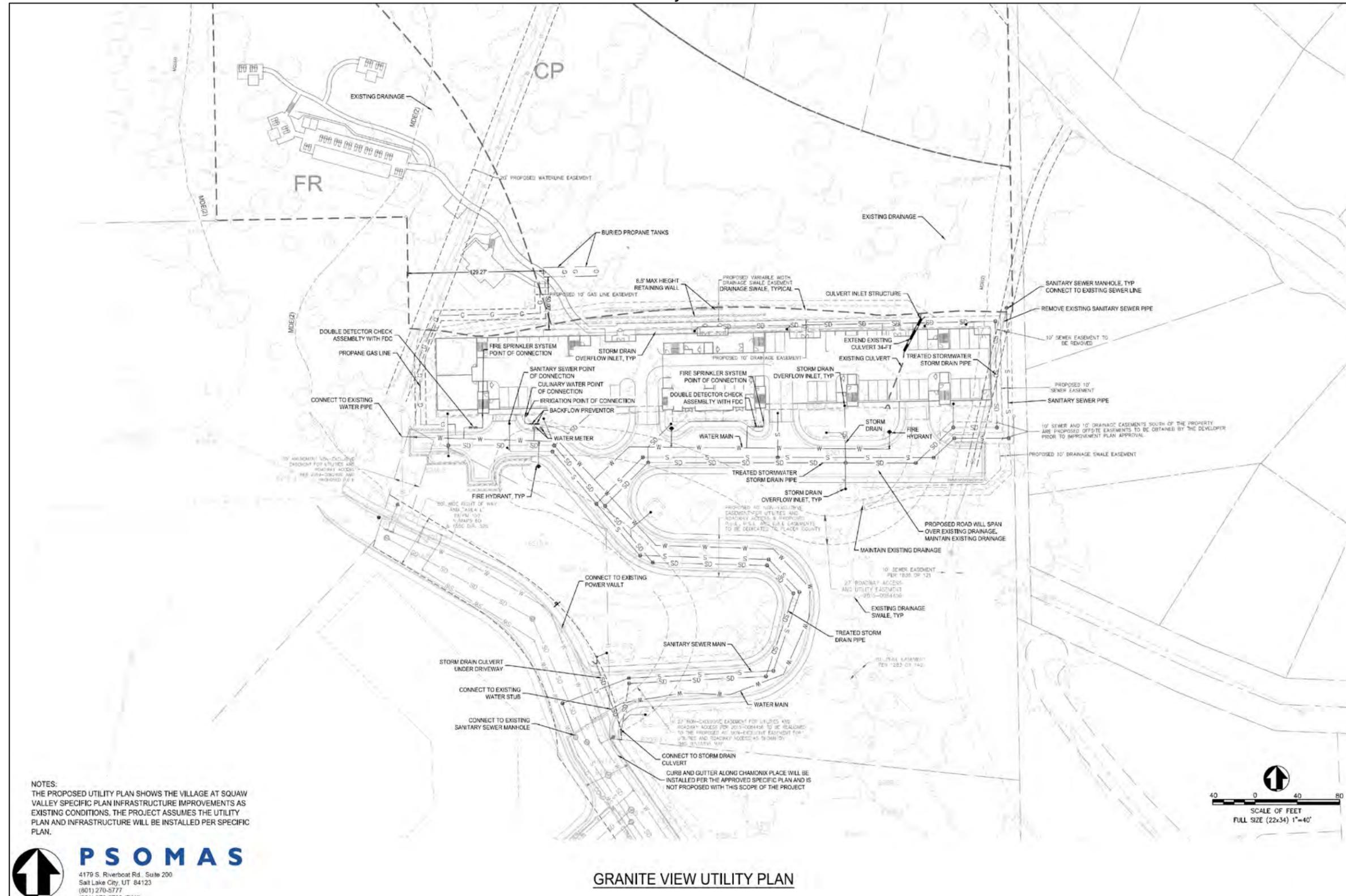
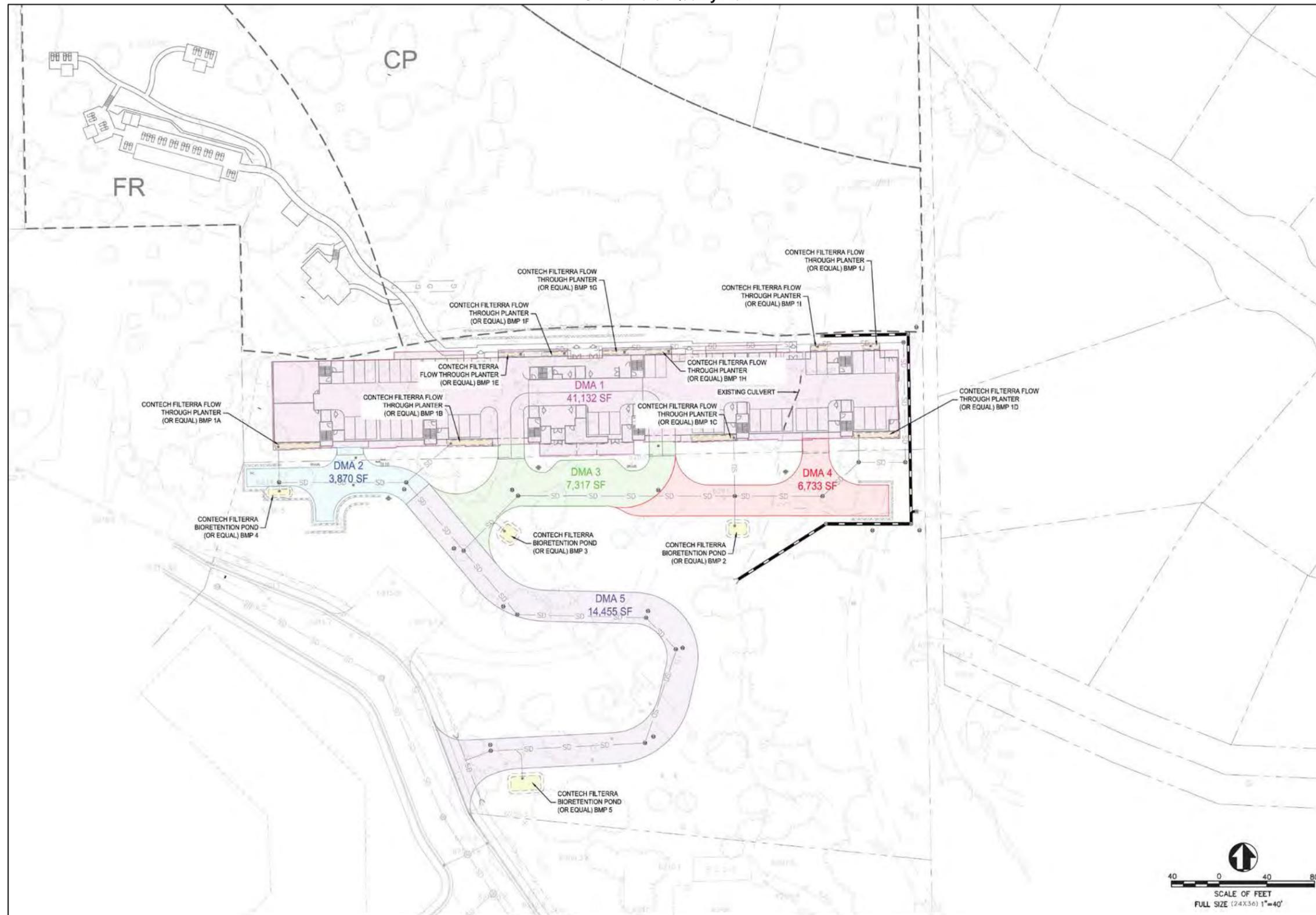


Figure 6
Storm Water Quality Plan



Site Work and Phasing

The proposed project would involve a 68,893-sf area of disturbance on the project site and an 82,810-sf area of disturbance off-site on Lot 16. The on-site improvements would involve 24,558 cubic yards (CY) of cut and 1,623 CY of fill, and would result in 49,132 sf of impervious area. The off-site improvements would involve 4,065 CY of cut and 13,459 CY of fill, and would result in 44,933 sf of impervious area. Based on the overall cut and fill quantities, the proposed project would require 13,540 CY of material export.

The back of building cut is 48 feet and the slope is 2:1. The maximum fill height is 16 feet with a 2:1 slope. Two 8.5-foot-tall concrete retaining walls would be located on the north side of the building (see Figure 7). The maximum height of the cast in place retaining walls on-site would be 10 feet along the southeast and southwest of the building, adjacent to the access road.

The proposed project is a single building that would be constructed over an approximately 24-month period.

Architecture, Staffing, Amenities and Landscaping

The architectural style of the building would be mountain contemporary with colors and materials that are intended to blend into the natural environment. The proposed colors include "granite gray" and several tones of brown that blend with the natural landscape (see Figure 8). Figure 9 presents a rooftop perspective view of the proposed building.

The proposed project would comply with defensible space requirements and use materials and construction methods in accordance with Chapter 7A of the Building Code, which would help to minimize vulnerability to wildfires.

The proposed project is anticipated to require four full-time employees, including a front desk manager, two maintenance people, and one housekeeping staff person. Additional housekeeping would be contracted as needed depending on the number of condominium owners who decide to put their condominiums in the rental pool.

The project amenities for the condominium owners, guests, and renters would include a clubhouse on the top floor with outdoor rooftop deck on the west side of the roof and indoor space for gathering on the east side. The rooftop deck would include speakers spaced up to 20 feet apart and at a maximum height of two feet and oriented toward the center of the deck. The top of the deck railings would be three feet high. Each unit would have a covered balcony that would be recessed into the footprint of the building so the balcony is private and separated from the view of the adjacent units. The balconies would not be enclosed, but would include sides, a roof and transparent plexiglass/glass and metal railings. Music would be prohibited from being played on the balconies.

The proposed landscaping in front of the hotel/condominium building would utilize native species with water conserving drip irrigation when needed. While a number of trees would be required to be removed in order to accommodate the proposed development, approximately 15 to 20 native trees and bushes would be added between the proposed building and access road/entrances to the proposed underground garage. Landscaping would be minimal in order to preserve the existing natural landscaping at the project site. A rock retaining wall would be constructed on the back side of the pool and would be planted with drought-resistant native plant species. The only fencing on site would surround the pool features.

Meditation Hut

The property owner has proposed to construct a meditation hut on the parcel for their personal use only. The proposed meditation hut is not a part of the Granite View Condominiums Project and would not be available for use by future project owners/guests. Construction of the meditation hut is not expected to coincide with construction of the proposed project. The proposed hut would be located outside of the project improvement areas, approximately 100 feet north of the proposed hotel/condominium building and approximately 50 feet southwest of the OVPSD water tank, on a flat area within the CP zone (see Figure 10). The flat area is small and surrounded by trees and other vegetation. The proposed hut would be 12 feet tall and consist of a platform with walls and a roof, and would not require connections to water, power, or sewer. Because the proposed hut would be a recreational feature that would not exceed 200 sf of impervious surface, the proposed hut would be a permitted use within the CP zone, pursuant to Section 260.10 of the Squaw Valley General Plan and Land Use Ordinance. The proposed meditation hut is being included in the environmental analysis within this EIR to provide environmental clearance for the proposed recreational feature.

Figure 7
Building Sections and Elevations



**Elevation views are intended to illustrate the building design and do not include all intervening existing vegetation.*

Figure 8
Proposed Building Architectural Style

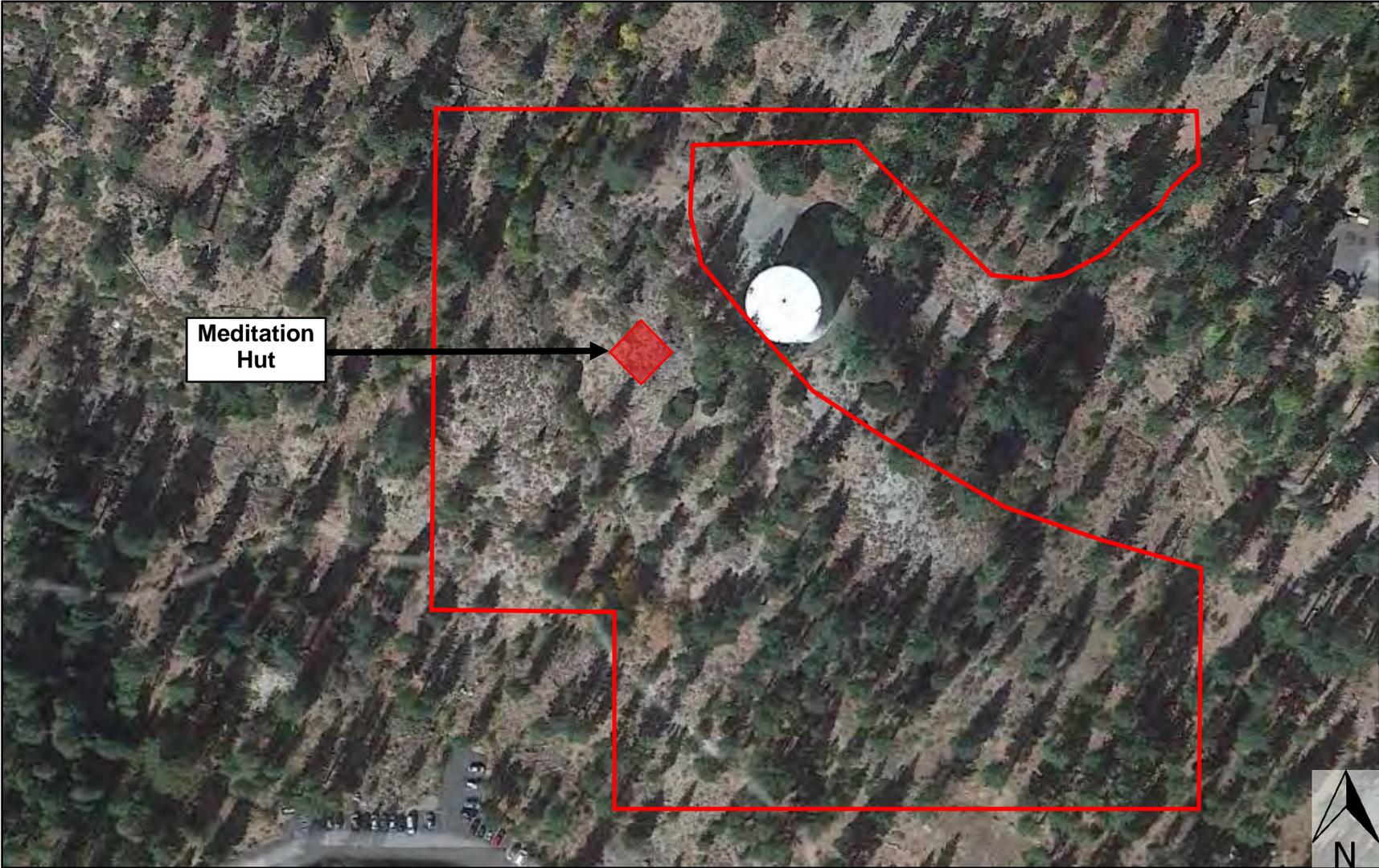


**View is intended to illustrate the building design and does not include all intervening existing vegetation.*

Figure 9
Rooftop Perspective View of Proposed Building



Figure 10
Proposed Meditation Hut



Vesting Tentative Map

The proposed project includes a Vesting Tentative Map for the creation of 52 airspace hotel/condominium units, as well as an access easement on the Alterra Property south of the project site (see Figure 11 and Figure 12). The access road would be a private road, private and public utility easement, and public support and emergency access easement. Snow storage would be provided along both sides of the access road.

Conditional Use Permit

The Squaw Valley General Plan and Land Use Ordinance requires approval of a Conditional Use Permit (CUP) for any commercial development containing in excess of 20,000 sf of gross floor area. The hotel/condominium project is considered a commercial development and would exceed 20,000 sf of gross floor area. As a result, the proposed project would require approval of a CUP.

Design Review

Section 102.14 of the Squaw Valley General Plan requires Design Review for all projects, with the exception of residential projects of three units or less not fronting Olympic Valley Road, minor modifications to existing structures, interior modifications of existing structures, or recreational projects not involving structures. Because the proposed project does not meet any of the aforementioned exemptions, the proposed project would be subject to Design Review.

Project Objectives and Compliance with Squaw Valley General Plan

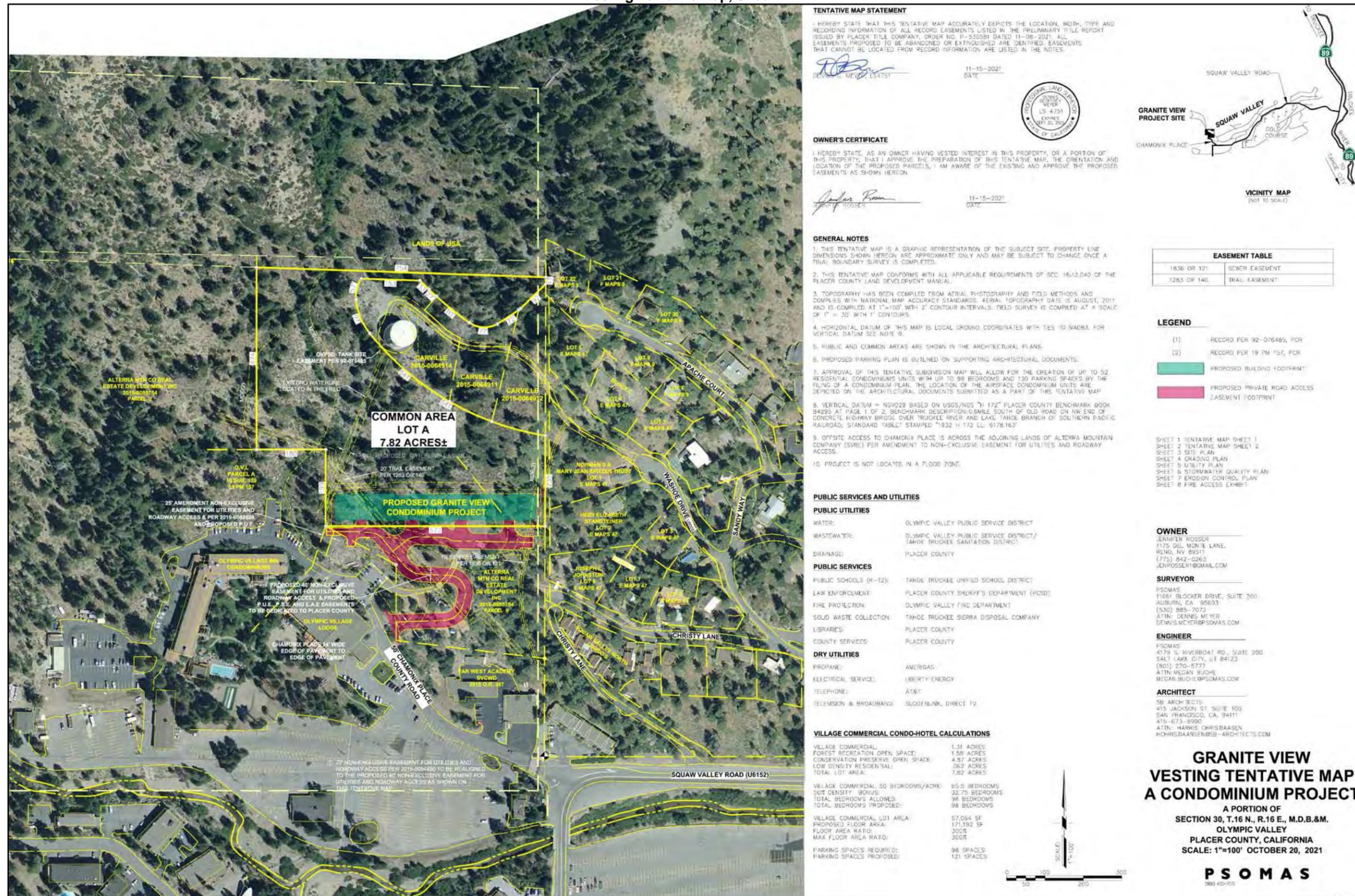
The following project objectives have been developed by the project applicant:

- Provide a unique destination property that enables people to connect with the natural environment through the site location and by providing peaceful, open-space amenities that reflect the natural beauty of Olympic Valley;
- Showcase how a high-density project can be an efficient use of land while still protecting the scenic characteristics of the project site and views from the Olympic Valley floor;
- Provide an attractive alternative to low-density, sprawling, single-family homes that inefficiently use limited resources such as land, water, and energy; and
- Contribute to the local economy through the creation of new jobs, new capital investment, amenities to encourage an extended tourist season as part of a year-round resort community, and the expansion of the local tax base.

The proposed project has been planned in accordance with the Squaw Valley General Plan, which states that the intent of VC zoning is to offer high density residential in a pedestrian friendly, urban environment. Tourist residential uses are encouraged within VC zoning, which is why the project is proposed to be a commercial condo-hotel. The Squaw Valley General Plan states that development within VC should be oriented to the ski hill and to major pedestrian access points. The project site is within a three-minute walk of the future Village at Squaw Valley development, which was approved on the existing parking lot next to Chamonix Place. The project site is within an eight-minute walk of the existing Village at Squaw Valley and the ski lifts. The proposed project would provide tourist accommodations for its condominium owners and renters in a compact development footprint within a close walking distance to shops, restaurants and the ski mountain. The hotel/condominium building footprint is entirely within the 1.31 acres of existing VC-zoned land. As the population grows and traffic congestion increases, more people are looking for resort options at Lake Tahoe that offer access to amenities without driving a car. High density within a ski village is an efficient use of land and provides for pedestrian friendly development. The total parcel size of the project site is 7.82 acres, and the upper 83 percent of the parcel will remain as open space while the lower portion will be developed next to future phases of the Palisades Tahoe. The proposed project would comply with the floor area, density, slope, and parking requirements of the Squaw Valley General Plan, including:

- Section 220.22 of Squaw Valley General Plan regarding VC zoning states the gross floor area of buildings shall not exceed 300 percent of the gross lot area for condo-hotel uses. The gross area of VC zoning on the 7.82-acre lot is 1.31 acres; therefore, the gross floor area is 300 percent of 57,064 sf or 171,191 sf. The main floor area of the building is 170,782 sf. The basement area for mechanical and “back of house” functions is not included in the gross floor area;

Figure 11
Vesting Tentative Map, Sheet 1



TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-230351 DATED 11-06-2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

Dennis Meyer 11-15-2021
DENNIS MEYER LS4751 DATE



OWNER'S CERTIFICATE

I HEREBY STATE, AS AN OWNER HAVING VESTED INTEREST IN THIS PROPERTY, OR A PORTION OF THIS PROPERTY, THAT I APPROVE THE PREPARATION OF THIS TENTATIVE MAP, THE ORIENTATION AND LOCATION OF THE PROPOSED PARCELS, I AM AWARE OF THE EXISTING AND APPROVE THE PROPOSED EASEMENTS AS SHOWN HEREON.

Jennifer Rossler 11-15-2021
JENNIFER ROSSLER DATE

GENERAL NOTES

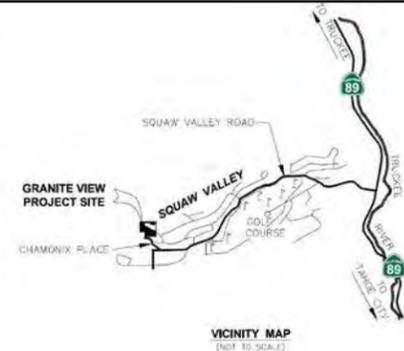
1. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.
2. THIS TENTATIVE MAP CONFORMS WITH ALL APPLICABLE REQUIREMENTS OF SEC. 16.612.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
3. TOPOGRAPHY HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY AND FIELD METHODS AND CONFORMS WITH NATIONAL MAP ACCURACY STANDARDS. AERIAL TOPOGRAPHY DATE IS AUGUST, 2011 AND IS COMPILED AT 1"=100' WITH 2' CONTOUR INTERVALS. FIELD SURVEY IS COMPILED AT A SCALE OF 1" = 30' WITH 1' CONTOURS.
4. HORIZONTAL DATUM OF THIS MAP IS LOCAL GROUND COORDINATES WITH TIES TO NAD83. FOR VERTICAL DATUM SEE NOTE 9.
5. PUBLIC AND COMMON AREAS ARE SHOWN IN THE ARCHITECTURAL PLANS.
6. PROPOSED PARKING PLAN IS OUTLINED IN SUPPORTING ARCHITECTURAL DOCUMENTS.
7. APPROVAL OF THIS TENTATIVE SUBDIVISION MAP WILL ALLOW FOR THE CREATION OF UP TO 52 RESIDENTIAL CONDOMINIUM UNITS WITH UP TO 98 BEDROOMS AND 130 PARKING SPACES BY THE FILING OF A CONDOMINIUM PLAN. THE LOCATION OF THE AIRSPACE CONDOMINIUM UNITS ARE DEPICTED ON THE ARCHITECTURAL DOCUMENTS SUBMITTED AS A PART OF THIS TENTATIVE MAP.
8. VERTICAL DATUM = NSVD29 BASED ON USGS/NOS "11 172" PLACER COUNTY BENCHMARK BOOK 84293 AT PAGE 1 OF 2. BENCHMARK DESCRIPTION: 0.8 MILE SOUTH OF OLD ROAD ON NW END OF CONCRETE HIGHWAY BRIDGE OVER TRUCKEE RIVER AND LAKE TAHOE BRANCH OF SOUTHERN PACIFIC RAILROAD; STANDARD TABLE STAMPED "1932 H 172 SL 6178.163"
9. OFFSITE ACCESS TO CHAMOIX PLACE IS ACROSS THE ADJOINING LANDS OF ALTERRIA MOUNTAIN COMPANY (SMR) PER AMENDMENT TO NON-EXCLUSIVE EASEMENT FOR UTILITIES AND ROADWAY ACCESS.
10. PROJECT IS NOT LOCATED IN A FLOOD ZONE.

PUBLIC SERVICES AND UTILITIES

- PUBLIC UTILITIES**
- WATER: OLYMPIC VALLEY PUBLIC SERVICE DISTRICT
 - WASTEWATER: OLYMPIC VALLEY PUBLIC SERVICE DISTRICT/TAHOE TRUCKEE SANITATION DISTRICT
 - DRAINAGE: PLACER COUNTY
- PUBLIC SERVICES**
- PUBLIC SCHOOLS (K-12): TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
 - LAW ENFORCEMENT: PLACER COUNTY SHERIFF'S DEPARTMENT (PCSD)
 - FIRE PROTECTION: OLYMPIC VALLEY FIRE DEPARTMENT
 - SOLID WASTE COLLECTION: TAHOE TRUCKEE SIERRA DISPOSAL COMPANY
 - LIBRARIES: PLACER COUNTY
 - COUNTY SERVICES: PLACER COUNTY
- DRY UTILITIES**
- PROPANE: AMERIGAS
 - ELECTRICAL SERVICE: LIBERTY ENERGY
 - TELEPHONE: AT&T
 - TELEVISION & BROADCAST: SLODGENINK DIRECT TV

VILLAGE COMMERCIAL CONDO-HOTEL CALCULATIONS

VILLAGE COMMERCIAL FOREST RECREATION OPEN SPACE:	1.31 ACRES
CONSERVATION PRESERVE OPEN SPACE:	1.58 ACRES
LOW DENSITY RESIDENTIAL:	4.87 ACRES
TOTAL LOT AREA:	7.82 ACRES
VILLAGE COMMERCIAL 50 BEDROOMS/ACRE:	85.5 BEDROOMS
50% DENSITY BONUS:	32.75 BEDROOMS
TOTAL BEDROOMS ALLOWED:	96 BEDROOMS
TOTAL BEDROOMS PROPOSED:	98 BEDROOMS
VILLAGE COMMERCIAL LOT AREA:	57,064 SF
PROPOSED FLOOR AREA:	171,192 SF
FLOOR AREA RATIO:	300%
MAX FLOOR AREA RATIO:	300%
PARKING SPACES REQUIRED:	98 SPACES
PARKING SPACES PROPOSED:	121 SPACES



EASEMENT TABLE	
1836 OR 121	SEWER EASEMENT
1283 OR 140	TRAIL EASEMENT

LEGEND

- (1) RECORD PER 92-076485, PCR
- (2) RECORD PER 19 PM 157, PCR
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PRIVATE ROAD ACCESS EASEMENT FOOTPRINT

- SHEET 1 TENTATIVE MAP SHEET 1
- SHEET 2 TENTATIVE MAP SHEET 2
- SHEET 3 SITE PLAN
- SHEET 4 GRADING PLAN
- SHEET 5 UTILITY PLAN
- SHEET 6 STORMWATER QUALITY PLAN
- SHEET 7 EROSION CONTROL PLAN
- SHEET 8 FIRE ACCESS EXHIBIT

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DENNIS.MEYER@PSOMAS.COM

ENGINEER
PSOMAS
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(801) 276-5777
ATTN: MEGAN BUICHE
MEGAN.BUICHE@PSOMAS.COM

ARCHITECT
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415-673-8990
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HCHRISTENSEN@SB-ARCHITECTS.COM

**GRANITE VIEW
VESTING TENTATIVE MAP
A CONDOMINIUM PROJECT**
A PORTION OF
SECTION 30, T.16 N., R.16 E., M.D.B.&M.
OLYMPIC VALLEY
PLACER COUNTY, CALIFORNIA
SCALE: 1"=100' OCTOBER 20, 2021

PSOMAS
3000 435-072

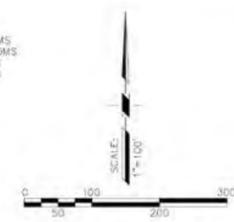
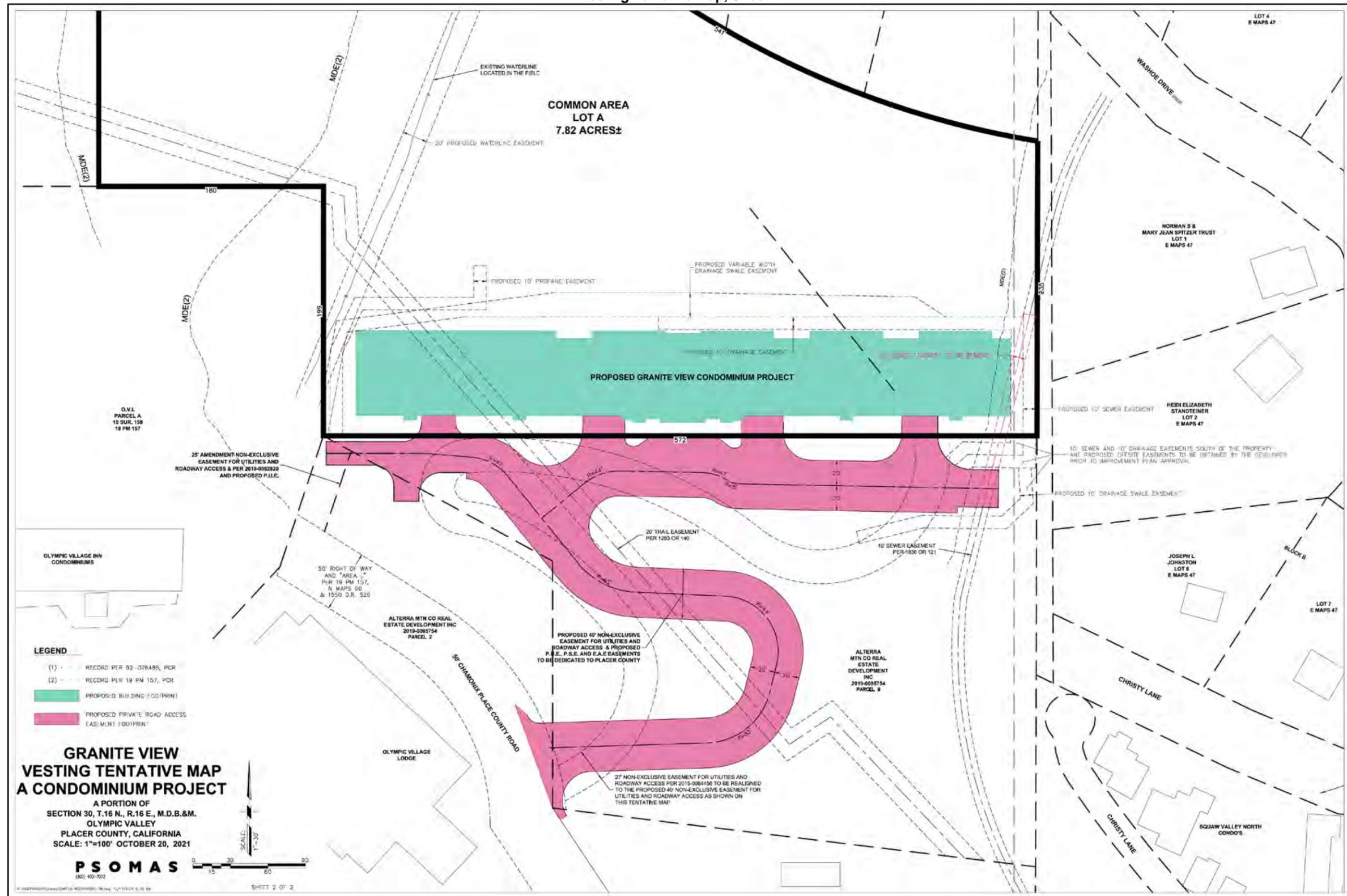


Figure 12
Vesting Tentative Map, Sheet 2



- Section 220.24 of the Squaw Valley General Plan established the VC density factor as 50 bedrooms per acre. Thus, the 1.31 acres of VC at the project site multiplied by 50 bedrooms per acre equals 65 bedrooms. The proposed project requires one (1) parking space per bedroom; therefore, the project requires 65 parking stalls. According to Section 220.26 (b) of the Squaw Valley General Plan, if a project requires 67 or more parking stalls, at least half of those spaces shall be provided in a parking structure. Because the proposed project only requires 65 parking spaces, none are required to be within structured parking;
- Section 220.26 (c) of the Squaw Valley General Plan states that for each additional 10 percent of parking provided in a structure, a credit of an additional 5 percent shall be added to the floor-area ratio and density factor. The proposed project plans for 100 percent of the parking to be provided within a parking structure; therefore, 50 percent should be added to the density factor. Accordingly, 1.50 multiplied by 65.5 bedrooms equals 98 bedrooms. The proposed project would include 98 bedrooms. Fifty percent may also be added to the floor area ratio allowing for 256,786 sf. The proposed building size is 227,876 sf;
- Section 110 of the Squaw Valley General Plan states that development shall be limited on slopes greater than 25 percent, which is calculated by the following formula: average slope is equal to the contour interval measured in feet multiplied by the total length of contour lines measured in feet, divided by the area. The area is the site to be occupied by buildings or parking lots and their associated cuts and fills. The average slope of the area under the building (structured parking) is 24.5 percent; and
- Section 220.26 of the Squaw Valley General Plan requires a minimum of one (1) parking space per hotel bedroom. The proposed project would include a total of 98 bedrooms. The proposed project would provide 121 parking spaces, which exceeds the requirement.

Requested Entitlements

The project applicant is requesting Placer County approval of the following entitlements:

- Vesting Tentative Map;
- Conditional Use Permit; and
- Design Review.

As noted above, according to the Squaw Valley General Plan and Land Use Ordinance, Design Review is required for all projects in the Valley, with limited exception. The proposed project does not satisfy any of the exceptions and, thus, would be subject to Design Review. However, Design Review will occur after the Vesting Tentative Map and CUP process.

In addition, the project would require approvals/permits from other responsible and trustee agencies, including but not necessarily limited to:

- Placer County Air Pollution Control District (PCAPCD)– the emergency generator(s) would be subject to PCAPCD Rule 501, General Permit Requirements, under which any construction, alteration, replacement, or operation of a source that would emit or may emit air pollutants must obtain an Authority to Construct (ATC) and/or a Permit to Operate (PTO).
- Lahontan Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Permit.
- Olympic Valley Fire Department – permit for propane tanks.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Specific Plan Designations	Existing Conditions and Improvements
Site	LDR, CP, VC, and FR	LDR, CP, VC, and FR	Undeveloped
North	CP, LDR DF = 10	CP, LDR DF = 10	Forest Service land, undeveloped
South	SPL-VSVSP	SPL-VSVSP	Olympic Village Lodge
East	LDR DF = 10	LDR DF = 10	Single-family residences
West	VC, CP, FR	VC, CP, FR	Undeveloped

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

Pursuant to Assembly Bill (AB) 52, invitations to consult were sent by Placer County to tribes who requested notification of proposed projects within this geographic area. Only the United Auburn Indian Community (UAIC) responded. The UAIC did not request consultation and deferred to the Washoe Tribe of Nevada and California, as the Washoe Tribe has the closest ties to the project area. The Washoe Tribe did not request consultation.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

The following documents serve as Program-level EIRs from which incorporation by reference will occur, pursuant to CEQA Guidelines Section 15150:

- ➔ Placer County General Plan EIR;

In addition, reference to the Squaw Valley General Plan, Squaw Valley Land Use Ordinance, and Village at Squaw Valley Specific Plan EIR will be given where appropriate. This community plan document provides more specific direction for development and resource conservation within the Squaw Valley Area.

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in PRC Section 21099, would the project:

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

Discussion Item I-1:

Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project would impact a scenic vista if development of the project would substantially change or remove a scenic vista.

According to Policy 1.K.1 in the Placer County General Plan, Placer County considers resources such as river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes to be valuable scenic resources. The Squaw Valley General Plan (SVGP) states that natural features - primarily mountain slopes, peaks, meadows, and watercourses – provide the key identifying characteristics of Olympic Valley. According to the SVGP, the degree to which these features may be altered by man without adversely affecting their aesthetic value must be considered in reviewing each proposed development project. The mountain peaks and ridges are important to retain from a visual standpoint, as they define the point at which the mountains meet the sky. The project site is located on a 24.5 percent slope in an area that contains views of ridgelines, steep slopes, and other features that could be considered scenic resources. Therefore, the proposed project could result in a **potentially significant** impact on scenic resources.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of the Granite View Condominiums EIR.

Discussion Item I-2:

According to the California Scenic Highway Mapping System, Placer County does not contain officially designated State Scenic Highways. As such, the proposed project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings, within a State Scenic Highway. Therefore, **no impact** would occur. No mitigation measures are required.

Discussion Item I-3:

The 7.82-acre project site is located in the non-urbanized western portion of Olympic Valley, north of the Olympic Village Inn and other resorts in Olympic Valley. The project site has been partially disturbed by prior owners, including grading and tree removal, but is undeveloped. Cut areas, flattened benches, and an old dirt road with a culvert under the road are located on the project site. However, the vast majority of the project site is forested. Two drainage features are located on the project site. An ephemeral stream on the eastern portions of the project site is partially contained within the culvert, while an intermittent stream is located on the western portion of the project site.

Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public, and include views of significant landscape features and along scenic roads. According to CEQA (PRC, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720 [3 Cal. Rptr.2d 488], the court determined that “we must differentiate between

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

Views of the project site are available from publicly accessible locations within Olympic Valley, such as primary roadways, including Olympic Valley Road and Chamonix Place, and from the Granite Chief Trail. While the proposed project would be visible from the Granite Chief Trail, views from the trail already include buildings and infrastructure associated with other existing developments in Olympic Valley. The proposed project would include development of the project site with a five-story, 214,493-sf rectangular building with 52 hotel/condominium units, which could change the visual character of the project site. The extent of the changes in visual character can be evaluated further through the preparation of photo simulations to determine whether the changes would substantially degrade the visual character or quality of the site and the surrounding areas. Photo simulations will be included in the Granite View Condominiums EIR, thus enabling further analysis of changes to the visual character and quality of the project site and its surroundings. Therefore, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of the Granite View Condominiums EIR.

Discussion Item I-4:

The proposed project site is currently vacant. As such, sources of light and glare do not exist on the site. Development of the proposed project would introduce new sources of light to the site in the form of light fixtures on the exteriors of the buildings and motor vehicle traffic within the off-site access road and Chamonix Place. Further analysis is required to ensure that the proposed project would comply with applicable standards related to light and glare and would not result in excess nighttime light pollution. Therefore, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Aesthetics chapter of the Granite View Condominiums EIR.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion Item II-1, 5:

According to the Farmland Mapping and Monitoring Program, the project site is not mapped. The project site consists of an undeveloped and forested hillside and is, therefore, not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.¹ As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, **no impact** would occur. No mitigation measures are required.

Discussion Item II-2, 6:

The project site is not under a Williamson Act Contract. Thus, the proposed project would not conflict with a Williamson Act Contract or the Placer County Right to Farm Ordinance. In addition, the Squaw Valley General Plan and Land Use Ordinance designates 0.062-acre of the project site as LDR, 4.87 acres as CP, 1.31 acres of VC, and 1.58 acres FR. Therefore, the project site is not zoned for agricultural use.

Based on the above, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy; or conflict with General Plan or other policies regarding land use buffers for agricultural operations. Therefore, **no impact** would occur. No mitigation measures are required.

Discussion Item II-3, 4:

Pursuant to PRC Section 12220(g), “forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Pursuant to PRC Section 4526, “Timberland” means land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the State Board of Forestry and Fire Protection on a district basis.

The project site is zoned LDR, CP, VC, and FR and does not include areas zoned forest land, timberland, or Timberland Production. Thus, the proposed project would not conflict with existing zoning. However, due to the amount of existing native tree cover on the project site, the site would be considered to meet the definition for forest land. In addition, according to the arborist report prepared for the proposed project, the project site is considered to be timberland pursuant to the Forest Practice Act. However, development of the proposed building would only occur on the portion of the site zoned VC, in which the proposed project would be an allowable use with the approval of a Conditional Use Permit. The only component of the proposed project that would be located in the portion of the site zoned FR would be the recreational amenities, which would be considered an allowable use in the FR district, pursuant to Section 250 of the Squaw Valley Land Use Ordinance. Tree removal within this portion of the site is expected to be minimal to none. The portion of the site designated CP would remain undisturbed and, thus, the existing tree cover on that portion of the site would remain. According to the Arborist Report prepared for the proposed project,² a total of 161 trees currently occur within the approximately three-acre rectangular area in the southern portion of the project site; however, only 63 of the trees would need to be removed to facilitate development of the proposed structure. In addition, undeveloped U.S. Forest Service land is located north of the project site and undeveloped, forested, land owned by Alterra Mountain Company Real Estate Development, Inc. (Alterra) is located to the west and south of the project site. Overall, the amount of tree removal proposed as part of the project represents only a relatively small portion of the total number of trees located throughout the entire project site and the surrounding areas. Thus, tree removal associated with the proposed project would be relatively limited, and a substantial portion of the trees would remain in the immediate vicinity of the proposed building and overall site. Accordingly, while loss of some forest land/timberland may occur, the loss would not be considered substantial given that the remaining intact forest lands/timberland would continue to be able to provide public benefits noted in PRC Section 12220(g).

Based on the above, the proposed project would not conflict with existing zoning for forest land or timberland, and would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

¹ Farmland Mapping and Monitoring Program. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed November 2021.

² Under the Trees Forestry and Environmental Services. *Placer Co – Granite View*. April 8, 2021.

III. AIR QUALITY – Would the project:

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

Discussion Items III-1-4:

The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides (SO_x), nitrogen oxides (NO_x), and lead. The project site is located in the Mountain Counties Air Basin (MCAB) portion of Placer County, within the jurisdiction of the PCAPCD. The proposed project would include the development of a five-story, 227,876-sf rectangular building with 52 hotel/condominium units, an off-site road, and amenities associated with the proposed building. Development of the proposed project would increase the number of people and, subsequently, vehicle trips in the area. As a result, increased amounts of ozone precursors (NO_x and ROG) would be generated, potentially exceeding PCAPCD thresholds and conflicting with applicable air quality plans. Construction of the project would involve various types of equipment and vehicles temporarily operating on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which include PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern with respect to air quality.

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

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

Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, visible emissions (including dust), or emissions considered to constitute air pollutants. Air pollutants are discussed in relation to Items III-1, 2, and 3 above. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses. In addition, residential uses are not typically associated

with the creation of objectionable odors. However, fumes from construction equipment and delivery trucks could be found to be objectionable.

Another concern related to air quality is naturally occurring asbestos (NOA). Because asbestos is a known carcinogen, NOA is considered a toxic air contaminant. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock; construction activities in ultramafic rock deposits; or rock quarrying activities where ultramafic rock is present. NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks. According to the Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California prepared by the Department of Conservation, the project site is located within an area categorized as least likely to contain NOA.³

Based on the above, the proposed project could result in a **potentially significant** impact with regard to air quality.

Further analysis of these potential impacts will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the Granite View Condominiums EIR.

IV. BIOLOGICAL RESOURCES – Would the project:

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

³ California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
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Discussion Items IV-1, 7:

Because the project site is located on an undeveloped forested hillside in a non-urbanized area, special-status plant and wildlife species have the potential to occur within the project site. In addition, the existing trees within the proposed disturbance areas provide suitable habitat for nesting and migratory birds protected by the Migratory Bird Treaty Act and California Fish and Game Code. Ground-disturbing activities and/or tree removal associated with the proposed project, as well as brush clearing, could result in adverse effects to special-status species or other nesting and migratory birds if such species are present within or near the disturbance area. Therefore, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife (CDFW), U.S. Fish & Wildlife Service (USFWS), or National Marine Fisheries Service, or could substantially reduce the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate plant or animal communities, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Accordingly, a **potentially significant** impact could occur.

Further analysis of these potential impacts will be discussed in the Biological Resources chapter of the Granite View Condominiums EIR.

Discussion Items IV-2, 3:

According to an Aquatic Resources Delineation Report prepared for the proposed project, the project site contains 0.13-acre of aquatic resources, including 0.11-acre of intermittent stream and 0.02-acre of ephemeral stream. The U.S. Army Corps of Engineers (USACE) determined that the intermittent stream is a Water of the U.S. (WOTUS) pursuant to 33 CFR Part 328.3(a)(2) and is regulated under Section 404 of the Clean Water Act (CWA).⁴ However, USACE further determined the ephemeral stream is not regulated under Section 404 of the CWA because the stream is an ephemeral feature and is excluded under 33 CFR 328.3(b)(3).⁵

Because the project site includes WOTUS, the proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations, or regulated by the CDFW, USFWS, USACE, or Regional Water Quality Control Board (RWQCB), and could have a substantial adverse effect on federal or State protected wetlands or as defined by State statute, through direct removal, filling, hydrological interruption, or other means. Therefore, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Granite View Condominiums EIR.

Discussion Item IV-4:

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Fragmentation can also occur when a portion of one or more habitats is converted into another habitat, such as when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The undeveloped forested hillside on which the project site is located could be considered part of a wildlife migration corridor. Therefore, further analysis is required to ensure that the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. A **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Granite View Condominiums EIR.

⁴ U.S. Army Corps of Engineers. *Approved Jurisdictional Determination Form*. March 25, 2021.

⁵ *Ibid.*

Discussion Items IV-5:

The removal of other species of trees within the footprint of the proposed building could result in significant impacts. The Placer County Woodland Conservation Ordinance (Chapter 19, Article 50, of the Placer County Municipal Code) regulates the encroachment of construction activities into protected zones of protected trees and the removal of any protected trees. According to the Placer County Woodland Conservation Ordinance, a protected tree is defined as any landmark tree or tree requiring a tree permit. According to the County's Municipal Code, landmark trees are a tree or grove of trees designated by resolution of the Board of Supervisors to be of historical or cultural value, an outstanding specimen, an unusual species and/or of significant community benefit. Tree permits are required for any development activities within the protected zone (diameter of the longest limb plus one foot) of any tree, as defined in the code, on public or private land. Activities which could harm, destroy, kill or remove any protected tree must be authorized by a tree permit or be permitted pursuant to approval of a discretionary project. Protected trees are defined by the County's Municipal Code as any tall woody plant native to California with a single stem or trunk at least six inches' diameter at breast height (DBH) (54 inches above grade at the base of a tree), or a tall woody plant with a multiple trunk with an aggregate of at least ten inches DBH. In addition, the Placer County Woodland Conservation Ordinance prohibits the removal of landmark trees, trees located in designated Tree Preservation Zones, and trees within riparian areas. The County also requires replacement of removed trees to the satisfaction of the Planning Services Division.

As previously noted, the Arborist Report prepared for the proposed project determined that approximately 63 trees would need to be removed to facilitate development of the proposed hotel/condominium building.⁶ Many of the on-site trees requiring removal are native conifers, including Jeffrey pine, white fir, and Sierra juniper. Loss of protected trees would be considered a **potentially significant** impact.

Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Granite View Condominiums EIR.

Discussion Item IV-6:

The project site is not within the boundaries of the Placer County Community Conservation Program (PCCP) or any other Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the proposed project would not interfere with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan, and **no impact** would occur. No mitigation measures are required.

Discussion Items IV-8:

The Arborist Report prepared for the proposed project included an evaluation of oak woodland resources present within the project site, and found that oak woodland communities do not exist on or adjacent to the project site, and that the project area is above the elevation range of oak woodland communities.⁷ Thus, **no impact** to oak woodlands would occur. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

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

⁶ Under the Trees Forestry and Environmental Services. *Placer Co – Granite View*. April 8, 2021.

⁷ *Ibid.*

5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
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Discussion Items V-1, 2, 3:

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

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

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

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

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

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

A Cultural Resources Inventory was prepared for the project site by Susan Lindström, Ph.D., consulting archaeologist. As part of the records search conducted December 2021, archaeological records were reviewed by North Central Information Center (NCIC) of the California Historical Resources Information System staff to identify any properties listed on the National Register, California Register and other listings. In addition to the records and maps for sites and studies in Placer County, the following other official inventories were also reviewed:

- Office of Historic Preservation's *Historic Property Directory*;
- *Determination of Eligibility*;
- *California Inventory of Historical Resources*;
- *California State Historical Landmarks*;
- *National Register of Historical Places/California Register of Historic Resources Listings*;
- *California Points of Historical Interest*; and
- *Caltrans State and Local Bridge Surveys*

NCIC research results confirmed that the three previous archaeological studies have been conducted within the project area and that one additional study has been conducted within a 1/8-mile radius of the project area. While known cultural resources do not occur within the project area, two isolated artifacts have been inventoried within a 1/8-mile radius of the project area. The known cultural resources include a Native American artifact (P-31-5480) and a historic artifact (P-31-5481).⁸ In addition, the NAHC was contacted on December 19, 2020. A response was received on January 15, 2021, indicating that the Sacred Lands File did not identify any known sacred sites within the project area.

An intensive archaeological field reconnaissance was conducted by Dr. Lindström in 2013 as part of the Carville Tank Project. The Granite View Project area is entirely encompassed by the former Carville Tank Project. The prior archaeological field reconnaissance was conducted on June 28, 2013. The intensive archaeological field survey was accomplished by walking parallel east-west transects at no greater than 25-meter (~80-foot) intervals. A U.S. Geological Survey (USGS) topographic map (7.5-minute quadrangle) and expanded scale project maps and aerial photographs were used to structure the field work phase. Cardinal directions and transect intervals were maintained by compass and pacing. Property corners were located to aid in orientation. The 2013 field survey remains current; therefore, an archaeological field survey for the current project was unnecessary. As noted above, an updated record search was conducted and NAHC contact reinitiated in support of the Granite View Project.

Project terrain was described as moderately steep and ground surface visibility was generally obscured by brush, duff and deadfall. A primary natural mid-slope bench within the project area had been mostly disturbed by construction of an existing water tank and associated dirt access road but the undisturbed southern extension of this bench was examined more carefully. Residences bound the eastern end of the parcel. Flowing water and associated riparian zones traverse the parcel on a north-to-south trend in two areas and the lush vegetation (alder, willow, etc.) hindered systematic transecting in some areas. Bull-dozer disturbance is evident in the southern end of the parcel and several informal walking trails crisscross the area.

Neither prefield research nor archaeological field survey identified any cultural resources within the project site. Furthermore, the off-site improvement area, wherein the proposed access road would be located, was evaluated in the Heritage Resource Inventory and Evaluation prepared for the VSVSP, which revealed that known historic and archaeological resources are not located within the off-site improvement area.⁹

Based on the above, it is reasonable to conclude that the project should not result in the alteration of or adverse physical or aesthetic effect to any significant archaeological or historical sites, structures, objects, or buildings; nor should the project have the potential to cause a physical change that would affect unique ethnic (including Native American) cultural values or restrict historic or pre-historic religious or sacred uses.

However, given the extent of documented historic-era activity and Native American occupations within the project region, unknown cultural resources have the potential to be uncovered during ground-disturbing activities associated with the proposed project. The proposed project would also involve ground disturbance during site grading and excavation for utilities.

As a result, during construction and excavation activities, unknown cultural resources, including human bone, may be uncovered, resulting in a **potentially significant** impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the potential cultural resources impacts to a *less-than-significant* level.

MM V-1

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

⁸ Susan Lindström, Ph.D., Consulting Archaeologist. *Granite View Project Cultural Resource Inventory*. February 2021.

⁹ Susan Lindström, Ph.D., Consulting Archaeologist. *Squaw Valley Specific Plan Project Heritage Resource Inventory and Evaluation*. January 2012.

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

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

MM V-2

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

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

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

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

Discussion Items V-4, 5:

The Cultural Resources Report prepared for the project site did not identify any known historic religious or sacred uses associated with the project site and concluded that the proposed project would not have the potential to cause a physical change, which would affect unique ethnic cultural values, or restrict existing religious or sacred uses within the potential impact area. As noted above, a search of the NAHC Sacred Lands File did not identify any known sacred sites within the project area. As such, a **less-than-significant** impact would occur. No mitigation measures are required.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	

2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)	X			
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Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project and, once constructed, energy would be used for the lifetime of the proposed residences. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficiency Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficiency Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable PCAPCD rules and regulations related to energy efficiency, which would help to further reduce energy use associated with the proposed project.

Energy use associated with operation of the proposed project would be typical of multifamily residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance and brush clearing, would involve the use of electric or gas-powered equipment. While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if the project would result in an inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the CBSC, CARB, and PCAPCD standards noted above, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Adherence to the most recent CALGreen and the 2019 Building Energy Efficiency Standards would ensure the efficient use of natural gas through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. Additionally, the proposed project would include a solar PV system to support the building’s energy use and solar thermal (hot water heating) for the amenities. Supplemental electricity would be provided by Liberty Utilities, which currently provides electric service to Olympic Valley.

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

Discussion Item VI-2:

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

Further analysis of this potential impact will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the Granite View Condominiums EIR.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)	X			

2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)	X			
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)	X			
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)	X			
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	X			
7. Result in substantial change in topography or ground surface relief features? (ESD)	X			
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)	X			

Discussion Items VI-1-3, 6:

The proposed project would be subject to State guidelines, Articles 8.28 and 15.48 of the Placer County Code, and Policy 6.A.5 of the Placer County General Plan, which require project implementation of best management practices (BMPs) designed to control erosion and other non-stormwater management and materials management BMPs. Depending on wind and rain conditions, grading activities and excavation work could result in the potential for erosion and sedimentation of site soils and loss of topsoil, both on-and off-site. The proposed project would be located on a hillside, which could become unstable as a result of the proposed project, potentially resulting in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. Grading associated with the proposed project could result in significant disruptions, displacements, compactions, and/or overcrowding of soils. The proposed project would involve a 68,893-sf area of disturbance on the project site and a 82,810-sf area of disturbance off-site on Lot 16. The on-site improvements would involve 24,558 CY of cut and 1,623 CY of fill, and the off-site improvements would involve 4,065 CY of cut and 13,459 CY of fill. Based on the overall cut and fill quantities, the proposed project would require 13,540 CY of material export. During construction activities, graded, excavated, and stockpiled soil could be exposed to erosion via wind and surface water runoff, which ultimately could flow into and degrade Squaw Creek. Therefore, potential geologic hazards associated with soils would be considered **potentially significant**.

Further analysis of these potential impacts will be discussed in the Geology and Soils chapter of the Granite View Condominiums EIR.

Discussion Item VI-4

The proposed project would connect to the OVSPD sewer system and would, therefore, not require a septic system or other alternative waste water disposal system. As a result, **no impact** would occur relating to soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. No mitigation measures are required.

Discussion Item VI-5

Due to the undeveloped nature of the project site, the soils at the project site could contain unique paleontological resources or unique geologic or physical features that could be destroyed as a result of the proposed project. As such, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Geology and Soils chapter of the Granite View Condominiums EIR.

Discussion Items VI-7, 8:

The project area is not located within an Alquist-Priolo active fault zone; however, nearly all of California is located in a potentially active seismic area. Based on NV5's review of the geologic maps prepared by Saucedo (2005) and

Sylvester et al (2012), as well as the web-based interactive Fault Activity Map of California, a northwest to southeast trending fault is mapped as trending through or near the site.¹⁰ Further analysis is required in the EIR to determine whether the fault could expose people or property associated with the project to seismic hazards. The project site is located in a steep mountainous area that is subject to high energy mass movements, including snow avalanches. Based on NV5’s review of available avalanche hazard mapping, it appears that the site is not located within a known avalanche path or runout zone. However, the mapping shows the runout zone of a potential avalanche path and high avalanche hazard zones on the slopes above the site.¹¹ Further analysis is required in the EIR to determine whether the project could expose people or property to avalanche hazards. In addition, the project site is located on a hillside near the base of Silver Peak. Grading associated with construction of the proposed project and off-site access road could result in substantial changes in topography or ground surface relief features. In addition, impacts associated with the exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards could occur, resulting in a **potentially significant** impact.

Further analysis of these potential impacts will be discussed in the Geology and Soils chapter of the Granite View Condominiums EIR.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion All Items:

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

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

Implementation of the proposed project could incrementally contribute to a cumulative increase of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O). Sources of GHG emissions include area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because the proposed project could generate GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation, a **potentially significant** impact could occur.

¹⁰ NV5. Phase I Environmental Site Assessment, Granite View, Placer County, California [pg. 3]. January 22, 2021.

¹¹ NV5. Phase I Environmental Site Assessment, Granite View, Placer County, California [pg. 5]. January 22, 2021.

Further analysis of this potential impact will be discussed in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the Granite View Condominiums EIR.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

The following discussions are primarily based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project by NV5¹² and on the Phase I ESA prepared for the VSVSP by Kennedy/Jenks Consultants.¹³ The purpose of the Phase I ESA is to evaluate whether there is evidence of recognized environmental conditions that may have impacted or could potentially impact the subject property. The term “recognized environmental condition” (REC) as defined by the ASTM E1527¹⁴ document pertains to the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

Discussion Item IX-1:

A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not be industrial in nature. Operation of the proposed project would involve resort residential and hotel uses. Hazardous materials that would be stored, used, and transported to the project site to support the proposed project's long-term uses would include commercial and household-type maintenance products such as cleaning agents and degreasers, paints, and pesticides and herbicides; chemicals used for maintaining proper pool and hot tub water conditions; propane for heating; and diesel for an emergency

¹² NV5. *Phase I Environmental Site Assessment, Granite View, Placer County, California*. January 22, 2021.

¹³ Kennedy/Jenks Consultants. *Phase I Environmental Site Assessment, Squaw Valley Olympic Village Specific Plan, Placer County, California*. December 7, 2010.

¹⁴ ASTM International (ASTM). *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (designation E1527-13). November 6, 2013.

backup generator. Proper handling and usage of hazardous materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result.

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

Discussion Item IX-2:

The proposed project site is currently undeveloped and does not contain existing habitable structures. Thus, asbestos containing materials (ACMs) or lead-based paints do not occur on-site. Features such as septic systems, wells, above-ground storage tanks (ASTs), underground storage tanks (USTs), or other features related to uses of environmental concern were not identified on the site per the Phase I ESA.

In addition, given that the site has not been subject to previous development, the presence of features such as septic systems, wells, ASTs, USTs, or other features related to uses of environmental concern on the site is unlikely. However, previous grading has occurred near the southeast corner of the project site, as evidenced by an existing cut pad. Anecdotal evidence suggests that the southeast corner of the project site was previously used for boarding horses. Obvious indications of past hazardous materials storage or use associated with former horse boarding were not identified at the project site. Existing fill associated with past grading may be present along the outward edge of the cut slope on or near the southeast corner of the project site. The existing fill was likely placed several decades ago and appears to be stable from a geotechnical engineering standpoint. However, the Phase I ESA considers the fill to be a REC.

RECs were identified on neighboring properties, including two residential properties (the Damner Residence and Rovira Property) that contained former USTs, the cases for which have been closed by regulatory agencies. Thus, former UST sites would not impact the site. While risks associated with radon gas were not assessed within the scope of the Phase I ESA, it should be noted that in the region, radon is sometimes present in the subsurface at concentrations that may present a risk related to indoor air quality. However, the recommendations set forth within the Geotechnical Engineering Report prepared for the proposed project by NV5, specifically for waterproofing/sealing building foundations and under slab drains to help reduce moisture migration through foundation floors, would greatly reduce the potential for radon gas entering into the proposed structure. Compliance with the recommendations of the Geotechnical Engineering Report would ensure that the proposed project would not result in hazards associated with radon gas accumulation.¹⁵ It is also noted that the effects of radon gas on future indoor visitors and employees of the proposed project is beyond the scope of CEQA, as it pertains to the environment's effect on the project. Pursuant to the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (CBIA), the California Supreme Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment – and not the environment's impact on the project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions." (Id. at pp. 377-378.).

Construction activities associated with implementation of the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. The project contractor is required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),¹⁶ the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Placer County Environmental Health Department [PCEHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the PCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

¹⁵ Raynak, Pamela, Senior Geologist, NV5, Personal Communication [phone] with Nick Pappani, Vice President, Raney Planning and Management, March 4, 2022.

¹⁶ Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

With respect to the off-site road improvement area, this area was evaluated in the Phase I ESA prepared for the VSVSP. The VSVSP Phase I ESA did not identify any of the aforementioned hazards within the off-site improvement area where the proposed access road would be located.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, according to the Phase I ESA, the existing fill located near the southeast corner of the project site is considered a REC and could result in a reasonably foreseeable upset and accident condition involving the likely release of hazardous materials into the environment should the fill be contaminated. Thus, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the potential hazards and hazardous materials impact to a *less-than-significant* level.

MM IX-1

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

Discussion Item IX-3:

The proposed project is not located within 0.25-mile of an existing or proposed school. The nearest school is Squaw Valley Academy located at 235 Olympic Valley Road, approximately 1.75 miles to the east of the project site. Therefore, **no impact** would occur associated with the handling of hazardous materials within 0.25-mile of an existing or proposed school. No mitigation measures are required.

Discussion Item IX-4:

According to the Phase I ESA prepared for the proposed project and the Phase I ESA prepared for the VSVSP, neither the project site nor the site of the proposed access road are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, the proposed project would not create a significant hazard to the public or the environment related to such, and **no impact** would occur. No mitigation measures are required.

Discussion Item IX-5:

The project area is not located within the vicinity of a public airport or a private airstrip, nor is the site within an airport land use plan. The nearest airport to the project site is the Truckee-Tahoe Airport, located approximately 9.5 miles northeast of the site. Therefore, the proposed project would not create safety hazards for people living or working in the project area as a result of being in close proximity to an airport, and **no impact** would occur. No mitigation measures are required.

Discussion Item IX-6, 7:

As part of the Fire and Resource Assessment Program, CAL FIRE identifies fire hazard severity zones in both State Responsibility Areas, which includes the portions of the State where CAL FIRE has the primary duty for wildland fire prevention and suppression, and Local Responsibility Areas, which include those parts of the State where a local jurisdiction, such as Placer County, has primary responsibility. Per the CAL FIRE Fire Hazard Severity Zone Viewer, the project site is in a State Responsibility Area, and is designated as a Very High Fire Hazard Severity Zone (VHFHSZ).¹⁷ Vehicular traffic in and out of Olympic Valley is constrained to one roadway – Olympic Valley Road. In the event of a wildfire in the Valley, residents and visitors, including those associated with the proposed project, would need to evacuate the Valley using Olympic Valley Road. The potential for the proposed project to impair implementation of an emergency evacuation plan requires further analysis in the EIR.

Therefore, the proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and could expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Thus, a **potentially significant** impact could occur.

¹⁷ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed November 2021.

Further analysis of these potential impacts will be discussed in the Wildfire chapter of the Granite View Condominiums EIR.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

The following discussions are partially based on the Drainage Report prepared for the proposed project by PSOMAS.¹⁸

Discussion Items X-1, 4, 6:

The following sections provide an analysis of potential impacts to groundwater and surface water quality associated with construction and operation of the proposed project.

Construction

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

¹⁸ PSOMAS. *Drainage Report, Granite View Project*. April 26, 2021.

the project site, including an intermittent stream located in the western portion of the project site and an ephemeral stream located in the eastern portion of the project site. Should sediment enter said drainages, downstream waterways, namely, Squaw Creek, could be adversely effected. Section 303(d) of the federal CWA requires states to identify surface water bodies that do not meet water quality standards. Such waters are placed on the CWA Section 303(d) list of impaired water bodies. Squaw Creek is identified on the CWA Section 303(d) list, as the surface water body does not currently meet the Basin Plan's¹⁹ water quality objective for sediment. Thus, construction activities associated with the proposed project have the potential to further degrade the water quality of Squaw Creek.

Operation

Development of the proposed project would result in the conversion of the VC portion of the undeveloped parcel to hotel/condominium uses and associated infrastructure. Such new land uses could result in new stormwater pollutants being introduced to the project area. Pollutants associated with the operational phase of the proposed project could include nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Nutrients that could be present in post-construction stormwater include nitrogen and phosphorous resulting from fertilizers applied to landscaping. Excess nutrients could affect water quality by promoting excessive and/or a rapid growth of aquatic vegetation, which reduces water clarity and results in oxygen depletion. Pesticides, which are toxic to aquatic organisms and can bioaccumulate in larger species, such as birds and fish, can potentially enter stormwater after application to landscaped areas within the project site. Oil and grease could enter stormwater from vehicle leaks, traffic, and maintenance activities. Metals could enter stormwater as surfaces corrode, decay, or leach. Clippings associated with landscape maintenance and street litter could be carried into storm drainage systems. Pathogens (from pets, wildlife, and human activities) have the potential to affect downstream water quality. These urban pollutants have the potential to enter stormwater runoff and affect downstream waterways. In addition, in the event that fractured rock beneath the project site contains groundwater, groundwater could be affected if degraded stormwater runoff infiltrates the soils on the project site.

The proposed project includes permanent on-site stormwater water treatment measures to capture and treat runoff from the on- and off-site impervious surfaces, including the building area and access road, respectively. Additional analysis will be included in the EIR to determine if the system is sufficient to adequately treat on- and off-site stormwater runoff.

Conclusion

Based on the above, the proposed project could have a **potentially significant** impact regarding violation of water quality standards or waste discharge requirements or otherwise substantially degrading ground water quality, the creation or contribution of runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition, and conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

Further analysis of these potential impacts will be discussed in the Hydrology and Water Quality chapter of the Granite View Condominiums EIR.

Discussion Item X-2:

Groundwater produced from the alluvial aquifer beneath the Olympic Valley has been the primary source of water supply in the area since the development of Squaw Valley. The alluvial aquifer underlying Olympic Valley is the Olympic Valley Groundwater Basin, designated by DWR as Groundwater Basin Number 6-108. According to the California Department of Water Resources, the Olympic Valley Groundwater Basin is designated Very Low priority.²⁰ The Sustainable Groundwater Management Act (SGMA) requires medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. As a Very Low Priority Basin, Olympic Valley Groundwater Basin is not subject to a GSP. Apart from the SGMA, the OVPSD prepared a Groundwater Management Plan (GMP) in 2007.²¹ The GMP evaluates the Basin and identifies a set of goals and objectives for Basin management, many of which focus on minimizing groundwater depletion and minimizing interference with recharge. As will be demonstrated below, the project will not conflict with these objectives.

¹⁹ The California Regional Water Quality Control Boards adopt and implement Water Quality Control Plans (Basin Plans), which recognize regional differences in natural water quality, actual and potential beneficial uses, and water quality problems associated with human activities.

²⁰ California Department of Water Resources. *SGMA Basin Prioritization Dashboard*. Available at: <https://gis.water.ca.gov/app/bp-dashboard/final/>. Accessed January 27, 2022.

²¹ Squaw Valley Public Service District. *Olympic Valley Groundwater Management Plan*. May 2007 (Revised June 1, 2007).

In general, the western portion of the Olympic Valley Groundwater Basin is more coarse-grained than the eastern portion of the Basin. Previously completed investigations have categorized geologic material in the Olympic Valley into three units with similar hydrogeologic characteristics.²²

Hydrogeologic Unit 1 – This unit is generally limited to the upper five to twenty feet of the Basin and is composed of fine sands and silts in the western portion of Olympic Valley, with increasing fine-grained material (clay, silt, and peaty organics) towards the east.

Hydrogeologic Unit 2 – This is the primary water bearing material in the Basin. The material is composed of gravels and sands, with silt and clay content increasing to the east. The depth and thickness of the material varies widely throughout the Basin, with the thickest and deepest portion in the west where the existing OVPSD and Squaw Valley Mutual Water Company (SVMWC) production wells are located. The second hydrogeologic unit was measured to be approximately 133 feet deep in the PlumpJack Deep Well located in the western portion of the project site.

Hydrogeologic Unit 3 – This unit is present primarily in the eastern portion of the Basin and is composed of fine-grained material with occasional sand and gravel. This unit has limited production capacity and the water in it could be of low quality.

The unconsolidated sediments in all three of the Hydrogeologic Units were deposited primarily by glacial, lacustrine, and fluvial processes. Groundwater is present in each of the units where they exist throughout the Basin, but their relative ability to store and transmit water varies. Generally, the materials in the western portion of the Basin have a larger capacity for water supply production than those in the east. As a result, all the existing municipal water supply wells are located in this area. The units are underlain by igneous bedrock with no primary porosity, meaning that its water holding capacity is from fractures. A major portion of the recharge to the Basin comes from mountain front recharge. Mountain-front recharge occurs as the result of infiltration of flow from streams that have headwaters in the mountainous areas adjacent to alluvial basins and groundwater flow from the aquifers in the mountainous areas to the aquifer in the alluvial basin.

Groundwater is found in fractures in the rocks surrounding the Basin. The project site is underlain by volcanic rock that is moderately to highly weathered, moderately fractured, and moderately strong to strong. A significant component of water from fractured bedrock sources does not occur in the western portion of the Olympic Valley Groundwater Basin, which implies that a strong connection between fractured bedrock groundwater does not occur in the mountains above the Basin and the Olympic Valley Groundwater Basin.²³ As a result, given that the project site is located in the slopes above the Basin, it is not anticipated to be a significant source of groundwater recharge; and development of the site with additional impervious surfaces would not substantially interfere with groundwater recharge.

In terms of groundwater use, as previously mentioned, potable water within Olympic Valley is provided by groundwater wells operated by OVPSD. The Water Supply Assessment (WSA) prepared for the VSVSP included a 2040 cumulative water demand evaluation, given that the Village project is anticipated to be fully built out by 2040. The cumulative water demand, among other components, accounted for undeveloped and underdeveloped commercial parcels within the Valley;²⁴ and thus, the water demand from buildout of the VC portion of the project site is generally accounted for in the cumulative water demand projections. It is also noteworthy that some of the cumulative growth assumed in the projections is speculative at this time (e.g., 104 net hotel rooms/condo bedrooms at the PlumpJack Squaw Valley Inn site). As shown in Table 1, the total demand in 2040 is estimated to be 1,254 acre-feet per year (AFY), of which 1,186 AFY would be served from the Basin. The remaining 68 AFY demand would be met by the OVPSD and SVMWC horizontal bedrock wells, which are expected to produce water at the same level as under historical conditions. As demonstrated in the table, the Basin is sufficient to meet the expected demand from the proposed project and other reasonably foreseeable development through 2040 with a margin of safety.²⁵

²² Todd Groundwater. *Updated Sufficiency of Supply Assessment for Village at Squaw Valley and Other Growth, Squaw Valley California* [pg. 3]. July 21, 2015.

²³ HydroMetrics. *Olympic Valley Creek/Aquifer Study Final Report*. November 2014.

²⁴ Farr West Engineering. *Technical Memorandum, Squaw Valley Public Service District Water Demand Projections Through 2040* [pg. 6]. June 10, 2015. The Farr West report is also included as Appendix A to the Village at Squaw Valley Specific Plan Water Supply Assessment.

²⁵ Placer County and Squaw Valley Public Service District. *Village at Squaw Valley Specific Plan Water Supply Assessment* [pg. 8-1]. July 22, 2015. According to the WSA [pg. 6-7], the criteria used for sufficiency of supply was 65 percent average saturated thickness. The margin of safety is representative of the fact that over the entire Modeled period the average percent saturation for all the wells in the western wellfield ranged from 77 to 99 percent, well above the 65 percent criteria. This indicates that there is sufficient available groundwater supply capacity to meet the estimated demands in 2040 with a margin of safety above the criteria.

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

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

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

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

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

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

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

Based on the above, the proposed project would have a **less-than-significant** impact with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No mitigation measures are required.

Discussion Item X-3:

The project site is located within the Lake Tahoe watershed. The 0.11-acre intermittent stream located on the project site drains into Squaw Creek, which drains into the Truckee River, and eventually into Lake Tahoe. The proposed project would include the development of a 52-unit hotel/condominium building on the 1.31-acre VC area of the site, a new off-site road for access to the proposed building, and an area with outdoor amenities, which would create new impervious surfaces on the project site. The creation of new impervious surfaces and alteration of drainage patterns on the project site could potentially increase the rate or amount of surface runoff entering the on-site drainages in a manner which would result in flooding on- or off-site and create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Thus, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Hydrology and Water Quality chapter of the Granite View Condominiums EIR.

Discussion Item IX-5:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel ID 06061C0330H, the project site is located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, outside the 500-year flood zone.²⁶ Thus, development of the proposed project would not place housing within a 100-year flood hazard zone nor place structures within a 100-year floodplain that would impede or redirect flood flows, and restrictions on development or special requirements associated with flooding are not requisite for the project. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam. However, the increase in impervious surfaces and the alteration of drainage patterns at the project site could potentially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Accordingly, the proposed project could impede or redirect flood flows, expose people or structures to risks related to flooding, or release pollutants due to inundation. As a result, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Hydrology and Water Quality chapter of the Granite View Condominiums EIR.

²⁶ Federal Emergency Management Agency. *FIRM 06061C0330H*. Available at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Accessed November 2021.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)	X			
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			X	

Discussion Item XI-1:

The project site is located at the western end of Olympic Valley, near existing single-family residences and the Olympic Village Inn. The proposed project would essentially serve as an extension of the already developed portion of the western end of Valley, and would not physically divide an established community. In addition, the proposed project would be consistent with the type and intensity of land uses currently existing within Olympic Valley. Therefore, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a *less-than-significant* impact would occur. No mitigation measures are required.

Discussion Item XI-2:

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

The focus of this section of the environmental checklist is whether the proposed project would conflict with plans or policies adopted for the purpose of avoiding or mitigating environmental effects. Per Section IV, Biological Resources, of this Initial Study, a 0.11-acre intermittent stream is located on-site and considered a WOTUS regulated under Section 404 of the CWA. Placer County General Plan Policy 6.B.2 requires new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional wetlands to achieve “no net loss”. Further analysis is required in the EIR to determine whether the proposed project improvements would impact the intermittent stream such that the project would conflict with this General Plan policy.

Placer County has also adopted policies related to GHG and sustainability, such as the PCSP. As discussed in Section VII of this Initial Study, the proposed project would generate an increase in GHG and energy demand. Consistency with plans and policies related to GHG emissions and energy efficiency will be evaluated in the Air Quality, Greenhouse Gas Emissions, and Energy chapter of the Granite View Condominiums EIR. The Noise Element of the Placer County General Plan includes several policies applicable to the proposed project, among which is Policy 9.A.2, requiring noise created by new non-transportation noise sources to be mitigated so as not to exceed the noise level standards in Table 9-1 of the General Plan, as measured immediately within the property line of lands designated for noise-sensitive uses. While the proposed project is residential in nature and not anticipated to generate substantial non-transportation noise, certain project components, such as the HVAC system (heating and air conditioning system) may generate noise that could exceed the County’s noise standards at the nearest sensitive receptors. Further analysis of the project’s limited noise sources will be included in the EIR.

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

Notwithstanding the above, this Initial Study demonstrates that the project complies with several plans and policies adopted for the purpose of avoiding or mitigating an environmental effect. For example, the Placer County General Plan includes several policies related to identification and protection of cultural resources. A site-specific cultural resources report was prepared for the project, which did not identify any known cultural resources within the proposed improvement areas. Nevertheless, in the event that unknown resources are unearthed during construction, this Initial Study includes mitigation measures requiring specific actions should cultural resources or human remains be encountered during ground-disturbing activities. In addition, section X, Hydrology and Water Quality, of this Initial Study demonstrates that the proposed project would not substantially deplete groundwater within Olympic Valley, nor substantially interfere with groundwater recharge, thus complying with Placer County General Plan 6.A.13. The proposed project is also required to comply with Placer County's adopted Affordable Housing and Employee Accommodation Fee Program. Two one-bedroom workforce housing units on-site would be deed-restricted and would provide accommodations for four employees, with two employees per unit.²⁷

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

Further analysis of applicable policies related to aesthetics, air quality, GHG emissions, and energy, biological resources, geology and soils, hydrology and water quality, noise, transportation, utilities and service systems, and wildfire will be discussed in their respective chapters of the Granite View Condominiums EIR.

Discussion Item XI-3:

The development of 52 hotel/condominium units at the site would not be expected to create incompatibilities with adjacent land uses given that the uses consist of either undeveloped forested land or developed uses similar to the proposed project. For example, a single-family residential neighborhood is located east of the project site and Olympic Village Inn and Olympic Village Lodge are located south of the project site. Undeveloped U.S. Forest Service land is located north of the project site, and undeveloped, forested land owned by Alterra Mountain Company Real Estate Development, Inc. (Alterra) is located to the west and south of the project site. In addition, the proposed building is limited to the portion of the project site currently designated VC, and the proposed use is consistent with the VC designation. Furthermore, the County's Design Review process, to which the proposed project is ultimately subject, would ensure that the project is compatible with development in the surrounding village area. Similarly, the proposed project would not result in a substantial alteration of the present or planned land use of an area because the project is consistent with the type of land use currently on-site and within the immediate vicinity.

In conclusion, the proposed project would have a **less-than-significant** impact with respect to development of incompatible uses and/or the creation of land use conflicts. No mitigation measures are required.

Discussion Item XI-4:

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

The proposed project would develop a hotel/condominium building within a portion of the County which is primarily characterized by forests and similar condominium and hotel buildings. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the project would not cause economic or social changes that would result in

²⁷ Novotny, Anne Marie, Housing Specialist, Placer County Community Development Resource Agency, Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management, November 5, 2021.

significant adverse physical changes to the environment such as urban decay or deterioration, and a **less than significant** impact would occur. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion All Items:

Pursuant to the California Division of Mines and Geology (CDMG), the project site is classified as MRZ-3a^(eg-15) for aggregate as a result of glacial deposits.²⁸ The MRZ-3a designation is used to describe areas underlain by geologic settings within which undiscovered mineral resources similar to known deposits in the same producing district or region may be reasonably expected to exist. However, according to the Geotechnical Engineering Report prepared for the proposed project by NV5, the Olympic Valley area and the project site are underlain by volcanic rock, not aggregate.²⁹ In addition, according to Table 8-6 in the Placer County General Plan EIR, the project area is not identified as an area containing existing or potential mineral extraction sites.³⁰ Thus, development of the project site would not result in the loss of availability of known mineral resources or mineral resource recovery sites. As such, **no impact** to mineral resources would occur as a result of development of the project. No mitigation measures are required.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The introduction of 52 hotel/condominium units to the project site would increase vehicular traffic in the area. Increased vehicle traffic would concomitantly increase the level of traffic noise along surrounding roadways, some of which are bordered by noise-sensitive residential uses. While the proposed project is residential in nature and not anticipated to generate substantial non-transportation noise, certain project components, such as the HVAC system (heating and air conditioning system) may generate noise that could exceed the County’s noise standards at the

²⁸ California Division of Mines and Geology. *Mineral Land Classification Map of Placer County, Plate 4, Placer Deposits*. 1995.

²⁹ NV5. *Geotechnical Engineering Report, Granite View Condominiums*. April 28, 2021.

³⁰ Placer County. *Placer County Countywide General Plan Final EIR* [pg. 8-25; Table 8-6]. July 26, 1994.

nearest sensitive receptors. The proposed project could expose persons to a permanent increase in ambient noise levels that could exceed the County’s applicable noise level standards. In addition, construction of the proposed project would temporarily increase ambient noise levels and groundbourne vibration in the site vicinity. Therefore, the proposed project could have a **potentially significant** impact related to short- and long-term increases in noise levels.

Further analysis of these potential impacts will be discussed in the Noise chapter of the Granite View Condominiums EIR.

Discussion Item XIII-3:

The project area is not located within the vicinity of a public airport or a private airstrip, nor an airport land use plan. The nearest airport to the project site is the Truckee-Tahoe Airport, located approximately 9.5 miles northeast of the project site. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise, and **no impact** would occur. No mitigation measures are required.

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:

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

The proposed project includes development of a five-story, 52-unit hotel/condominium building atop two levels of parking. The proposed project would increase the available housing within the project area, which would increase population in the area. In addition, the new off-site road that would provide access to the proposed building would allow for easier access and potential development of Alterra Lot 16, which is located adjacent to the project site. However, because the proposed project is consistent with the land use and zoning designations for the project site, the population increase associated with buildout of the project site has already been anticipated by the County and, thus, is not considered unplanned population growth. In addition, buildout of the adjacent Lot 16 is not unplanned, as it was evaluated and anticipated for development in the VSVSP and VSVSP EIR under the VC land use/zoning designation. Therefore, a **less-than-significant** impact would occur related to the inducement of substantial unplanned population growth. No mitigation measures are required.

Discussion Item XIV-2:

The project site does not contain any existing housing. Therefore, the proposed project would not displace existing people or housing, necessitating the construction of replacement housing elsewhere, and **no impact** would occur. No mitigation measures are required.

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

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

The approach to analyzing a project's impacts on public services, pursuant to CEQA, is often misunderstood. Industry practice has often focused on any type of demand upon a local department or district that may be generated by a project, such as an increased need for staffing, or the need for new equipment. These are important considerations, but they are not CEQA considerations per se. This important point can be seen by a careful reading of the language in Appendix G of the CEQA Guidelines (Section XV. Public Services). The language focuses on whether a project's increase in demand is such that a service provider would need to build new or expand existing governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives. The reason for this focus is that building new facilities, or expanding existing facilities, requires construction activities and disturbance of the physical environment, which is the focus of CEQA.

According to CEQA Guidelines Section 15002(g), a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. "Environment" means the physical conditions that exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance (PRC Section 21060.5).

The courts have affirmed this understanding. In the case *City of Hayward v. Board of Trustees of the California State University*, the First District Court of Appeal affirmed that the focus of CEQA analysis should be limited to physical environmental impacts related to a project.³¹ The court held that, "The need for additional fire protection services is not an environmental impact that CEQA requires a Project Proponent to mitigate."

With this important understanding, the analysis can proceed with appropriately focusing on an evaluation of whether the project's demand upon service providers would generate the need to build new facilities or expand existing facilities.

Discussion Item XV-1:

The 7.82-acre project site is currently undeveloped, but is located within the boundaries of the OVPSD. Thus, the proposed project would be served by the Olympic Valley Fire Department (OVFD). The OVFD serves approximately 1,500 full-time residents within a 14-square mile area, with a full-time staff of 13 people. At least three people are on duty 24 hours per day, 7 days a week. In addition, part-time paid firefighters are employed during busy periods. Two OVFD stations are located within Olympic Valley. Station 21 is located at 305 Olympic Valley Road, approximately 1.7 miles east of the project site. The second station, Station 22, is located just south of the project site, along Chamonix Place. Station 21 is fully staffed throughout the week, whereas Station 22 is staffed part-time during peak periods when "three-laning" is anticipated. Three laning refers to when traffic control is implemented in the Valley during peak periods to provide additional lanes of travel (i.e., converting Olympic Valley Road to three lanes of continuous travel). Peak periods include weekends during the ski season (approximately Thanksgiving through April), holidays, and larger summer events. It is noted that Station 22 is staffed through a funding arrangement between OVFD and Palisades Tahoe.

The OVFD strives to meet the National Fire Protection Association (NFPA) 1710 guideline for fire department responses which allows firefighters one minute to don their turnouts once an emergency call for service is received from dispatch and four minutes of drive time (i.e., a total of five minutes).³² The EIR will include additional analysis to determine whether OVFD can adequately serve the project during peak times/events in the Valley using its current facilities and staffing arrangements.

³¹ First District Court of Appeal. *City of Hayward v. Board of Trustees of the California State University*. (November 30, 2015) 242 Cal.App.4th 833.

³² Nevada County Consolidated Fire District. *Nevada County Consolidated Fire District Strategic Plan 2016-2021*. February 28, 2017.

Based on the above, the project could result in a **potentially significant** impact with respect to resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

Further analysis of this impact will be discussed in the Wildfire chapter of the Granite View Condominiums EIR.

Discussion Item XV-2:

The Placer County Sheriff's Department (PCSD) provides general law enforcement services to the County, including Olympic Valley. The Tahoe Substation in Tahoe City is the closest Sheriff's substation, located approximately 6.3 miles east of the project site. The added population from the proposed project could create an increased demand for PCSD protection services to the project area. As previously discussed, however, the 52 hotel/condominium units will be occupied by full-time residents as well as part-time guests, and thus, there may be periods when the building is not fully occupied. These units would not be expected to result in substantial adverse physical impacts associated with the provision of new or physically altered PCSD facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff's services. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

Discussion Item XV-3:

The Tahoe-Truckee Unified School District (TTUSD) provides public school services to Olympic Valley. Students living in Olympic Valley attend Tahoe Lake Elementary School (K-4), North Tahoe School (5-8), and North Tahoe High School (9-12), all of which are located in Tahoe City. The 52 units would be considered hotel/condominium units, and as such, it is reasonable to expect that not all units would introduce additional year-round residents that could bring new students to the TTUSD. In addition, payment of school impact fees by developers, has been deemed by the State, per SB 50, to be full and satisfactory mitigation. With the payment of the required school mitigation fees, and relatively minor contribution of new school-age children to the TTUSD, the proposed project would result in a **less-than-significant** impact related to school facilities. No mitigation measures are required.

Discussion Item XV-4:

The proposed project would include various outdoor amenities, including a 75-foot-long outdoor pool, firepits, hot tubs, small yoga/meditation pavilions, picnic benches, and a rooftop deck. Due to the availability of on-site recreational amenities, the proposed 52 hotel/condominium units would only minimally increase demand on existing parks and recreational facilities. Nonetheless, as discussed further in Section XVI, Recreation, of this Initial Study, the proposed project would be required to pay applicable in-lieu park fees pursuant to Section 16.08.100 of the Placer County Code. Therefore, the proposed project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Thus, the proposed project would result in a **less-than-significant** impact related to recreation. No mitigation measures are required.

Discussion Items XV-5, 6:

The following section describes the proposed project's potential adverse physical effects associated with maintenance and construction of County roads and library facilities.

Roads

The proposed project would result in the construction of 52 new hotel/condominiums and associated infrastructure, including a private access road that would connect to a public road (Chamonix Place) that has been planned for extension to the project site. All roadway improvements included in the proposed project would be funded by the project applicant.

While project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible due to the limited number of proposed units and associated vehicle trips. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance.

Libraries and Other Public Facilities and Services

Placer County maintains public facilities such as public libraries and community buildings which could potentially be used by residents of the proposed project. However, given the size of the proposed development, any additional demand generated by the proposed project would be relatively minor, and is not likely to result in the need to alter existing facilities or construct new facilities. Furthermore, the project applicant would be required to pay a Capital

Facilities Fee to the County prior to issuance of building permits on a per unit basis. Capital Facilities Fees are used to construct or expand a range of facilities, including jails, office space, libraries, health labs, and clinics.³³ A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

Conclusion

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

XVI. RECREATION:

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

Discussion All Items:

The Olympic Valley area is known for having an abundance of recreational amenities. In addition to snow-related activities such as skiing, snowboarding, and sledding, the Olympic Valley area is developed with facilities for golfing, swimming, tennis, hiking, bicycling, ice skating, and other recreational activities. The Placer County Parks and Ground Division operates and maintains several local and community parks, trails, and some open space areas in unincorporated Placer County. The proposed project includes development of a five-story, 52-unit hotel/condominium building atop two levels of parking. Seasonal and year-round residents associated with the 52 units would be expected to increase use of local parks and recreational facilities. However, the increase in the use of recreational facilities associated with implementation of the proposed project is expected to be relatively minor. While the proposed project includes common open space and recreational amenities such as hot tubs and a swimming pool, active park areas are not proposed on-site. As a result, the proposed project would be required to pay applicable in-lieu park fees pursuant to Section 16.08.100 of the Placer County Code. Therefore, the proposed project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Thus, the proposed project would result in a **less-than-significant** impact related to recreation. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)	X			

³³ Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report*. September 15, 2015.

2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
3. Result in inadequate emergency access or access to nearby uses? (ESD)	X			
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)	X			
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b)? (PLN)	X			

Discussion Item XVII-1-4:

The proposed project would result in an increase in vehicle traffic on the street system surrounding the project area. In addition, the project has the potential to generate new bicycle and pedestrian traffic. Determination of traffic impacts based solely on vehicle level of service (LOS) is no longer allowable based on CEQA Guidelines Section 15064.3. However, the potential remains for the proposed project to result in conflicts with General Plan policies related to transportation facilities, including transit, roadway, bicycle, and pedestrian facilities. A project-specific transportation analysis is currently being prepared by a technical expert, the result of which will be included in the EIR. Further analysis is required to determine if the proposed project could result in a **potentially significant** impact related to conflicts with a program, plan, ordinance or policy addressing the circulation system, hazards to vehicle safety due to geometric design features or incompatible uses, inadequate access for emergency vehicles, and insufficient parking capacity on or off-site.

Further analysis of this potential impact will be discussed in the Transportation chapter of the Granite View Condominiums EIR.

Discussion Item XVII-5:

The proposed project would result in increased VMT associated with future residents travelling between the project site and other locations within the project region. In June 2021, Placer County adopted VMT thresholds and screening criteria for East Placer. The proposed project would generate an increase in VMT within and beyond Olympic Valley. Further analysis of project-specific VMT will be conducted in the EIR to determine if said VMT would conflict with Placer County’s adopted VMT thresholds. Therefore, the proposed project could conflict with CEQA Guidelines Section 15064.3(b) related to VMT, and a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Transportation chapter of the Granite View Condominiums EIR.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)				
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Discussion Items XVIII-1, 2:

As discussed previously, the proposed project site does not contain any existing permanent structures. A search of the Sacred Lands File maintained by the NAHC returned negative results for the presence of known Native American sacred sites in the immediate project vicinity.

Pursuant to AB 52, invitations to consult were sent by Placer County to tribes who requested notification of proposed projects within this geographic area. Only the UAIC responded. The UAIC did not request consultation and deferred to the Washoe Tribe of Nevada and California, as the Washoe Tribe has the closest ties to the project area. The Washoe Tribe did not request consultation.

In addition, as part of the Cultural Resources Inventory prepared for the proposed project, Dr. Lindström contacted the three Native American tribes identified on the contact list provided by the NAHC by letter and email on January 15, 2021. The tribes included the UAIC, Washoe Tribe of Nevada and California, and Colfax-Todds Valley Consolidated Tribe. The Washoe Tribe responded by email on January 18, 2021 indicating “no knowledge of cultural resources within the project boundary.” When responses were not received from the remaining two tribes, a follow-up email was sent on January 27, 2021. To date, further comments have not been received. The correspondence and a summary communications log are presented in the Cultural Resources Inventory prepared for the proposed project.³⁴

Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the potential tribal cultural resources impacts to a *less-than-significant* level.

MM XVIII-1

Implement MM V-1 and MM V-2.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

³⁴ Susan Lindström, Ph.D., Consulting Archaeologist. *Granite View Project Cultural Resource Inventory*. February 2021.

infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)				
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)	X			

Discussion Item XIX-1:

The project site includes an existing sewer line along the eastern edge of the parcel and an existing water line along the western edge of the parcel. The proposed project would require access to sewer and water from the OVPSD, which provides water and sewer service to the area. Underground propane tanks served by AmeriGas would provide gas on-site for fire pits, fireplaces, and cooktops in the units. Electricity would be provided by Liberty Utilities, which currently provides electric service to Olympic Valley. Suddenlink would provide internet access. The EIR will include analysis of the infrastructure improvements required to connect the project to the existing systems on- and off-site, and whether these improvements could result in significant environmental effects due to their location. As such, a **potentially significant** impact could occur.

Further analysis of this potential impact will be discussed in the Utilities and Service Systems chapter of the Granite View Condominiums EIR.

Discussion Item XIX-2:

As demonstrated in Discussion Item X-2 of the Hydrology and Water Quality section of this Initial Study, the proposed project is not subject to a GSP, would not conflict with the objectives of the OVPSD GMP, and would not create an excess of water demand that would exceed the water supplies available from the alluvial aquifer beneath Olympic Valley, which is the primary source of water supply in the Valley. As demonstrated in Table 1 in Section X, Hydrology and Water Quality, the Olympic Valley Groundwater Basin is sufficient to meet the expected demand from the proposed project and other reasonably foreseeable development through 2040 with a margin of safety. Therefore, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years, and a **less-than-significant** impact would occur. No mitigation measures are required.

Discussion Item XIX-3:

The proposed 52-unit hotel/condominium building would result in an increase in wastewater requiring treatment and disposal. The Tahoe-Truckee Sanitation Agency (T-TSA) currently provides wastewater treatment for Olympic Valley and would serve the proposed project. T-TSA operates the Water Reclamation Plant located in Nevada County, along the Truckee River, approximately 11.5 miles northeast of the project site. The EIR will evaluate the capacity of the Plant and its ability to accommodate wastewater from the proposed project as well as existing and future planned development. This is considered a **potentially significant** impact.

Further analysis of this potential impact will be discussed in the Utilities and Service Systems chapter of the Granite View Condominiums EIR.

Discussion Item XIX-4, 5:

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

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

The proposed project includes the development of a 52-unit hotel/condominium building that would generate additional solid waste. The EIR will evaluate the available capacity of the receiving landfill to determine if the project's solid waste can be accommodated in addition to the solid waste generated by existing and future planned development. This is considered a **potentially significant** impact.

Further analysis of these potential impacts will be discussed in the Utilities and Service Systems chapter of the Granite View Condominiums EIR.

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

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

Discussion Items XX-1, 2, 3, 4:

According to the CAL FIRE Fire Hazard Severity Zone Viewer, the project site is in a State Responsibility Area, and is located within a VHFHSZ.³⁵ In the event of a wildfire in the Valley, emergency evacuation would be limited to a single point of entry/exit using Olympic Valley Road. The EIR will evaluate whether the additional vehicle trips associated with the proposed project, in combination with trips from existing and future anticipated growth within the Valley, would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan. Additionally, the project site is located on a hillside with a 24.5 percent slope and is partially surrounded by forests, which could expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire. Because of the project site's sloped topography, people and structures could be exposed to significant risks of downslope or downstream flooding, mudslides, or landslides should a wildfire burn through the area. Thus, a **potentially significant** impact could occur.

Further analysis of these potential impacts will be discussed in the Wildfire chapter of the Granite View Condominiums EIR.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a	X	<input type="checkbox"/>

³⁵ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed November 2021.

project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X	<input type="checkbox"/>

Discussion Item F-1:

As discussed in Section V, Cultural Resources, and Section XVIII, Tribal Cultural Resources, of this Initial Study, the proposed project would not result in significant impacts to historic resources. With implementation of MM V-1 and MM V-2, potential impacts to cultural resources and tribal cultural resources would be reduced to less-than-significant levels. However, further analysis is required to ensure that the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

Further analysis of these potential impacts will be discussed in the Granite View Condominiums EIR.

Discussion Item F-2:

The proposed project in conjunction with other development within Placer County could incrementally contribute to cumulative impacts in the project area. In particular, as discussed in Section III, Air Quality, of this Initial Study, the proposed project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants. Per Section VIII, Greenhouse Gas Emissions, of this Initial Study, buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations, and impacts related to GHG emissions and global climate change could be cumulatively considerable. In addition, per Section XVII, Transportation, of this Initial Study, the proposed project could result in a significant contribution to regional VMT.

Further analysis of these potential impacts will be discussed in the Granite View Condominiums EIR.

Discussion Item F-3:

As described in this Initial Study, implementation of the proposed project could result in impacts related to air quality and wildfire. As such, in the absence of appropriate mitigation, the project could cause substantial adverse effects on human beings.

Further analysis of these potential impacts will be discussed in the Granite View Condominiums EIR.

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval may be required:

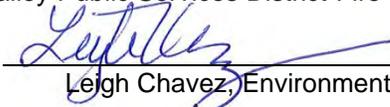
<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

H. DETERMINATION – The Environmental Review Committee finds that:

X	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Environmental Coordinator, Leigh Chavez
 Planning Services Division-Planner, Steve Buelna
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Monica Grammenos / Ed Staniforth
 Department of Public Works-Transportation, Ryan Decker
 HHS-Environmental Health Services, Laura Rath
 Parks and Open Space, Ted Rel
 Olympic Valley Public Services District-Fire Department, Chief Allen Riley

Signature:  Date: April 20, 2022
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
	<input type="checkbox"/> Visual Impact Analysis	

		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> BMP Plan
		<input checked="" type="checkbox"/> SWQP
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/>
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/>
		<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
		<input type="checkbox"/> Fire Safe Plan