COUNTY OF PLACER
Community Development/Resource Agency

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PLANNING SERVICES DIVISION
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HEARING DATE: June 25, 2015
ITEM NO.: 1
TIME: 10:05 AM

TO: Placer County Planning Commission

FROM: Environmental Review Committee

DATE: June 4, 2015

SUBJECT: **VILLAGE AT SQUAW VALLEY SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT (PSPA 20110385) – PUBLIC REVIEW AND COMMENT SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

GENERAL PLAN/COMMUNITY PLAN AREA: Squaw Valley General Plan and Land Use Ordinance

GENERAL PLAN DESIGNATION-/-ZONING: High Density Residential 10 bedrooms per acre (HDR-10), High Density Residential 20 bedrooms per acre (HDR-20), High Density Residential 25 bedrooms per acre (HDR-25), Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), Forest Recreation (FR), Conservation Preserve (CP).

ASSESSOR'S PARCEL NUMBERS
096-020-015, 096-540-009, 096-020-021, 096-540-016, 096-540-015, 096-221-013, 096-221-014, 096-221-012, 096-221-025, 096-221-036, 096-221-030, 096-490-019, 096-221-021, 096-221-029, 096-490-015, 096-490-019, 096-221-029, 096-221-019, 096-221-016, 096-104-001, 096-221-017, 096-020-020, 096-340-030, 096-540-003, 096-340-023, 096-060-066, 096-060-065, 096-010-012, 096-221-038, 096-221-018, 096-221-015, 096-230-035.

STAFF PLANNER: Alex Fisch, Senior Planner

LOCATION: The project site is located within the 4,700-acre Squaw Valley General Plan area in northeastern Placer County, also known as Olympic Valley. The Valley is located west of State Route 89 (SR 89), approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.7 acres consisting primarily of the 85-acre resort village area at the west end of the Valley at the existing ski resort base. In addition, an approximately 8.8-acre area referred to as the East Parcel, is located approximately 1.3 miles east of the main village area and 0.3 mile west of the intersection of SR 89 and Squaw Valley Road, across the street from the Squaw Valley Public Services District (SVPSD) offices and fire station.

The main Village area would be located predominantly within existing ski resort parking lots bounded by Squaw Valley Road and residential development to the north, ski lifts and related ski operations to the south, lodging, single-family residences, and undisturbed areas to the west, and a meadow and golf course to the east. Additionally, the main Village area borders or is adjacent to other existing developments including the Intrawest Village, the Squaw Valley Lodge, the PlumpJack Squaw Valley Inn, the Olympic Village Inn, and the Red Wolf Lodge. The East Parcel is bounded by Squaw Valley Road on the south, Squaw Creek and existing residences to the north, existing residences to the west, and forest land and the Olympic Estates Subdivision to the east.

APPLICANT: Squaw Valley Real Estate, LLC

PURPOSE OF DRAFT EIR PUBLIC HEARING:
CEQA Guidelines Section 15087 (i), Public Review of Draft Environmental Impact Report (EIR), states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as part of the CEQA process."

As part of the County's environmental review process, a public hearing on the Draft Environmental Impact Report is held during the public review period, which is 60 days in this instance, to encourage public comment and community participation. The public hearing provides responsible and trustee agencies, residents, civic organizations and other interested parties with an opportunity to provide comments on the Draft EIR. The 60-day public review period for this project ends July 17, 2015.

It is important to note that the purpose of this meeting is to receive comments on the Draft EIR. To this end, the County's EIR consultant will be present at this meeting to record comments. This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at a subsequent hearing on the project entitlements.

All parties who attend the Draft EIR public comment hearing may provide verbal or written comments. Parties who submit comments during the hearing or within the comment period will receive a written "Response to Comments" that is contained in the Final EIR. These same persons will also receive notification of the subsequent hearing to be held on the discretionary permit application.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site and all those individuals, civic organizations and entities that specifically requested notice of this proposed Project including all persons and parties that commented on the Notice of Preparation. In addition, notice was provided to the Squaw Valley Municipal Advisory Council (SVMAC), responsible agencies, including but not limited to the Squaw Valley Public Services District, and trustee agencies to which copies of the Notice of Availability of the DEIR were transmitted for review and comment. The DEIR was filed with the State Clearinghouse on May 18, 2015 (State Clearinghouse Number 2012102023). Public comments will be received during the comment period, which occurs from May 18, 2015 through July 17, 2015.

PROJECT DESCRIPTION:
The Village at Squaw Valley Specific Plan Project (Project) proposes to amend the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) in order to comprehensively plan development of a recreation-based, all-season mountain resort community located on 93.7 acres of land in the Olympic Valley.

The Specific Plan proposes to develop up to 850 hotel, condominium-hotel, and fractional ownership residential units with a maximum of 1,493 bedrooms of project development. The Specific Plan would also allow for development of new commercial, retail, and recreational land uses similar to uses currently allowed under the SVGPLUO. Some of these land uses include skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. New and replacement commercial uses in the plan area would total up to 297,733 gross square feet.

The 85-acre main village area would be comprised of two neighborhoods consisting of the Village Commercial – Core (VC-C) planning area located immediately east of the existing Intrawest Village, and the Village Commercial - Neighborhood (VC-N) planning area located in the northwest portion of the plan area adjacent to the existing Olympic Village Inn. The VC-C planning area is proposed to include a maximum of up to 517 units and 883 bedrooms of development, and the VC-N planning area is proposed to include a maximum of up to 333 units and 610 bedrooms of development. The Specific Plan would include provisions for transfer of density between parcels located within the VC-C and VC-N planning areas, and density transfers would be restricted to 25 percent of assigned density for sending or receiving parcels. Density could not be transferred to or from properties located outside of the Specific Plan.

A proposed Mountain Adventure Camp (MAC) is the project's main non-ski amenity. The MAC consists of an indoor recreation center totaling 90,000 square feet of wet-and dry-recreation amenities. The MAC would be connected to the outdoor village area through a series of interconnected indoor and outdoor pools. Proposed indoor amenities include a variety of family oriented passive and active recreation uses such as multi-generational arcades, bowling, a small movie theatre, saunas, pools, action rivers, rock climbing walls, simulated sky diving, and other recreation and entertainment uses.

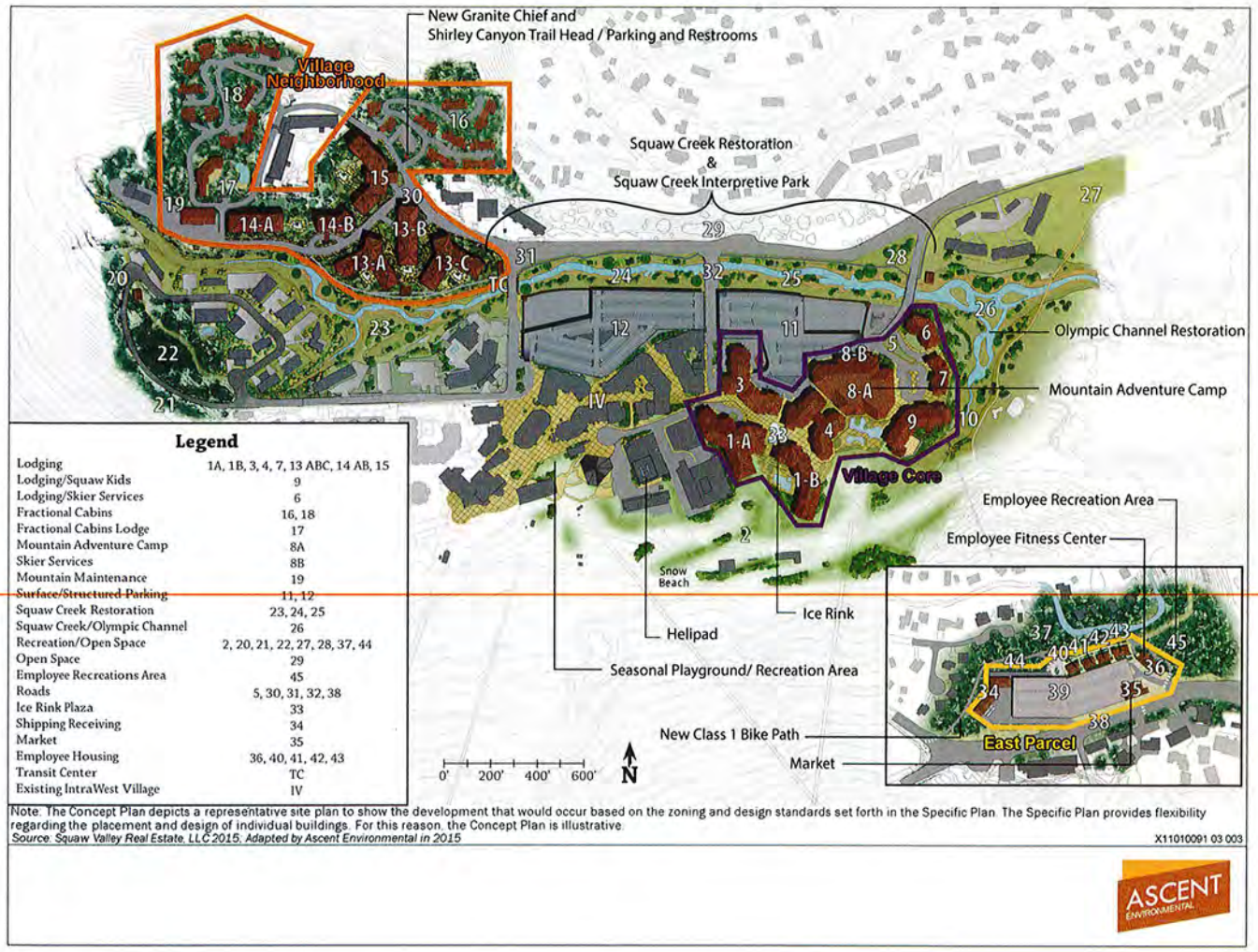
Development of the 8.8-acre East Parcel would include surface parking and structured parking facilities with up to 524 total parking spaces, employee housing for up to 201 new resort employees plus replacement housing for 99 employees (with a maximum of up to 300 employees), and up to 20,000 square feet of commercial uses including a 15,000 square-foot resort shipping and receiving facility and a 5,000 square-foot convenience store.

Commercial Land Uses

Up to 297,733 gross square feet of new and replacement commercial land uses would be built within the plan area, including hotel common areas, conference rooms, retail uses, restaurants and bars, and similar commercial uses. Within the Village Commercial Core, approximately 54,937 square feet of existing commercial uses would be removed and replaced with a total of 223,369 square feet of new commercial uses in an active village environment. Those uses would include the 90,000 square-foot Mountain Adventure Camp, a 20,000 square-foot skier services building, retail and restaurant space, and other commercial uses such as conference facilities and hotel operations.

Within the Village Neighborhoods, approximately 36,585 square feet of existing commercial uses would be removed and replaced with a total of approximately 40,364 square feet of new commercial uses. The Village Neighborhoods would include less intensive neighborhood-serving commercial uses such as spas, health care services, skier services, and recreational and resort-based facilities.

The existing Red Dog mountain maintenance and operations facility located at the base of the ski area just west of the Far East lift would be demolished and replaced with an approximately 10,000 square foot maintenance shop in the far western portion of the plan area. This area would be used for ski resort maintenance and related operations, and would provide space for heavy equipment maintenance, storage, and construction-related shop space. Additionally, this area could include offices, mountain maintenance facilities, and parking.



VSVSP Figure 2.1 - Illustrative Concept Plan

Parking Facilities

Development of the Village Commercial Core and Village Commercial Neighborhood portions of the Specific Plan would primarily be accomplished through redevelopment of existing ski resort surface parking lots. To address loss of existing ski resort surface parking and demonstrate how the project would meet its parking demand, a Parking Master Plan has been prepared. The Parking Master Plan anticipates that project buildout would require development of 5,110 total parking spaces to serve resort guests, employees, and the fifth highest day skier parking demand of 3,100 spaces. Of those 5,110 parking spaces, the project would result in an

estimated demand for approximately 2,010 parking spaces to serve resort guests, new commercial and retail land uses, and new project generated employees. 3,100 improved day skier parking spaces would be maintained throughout all phases of the project. To provide additional flexibility and parking capacity, surface parking and structured parking spaces are proposed to be managed flexibly through implementation of attendant assisted parking on peak ski days to increase the actual number of vehicles parked.

Proposed parking for resort guest lodging will be provided in podium and underground parking facilities located beneath newly constructed resort buildings, outdoor pedestrian plazas, and other common areas. Proposed day skier parking will continue to be provided in the existing Preferred Parking structure located south of the Intrawest Village adjacent to the ski resort base, and in the level 2 underground parking beneath the existing Intrawest Village. These two parking facilities currently provide 706 day skier parking spaces. In addition, day skier surface parking and structured parking facilities would be provided on Lot 11 and Lot 12 of the Specific Plan, which would be zoned Village Commercial Parking (VC–P) and would be developed specifically to serve day skier parking demand.

The project estimates that 166 of the 524 parking spaces constructed on the East Parcel would be needed to serve employees living onsite at plan area buildout. The remainder of the parking would serve project employees living offsite, but driving to work. Employees living at the East Parcel or driving to work and parking at the East Parcel would be transported to and from the Resort by a Resort-operated shuttle.

Squaw Creek Restoration

A portion of Squaw Creek, historically referred to as the Trapezoidal Channel and generally located between the Squaw Valley Road Bridge on the west and the Far East Bridge on the east, was channelized in preparation for the 1960 Winter Olympic Games. Channelization of this portion of the stream has resulted in several localized impacts within the Trapezoidal Channel including increased stream velocities, bed and bank erosion, poor water quality and flood impacts. Downstream stream reaches of Squaw Creek have been further negatively impacted as a consequence of degraded water quality, increased stream turbidity and stream bank erosion. Policies of the Squaw Valley General Plan require restoration of the Trapezoidal Channel when development of the properties adjacent to the Trapezoidal Channel occurs. To that end, the Specific Plan proposes to complete comprehensive restoration of the Trapezoidal Channel prior to recordation of the Final Map that creates the 600th resort guest bedroom.

Park and Recreation Improvements

The project proposes a mix of active and passive onsite and offsite recreation improvements. The proposed improvements include the Squaw Creek Interpretive Park, a passive park consisting of a Class 1 trail along the north side of Squaw Creek through the plan area, stream and wetlands area observation decks, interpretive panels to describe the restored stream habitat, and picnic areas. New public trailhead staging areas with public parking and flush restrooms would be constructed at both the Granite Chief Trail and the Shirley Canyon Trail. Flush restrooms, a sewer connection and sewer lift station would also be constructed at Squaw Valley Park. Seasonal children's playground facilities would be placed throughout the Village during the summer and fall to provide families with outdoor recreation spaces for children. The project also proposes to construct significant enhancements to the existing network of hiking, biking and horseback trails on ski resort and U.S. Forrest Service property located above the Valley floor, and would construct and establish Class 2 trails on roadways. The East Parcel would include a Class 1 trail connection to enhance employee options for multimodal transportation to and from work and to other areas within and outside of Olympic Valley. An

onsite recreation and fitness center would be constructed on the East Parcel as well as outdoor employee barbeque and picnic area.

Program/Project Level Entitlements

The Project includes a proposal for adoption of a Specific Plan, approval of a General Plan Amendment, approval of an amendment to the Squaw Valley General Plan (a Community Plan), approval of a Development Agreement, and a Large-Lot Tentative Subdivision Map. Adoption of the Specific Plan and the related actions and entitlements would enable approval of future project-level entitlements to implement buildout of the proposed Specific Plan, which would guide development of new ski resort lodging in the resort base area for the next 25 years.

Project level entitlements:

No project level entitlements are requested as part of this Specific Plan approval request. Project level entitlements would be requested separately following adoption of the Specific Plan. The proposed Large-Lot Vesting Tentative Map would carry no development rights and would be a financing tool only.

Program level entitlements:

Adoption of the Specific Plan would entail the following approvals:

- Certification of a Final Environmental Impact Report
- Amendment of the *Placer County General Plan* (2013) to incorporate the Specific Plan
- Amendment of the *Squaw Valley General Plan and Land Use Ordinance* (1983) to incorporate the Specific Plan
- Rezone of the plan area to include the Specific Plan zoning designation
- Adoption of the Specific Plan
- Adoption of the Development Standards and Design Guidelines
- Approval of a Development Agreement
- Approval of the Master Phasing Plan
- Approval of the Conceptual Employee Housing Plan; and
- Approval of the Conceptual Parks and Recreation Master Plan

SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR):

The Environmental Review Committee (ERC) prepared and circulated a Notice of Preparation (NOP) for this Draft EIR. The Notice of Preparation provides a preliminary evaluation of possible environmental impacts resulting from development and operation of the proposed project. This Draft EIR presents information concerning the environmental setting of the project area, identifies the project's potential impacts to the environment, and recommends mitigation measures to reduce these impacts.

The DEIR found that project impacts to the following environmental resource area would be less than significant without mitigation:

- Land Use and Forrest Resources (Chapter 4)
- Greenhouse Gas and Climate Change (Chapter 16) – Through 2020 regulatory period

The Draft EIR has identified potentially significant project impacts to the environmental resource areas noted below. These project impacts would be less than significant with implementation of mitigation measures identified in the Draft EIR. A summary of the impacts and mitigation measures can be found in *Chapter 2, Executive Summary,* of the DEIR.

- Population, Employment, and Housing (Chapter 5)
- Biological Resources (Chapter 6)
- Cultural Resources (Chapter 7)
- Visual Resources (Chapter 8)
- Traffic and Circulation (Chapter 9)
- Air Quality (Chapter 10)
- Noise (Chapter 11)
- Geology, Soils, and Seismicity (Chapter 12)
- Hydrology and Water Quality (Chapter 13)
- Public Services (Chapter 14)
- Hazardous Materials and Hazards (Chapter 15)
- Other CEQA Sections – Cumulative Impacts (Chapter 18)

In addition, some impacts in the following resource areas would remain significant and unavoidable with implementation of recommended mitigation measures.

- Cultural Resources (Chapter 7)
- Visual Resources (Chapter 8)
- Traffic and Circulation (Chapter 9)
- Noise (Chapter 11)
- Greenhouse Gas and Climate Change (Chapter 16) – Post 2020 regulatory period
- Other CEQA Sections (Chapter 18) – Cumulative Impacts

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS REQUIRING MITIGATION:
Provided below is an overview of the environmental resource areas that were identified as having the potential to be significantly impacted by the project and the mitigation measures developed to reduce those impacts. All project impacts discussed in this section can be reduced to a **less than significant** level. Project impacts not listed in this section are either less than significant without mitigation, or are discussed separately under the Significant and Unavoidable Environmental Impacts section of this report.

Chapter 5 - Population, Housing and Employment
Impact 5-3: Displace substantial numbers of housing or people.
The project would generate an additional 574 new full-time equivalent (FTE) employees annually. The *Placer County General Plan* requires that new development in the Sierra Nevada provide housing for a minimum of 50 percent of the FTE employees generated by a development project. Therefore, this project would be required to provide housing for 287 employees. In addition, the project includes removal of existing employee housing in the main Village area that currently provides housing for up to 99 staff. With the removal of these existing employee housing facilities, the project would need to provide housing for 386 employees to replace all lost capacity and meet the Placer County policy.

To reduce this impact to a less than significant level the project would implement Mitigation Measure 5-3 to develop a "VSVSP Employee/Workforce Housing Plan" for Placer County review and approval to ensure that the project would provide sufficient housing opportunities to accommodate a minimum of half of new FTE employees generated by the project.

Chapter 6 - Biological Resources

The project site encompasses a total of approximately 121 acres, which includes the 93.7-acre plan area and other proposed facilities such as the offsite water tank location and linear utility corridors where new or expanded utilities would be constructed. Additional areas just outside the main Village and the East Parcel boundaries were included in the project site to encompass construction impacts from supporting facilities associated with development of the Specific Plan. The major utility extensions from the plan area boundary include the sewer line corridor that follows Squaw Valley Road into the East Parcel, which ends just past SR 89 and the Truckee River, and the offsite water tank and associated utility lines just north of the Village Neighborhood area.

Most of the project site is developed and disturbed, with some undeveloped forest and meadow land. Approximately 400 feet of elevation change occurs from the highest point on the site (the water tank) to the lowest point on the site (portions of Squaw Creek), with elevations ranging between approximately 6,075 and 6,460 feet above mean sea level. Olympic Valley is surrounded on almost all sides by mixed conifer forest and rocky granite slopes. The mixed conifer forest within the project site provides habitat for forest associated species. A large meadow complex with swaths of willows with other riparian and wetland plant species extends from the golf course east of the ski area toward SR 89. This meadow area can provide high-quality forage and cover for many wildlife species. Squaw Creek, the Olympic Channel, and other small water courses and meadow habitats are also located within the project site. All of these riparian and wetland areas can provide important foraging habitat, cover, and water for wildlife.

Impact 6-1: Removal or degradation of sensitive habitats (jurisdictional wetlands, wet meadows, and riparian vegetation).

Implementation of the Specific Plan would result in direct removal and disturbance of sensitive habitats, including wet meadows, seasonal wetlands, riparian habitat, waters of the United States, and waters of the state. To reduce these impacts to a less than significant level, the project would implement Mitigation Measures 6-1a through 6-1d to; conduct delineation of waters of the United States, obtain authorization for fill and required permits, and compensate for regulated and unregulated wetlands; obtain and comply with a lake and streambed alteration agreement and compensate for unavoidable loss of stream and riparian habitat; implement Mitigation Measure 13-4, which would require the project to monitor and respond to groundwater effects (detailed under Impact 13-4, Hydrology and Water Quality); and, to implement water quality protection measures during project construction and operation.

Impact 6-2: Disturbance or loss of Sierra Nevada yellow-legged frog habitat.

The portion of Squaw Creek and associated meadows within the Village area provide suitable habitat for Sierra Nevada yellow-legged frog and are within designated critical habitat for the species. Construction and creek restoration activities would remove or degrade upland and creek channel habitat temporarily, which could result in injury or mortality to Sierra Nevada yellow-legged frog. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-2 to avoid and minimize effects on Sierra Nevada yellow-legged frog and its habitat through preconstruction surveys to determine the presence or absence of frogs, and consultation with USACE and USFWS to develop avoidance plans if frogs are determined to be present.

Impact 6-3: Disturbances to nesting raptors and special-status birds.

Project construction, creek restoration, and associated vegetation removal could result in nest abandonment, failure, or mortality of adults, chicks or eggs of common and special-status

raptors such as northern harrier and long-eared owl as well as other special-status birds including yellow-warbler, olive-sided flycatcher, and willow flycatcher if these species nest in the project area. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-3 to avoid and minimize effects on nesting raptors and special-status birds by conducting focused preconstruction surveys, and if nesting raptors or special-status birds are present, consultation with CDFW will occur to determine methods for avoidance including, but not limited to, establishment of buffers and potential alterations to the project design to achieve avoidance.

Impact 6-4: Disturbance or loss of Sierra Nevada mountain beaver and its habitat.
The project area includes approximately 0.21-acres of riparian habitat that is potentially suitable for Sierra Nevada mountain beaver that would be disturbed or removed during construction activities associated with the East Parcel. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-4 to avoid and minimize effects on Sierra Nevada mountain beaver. The mitigation would require preconstruction surveys to determine the presence or absence of beavers, and if present, enactment of a series of measures to determine the breeding status of adults, if young are present implementation of measures to protect the nest site until the young have left, and if no young are present to safely exclude adults from the nest site.

Impact 6-5: Disturbance or loss of Sierra Nevada snowshoe hare or its habitat.
Construction activities in the Village area and the East Parcel could temporarily disturb snowshoe hare or their habitat located within the project site. The removal of trees and vegetation for the Village area and East Parcel would also result in permanent loss of habitat suitable to snowshoe hare. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-5 to avoid and minimize effects on Sierra Nevada snowshoe hare. The mitigation would require preconstruction surveys to determine the presence or absence of snowshoe hare, and if present, enacting a series of measures to determine the breeding status of adults, if young are present implementation of measures to protect the nest site until the young have left, and if no young are present to safely exclude adults from the nest site.

Impact 6-6: Disturbance or loss of spotted bat, pallid bat, western red bat, and Townsend's big-eared bat and their habitat.
Construction of the plan area and Squaw Creek restoration improvements could result in the disturbance to day roosts, as well as injury and mortality of individual pallid bats, Townsend big-eared bats or western red bats through removal of large trees and noise disturbance, which would be a potentially significant if maternity roosts are present or if construction activities would cause mortality or injury to these special status bat species. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-6 to avoid and minimize effects on pallid bat, western red bat, and Townsend big-eared bat by conducting focused preconstruction surveys to determine if roost sites are present and consultation with CDFW to determine appropriate buffers for active maternity roost sites or to acquire authorization to remove non-maternity roost sites.

Impact 6-7: Disturbance or loss of animal movement and migratory corridors.
The project area supports migratory deer, potentially resident deer, and may support fawning habitat within meadow and riparian habitat. If deer use habitat on the project site for fawning, deer fawning may be impacted temporarily through construction noise, which could result in a potentially significant impact. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-7 to avoid and minimize effects on mule deer fawning

habitat through preconstruction surveys to determine the presence or absence of fawning habitat and protective measures during construction, including fencing and covering utility trenches at night.

Impact 6-8: Disturbance or loss of special-status plants.
Implemention of the Specific Plan could result in direct removal and disturbance of alderleaf coffeeberry habitat and habitat that could be occupied by other special-status plant species. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-8 to avoid, minimize, and compensate for effects on special-status plants through implementation of mitigation measures 6-1a through 6-1d, and through conduction of preconstruction surveys. Construction buffers may be established, and where avoidance is not feasible the project shall consult with the CDFW and/or USFWS to determine appropriate mitigation measures such as seed harvest, relocation, enhancement of existing populations, and other appropriate mitigation measures.

Impact 6-9: Tree removal.
Construction of the Specific Plan would result in the removal or damage of trees for project facilities and the Squaw Creek restoration. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-9 to avoid and minimize effects on trees and to compensate for tree removal in accordance with the provisions of the Placer County Tree Preservation Ordinance.

Impact 6-10: Effects of additional trail construction and improvements.
To meet County requirements for provision of recreational facilities, existing trails could be improved, and new trails could be developed in offsite locations such as the ski resort mountain. Depending on the specific locations of these trails and the types and magnitude of their effects on biological resources, potentially significant impacts to biological resources could occur. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-10, which requires the application of all previously described biological resource mitigations for potentially impacted offsite resources.

Impact 6-11: Construction phase water quality impacts to fish and aquatic resources.
Implementation of the project would require construction activities over multiple phases and several seasons, which would result in impacts associated with work within or adjacent to the Squaw Creek channel, the Olympic Channel, and other surface water bodies and drainage features that are vulnerable to direct and indirect discharges of sediment and other contaminants. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-11 to require implementation of Mitigation Measures 13-1 and 13-2 (described under Hydrology and Water Quality).

Impact 6-12: Construction phase dewatering impacts to fish and aquatic resources.
Implementation of the project would require construction activities within the active stream channels of Squaw Creek which could result in significant impacts to sport fisheries productivity if stream dewatering would result in mortality of breeding adults or suitable breeding habitat. To reduce sport fisheries impacts to a less than significant level, the project would implement Mitigation Measure 6-12 to prepare and implement a fish rescue plan for CDFW approval prior to conducting stream dewatering activities in order to capture and relocate fish to active stream areas.

Impact 6-13: Potential long-term impacts to fish and aquatic resources related to increased groundwater extraction.
Development of the Specific Plan would rely on groundwater as its primary water source and the increase in total water extraction could reduce groundwater support to stream flow and surface water elevations in Squaw Creek. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 6-13 to require implementation of Mitigation Measures 6-1c and 13-4 (described under Hydrology and Water Quality).

Chapter 7 - Cultural Resources
The project area falls within the center of Washoe territory, with primary use by the northern Washoe or *Wa She Shu* (e.g. Washoe people). The closest Washoe ethnographic encampments have been noted in west Truckee, around Donner Lake, and at Tahoe City. Evidence of seasonal encampments and associated artifacts associated with hunting, fishing, and gathering have been found within Olympic Valley. In addition, the project area, the Olympic Valley, and the Truckee River corridor area near the mouth of Olympic Valley included significant historic use sites and features associated with the initial settlement of the area and uses over time including mining, lumbering, grazing and transportation. Most significantly, the Squaw Valley Resort hosted the VIII Winter Olympic Games in 1960, which included the first live broadcast Winter Olympics and is credited with fomenting the rise of North American ski culture and invigorated interest in North American ski resort development, particularly in the Western United States.

Impact 7-2: Accidental discovery of human remains.
Although unlikely, construction and excavation activities associated with project development could unearth previously undiscovered or unrecorded human remains, if they are present. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 7-2 to stop work if human remains are discovered and to contact the Placer County Coroner and the Native American Heritage Commission to determine the origins of the remains, and proper burial.

Impact 7-3: Disturb archaeological resources or ethnic and cultural values.
Construction and operation of the proposed project could cause a substantial change in the significance of an archaeological resource if it is uncovered or disturbed during project construction. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 7-3a through 7-3d to; conduct Native American monitoring prior to earth disturbing phases of construction; develop and implement a worker awareness program for accidental discovery of heritage and cultural resources; stop work in the event of an archaeological discovery; and, to prepare subsequent evaluation reports to determine the potential for discovery of heritage or cultural resources prior to construction of offsite replacement sewer infrastructure once the final alignment is determined.

Chapter 8 – Visual Resources
The Visual Resource impact analysis section of the DEIR includes individual impact analyses that were determined to result in impacts that would be less than significant or less than significant with mitigation to some aspects of the analysis, but would also result in significant and unavoidable impacts. To avoid redundancy, those impact discussions have been included in the Significant and Unavoidable Impacts section of this report.

Chapter 9 - Traffic and Circulation
Due to seasonal variations in project usage, the traffic impact analysis analyzes project impacts during both summer and winter conditions, which are distinct in their traffic characteristics and

peak traffic conditions. Winter conditions analyzed in the DEIR are generally representative of about the 5th to 7th busiest hour of the winter season and analyze Saturday AM and Sunday PM Peak Hour conditions. Summer conditions represent a Friday afternoon peak hour in August, which typically represent peak conditions resulting from various recreational activities and overnight visitor travel to seasonal residences, rentals, or other lodging accommodations.

Impact 9-1: Impacts to Placer County roadways.
Vehicle trips generated by the proposed project would worsen traffic conditions along the segment of Squaw Valley Road between Squaw Creek Road and the Village Area from Level of Service D (LOS D) to LOS F during the Saturday winter daily condition, which would be a significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 9-1a and 9-1b to conduct traffic management along Squaw Valley Road between SR 89 and the Village area, and to develop and distribute real-time information regarding Village area parking and average travel speeds on Squaw Valley Road.

Impact 9-2: Impacts to Placer County intersections.
The proposed project would worsen operations to unacceptable levels or exacerbate already unacceptable operations at four intersections along Squaw Valley Road, which are under the jurisdiction of Placer County, including:

- Squaw Valley Road/Village East Road
- Squaw Valley Road/Far East Road/Christy Hill Road
- Squaw Valley Road/Wayne Road
- Squaw Valley Road/Squaw Creek Road

At each of these four study intersections, operations are already at unacceptable levels, based on existing LOS standards, during one or more peak hours. The project would add trips to each intersection, causing a greater than 2.5-second increase in delay. Therefore, this impact would be significant. To reduce these impacts to a less than significant level the project would implement Mitigation Measures 9-2a through 9-2d to; restrict and redirect northbound movements on Far East Road; conduct traffic management at either the Squaw Valley Road/Wayne Road or Squaw Valley Road/Eric Road intersections; conduct traffic management at the Squaw Valley Road/Squaw Creek Road intersection (ski season); and, monitor and when warranted, conduct traffic management at the Squaw Valley Road/Squaw Creek Road intersection (summer season). Except for the Squaw Valley Road/Village East Road intersection, these mitigations would reduce this impact to a less-than-significant level for all intersections within the plan area because these measures would restore operations to acceptable levels. The residual significance of the impact to the Squaw Valley Road/Village East Road intersection is discussed further under the Significant and Unavoidable impacts section of this report.

Impact 9-7: Impacts to transit.
The proposed Specific Plan describes several planned transit service expansions, some of which are listed as policies in the Specific Plan. However, the policies and service expansions do not explicitly require that the project applicant ensure that an adequate supply of public transit service be available to meet the anticipated demand. This would result in a potentially significant impact if additional demand for transit service occurs prior to expansion of transit services. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 9-7 to contribute fair share or create a Community Service Area (CSA) or a Community Facilities District (CFD) to fund increased transit service.

Impact 9-8: Construction impacts.
Project construction would generate employee and truck trips, which would use segments of SR 89 and Squaw Valley Road. These activities could cause impacts associated with lane closures, damage to roadways, and increased conflicts with bicyclists and pedestrians. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 9-8 to develop a Construction Traffic Management Plan to detail allowances and restrictions including but not limited to guidance on the number and size of trucks allowed to access the project site each day, identification of arrival and departure times that would minimize traffic impacts, criteria for use of flaggers and traffic controls, and limitations on construction activity during peak and holiday weekends and special events.

Chapter 10 - Air Quality
The Air Quality section of the Draft EIR addresses the potential impacts of the proposed project on local and regional air quality by describing existing air quality, construction-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with the proposed project and the impacts of these emissions on both the local and regional levels.

Impact 10-2: Long-term, operation-related emissions of criteria air pollutants.
Operation of the Specific Plan under full buildout would result in days where the mass emissions of reactive organic gases (ROG) and nitrogen oxide (NO_X,) ozone precursors, would exceed the Placer County Air Pollution Control District recommended mass emission threshold of 82 pounds per day. Accordingly, long-term operational emissions of ROG and NO_X, which are primarily associated with vehicle trips and other operational sources of emissions that utilize propane or natural gas, could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of Placer County which would be a significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 10-2 to implement an ongoing ROG and NO_X emissions review and reduction program as individual projects within the plan area are entitled and constructed.

Chapter 11 - Noise
Impact 11-2: Construction vibration impacts.
Pile driving could be utilized as a construction method for some structures in the project area, which would result in impacts to sensitive receptors (people) and existing structures located in close proximity to potential pile driving locations. These temporary impacts are potentially significant. To reduce these impacts to a less than significant level, the project would implement Mitigation Measures 11-2a and 11-2b to implement vibration noise reduction measures and to develop and implement a vibration control plan.

Impact 11-3: Exposure of existing sensitive receptors to new or additional operational project-generated stationary noise sources.
Noise sources associated with development of the project, including Heating Ventilation and Air Conditioning (HVAC) units, back-up emergency generators, vehicular and human activity in parking lots, loading dock and delivery activities at commercial/retail land uses and activities at outdoor recreational land uses, would result in excessive noise levels at existing sensitive receptors that would exceed applicable Placer County noise standards resulting in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 11-3 to reduce noise exposure to existing sensitive receptors

from proposed stationary noise sources through application of a program of design criteria and operational requirements.

Impact 11-4: Exposure of new sensitive receptors to existing and new stationary noise sources.
The project would result in the development of mixed-use resort type land uses including new noise-sensitive receptors. New sensitive receptors would be located in close proximity to new stationary noise sources (e.g., HVAC units, electrical generators, outdoor activity areas, parking lots, and commercial loading docks) associated with Specific Plan, which could expose these receptors to noise in excess of allowable noise levels resulting in a potentially significant noise impact. To reduce these impacts to a less than significant level, the project would implement Mitigation Measures 11-4a and 11-4b to reduce stationary noise exposure to new sensitive receptors by limiting outdoor noise generating uses after 10:00p.m., and by conducting site-specific noise study during discretionary project review.

Chapter 12 - Soils, Geology, and Seismicity
The Geology and Soils section describes the geologic and soil characteristics of the project site and evaluates the extent to which implementation of the proposed project could be affected by seismic hazards such as ground shaking, liquefaction, and expansive soil characteristics.

Impact 12-1: Exposure of structures and persons to effects of ground rupture and shaking.
Implementation of the proposed project would include construction of structures in the vicinity of earthquake fault traces in the main Village area that are possibly active and in a region subject to moderately strong ground shaking in the event of an earthquake on regional faults. Additionally, the steep terrain and relatively unconsolidated geologic materials surrounding and underlying the project site indicate that secondary effects could include triggered landslides that might affect structures or people. Therefore, this would be a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 12-1 to prepare a final fault evaluation and implement recommendations, which may include specification of building setbacks in order to minimize hazards associated with surface rupture risks.

Impact 12-2: Exposure of structures and persons to risks of liquefaction and lateral spreading due to seismic shaking.
Implementation of the proposed project would include construction of structures in an area with subsurface materials subject to liquefaction and lateral spreading that could produce instability, structural damage, or risk of injury to persons if not properly anticipated and addressed. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 12-2 to prepare a final geotechnical engineering report and implement recommendations for issues including but not limited to, special problems such as groundwater or expansive soils, grading, and structural foundation designs.

Impact 12-3: Exposure of structures and persons to effects of snow avalanche.
Implementation of the project would include construction of structures within areas currently designated as snow avalanche hazard zones (PAHAs) and would increase the frequency and number of persons present in PAHAs. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 12-3 to require new buildings constructed within moderate PAHAs to be designed in accordance with the structural specifications of the Geotechnical Engineering Report, ensure that operations on the ski terrain of Squaw Valley continue to implement avalanche mitigation programs, and to post mapped information and

physical noticing in outside areas within a PAHA (as well as indoor spaces) including specific emergency response and evacuation instructions.

Chapter 13 - Hydrology and Water Quality

The Hydrology and Water Quality section describes the drainage and hydrological characteristics of the project site and the extent to which project implementation could impact stormwater quality and result in impacts to water quality and surface flows in Squaw Creek.

Impact 13-1: Well and sewer line construction and abandonment risks to groundwater and surface water quality.

Implementation of the proposed project would result in the construction new water supply wells, destruction of some existing wells, and abandonment of some existing sewer lines. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 13-1 to implement water and sewer infrastructure water quality protection measures to ensure that new and replacement wells are constructed in accordance with State and County regulations, to ensure that abandoned wells are properly destroyed to prevent groundwater contamination, and to ensure that abandoned sewer lines are properly protected.

Impact 13-2: Construction phase degradation of surface and groundwater water quality.

Implementation of the proposed project will require multiple phases and several seasons of construction activities that involve grading, earth moving, excavation, underground infrastructure installation, building construction, and crossings of the stream corridor, and much of this construction activity will occur in locations overlying the unconfined groundwater aquifer. This activity will result in potentially significant impacts. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 13-2a and 13-2b to implement standard construction water quality protection measures during project construction and operation, and to implement additional construction water quality protection measures including, but not limited to; prepare a hazardous materials contingency plan; sample excavated site soils Intended for Reuse in Restoration of Squaw Creek; prepare a Construction Dewatering and discharge plan; and, protect vulnerable far east bridge sewer pipeline crossing during squaw creek restoration.

Impact 13-4: Long-term land cover changes and increased groundwater production effects on groundwater patterns, recharge, and aquifer storage in the Olympic Valley Groundwater Basin.

Implementation of the proposed project would result in a net increase in the area of impervious surfaces (e.g., paved surfaces and buildings) by 0.27 acre in the main Village area. This total increase in impervious surface would have a less-than-significant impact on potential groundwater recharge. While the project would increase demand and groundwater pumping and could result in changes in groundwater flow paths and cause local draw-downs, available studies indicate that it would not substantially reduce the aquifer storage relative to capacity or result in a long-term lowering of the local groundwater table. This conclusion is based on evaluation and modelling of a particular wellfield configuration with certain operating parameters as identified in the Water Supply Assessment (WSA) prepared for the project. The ultimate configuration and operating procedures could differ from those evaluated in the WSA. Thus, there is a potential for the project to adversely affect groundwater availability and well operations, which would result in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 13-4 to verify performance of groundwater pumping system as new water supply wells are constructed and operated.

Impact 13-5: Groundwater pumping changes to groundwater and surface water interactions and water quality within and downstream of the plan area.
Specific Plan development will rely on groundwater as its primary water source, and the increase in total extraction, along with continued and increased pumping in existing and new wells, could reduce groundwater support to streamflow and surface water elevations or expand the spatial extent and duration of dry streambed within and downstream of the main Village area. If the well field is not configured or operated in a manner consistent with the WSA and applicable groundwater plans, vegetation loss could occur in the Squaw Creek corridor, leading to potential erosion within the stream, which could result in potentially significant impacts to water quality. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 13-5 (implement Mitigation Measure 13-4) to ensure that groundwater management is implemented in a manner that is consistent with the operational parameters described in the WSA (which would result in confirmation that groundwater pumping does not result in losses of riparian vegetation in the west channel or upper east channel of Squaw Creek), and monitoring of riparian vegetation in the portions of the creek that would be most affected by reduction in groundwater levels, and replacement of such vegetation if it is lost.

Impact 13-6: Reconfiguration of Squaw Creek and the Olympic Channel.
As part of proposed Squaw Creek Restoration, implementation of the project would reconfigure the flow lines, channel shapes, sizes, and overbank areas along the segments of Squaw Creek and the Olympic Channel within the main Village area. While successful implementation would be a beneficial impact, without monitoring, adaptive management, and assurances of ongoing funding to support these activities, creek restoration efforts might not provide the anticipated benefits and could result in greater disturbance to hydrologic conditions and water quality than benefit, which would result in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 13-6 to implement Mitigation Measures 6-1a and 6-1b to develop performance criteria for creek restoration, monitoring and adaptive management for the restoration, and to provide ongoing funding to support these activities.

Impact 13-7: Long-term management of runoff volumes, peak flows, and snow storage, and risks of potential degradation to water quality.
Implementation of the proposed project would enlarge the total area of impervious surfaces, upgrade the stormwater drainage system, improve the separation of mountain runoff from urban runoff, install additional traditional and Low Impact Development (LID) stormwater quality protection measures, and modify snow storage locations and practices. This impact in the main Village area would be less than significant and the impact to the East Parcel would be potentially significant. To reduce this impact to a less than significant level on the East Parcel, the project would implement Mitigation Measure 13-7 to reduce long-term water quality degradation from snow and stormwater runoff relocate snow storage away from the margin of the stream and wetland to an area within the core developed area.

Impact 13-8: Exposure of people to flood hazards.
Completion of the Squaw Creek corridor restoration plan, including consideration of the build out hydrology, will modify the 100-year floodplain boundaries and water surface elevations. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 13-8 to include flood hazard warning signs for recreation facilities along Squaw Creek (e.g. Class 1 trail and picnic areas) that could be inundated during flood events and to utilize iterative modelling for design and sizing of stormwater conveyance facilities as the plan area builds out.

Chapter 14 - Public Services

Impact 14-1: Increased demand for potable and irrigation water.

Implementation of the project would result in additional water demand on the Olympic Valley alluvial aquifer of up to 234 acre feet per year (AFY) by 2040. By 2040, other cumulative growth is estimated to require up to 129 AFY, for a total additional demand of 363 AFY by 2040. Extracting sufficient groundwater from the aquifer to meet the forecasted demands would not be expected to reduce groundwater below adopted criteria if the wellfield is properly designed and wells are installed accordingly. However, this impact would be potentially significant if the wellfield that is ultimately constructed differs from the configuration evaluated in the Water Supply Assessment (WSA). To reduce this impact to a less than significant level, the project would implement Mitigation Measures 14-1a through 14-1c to; implement Mitigation Measure 13-4, thereby ensuring that the wellfield configuration and operation are consistent with the parameters of the WSA and applicable groundwater plans; obtain water supply verification letter from the Squaw Valley Public Service District (SVPSD) for each development phase; and, obtain a will-serve requirements letter from the PSD.

Impact 14-2: Increased demand for wastewater collection, conveyance, and treatment.

The project would be served by existing and upgraded sewer facilities that have sufficient capacity to collect, and convey wastewater through the project area. Furthermore, the Tahoe-Truckee Sanitation Agency (T-TSA) has sufficient capacity to treat wastewater at its treatment plant outside of Truckee. However, there may not be sufficient capacity in the Truckee River Interceptor (TRI) during peak flow periods to serve existing plus project flows, which would result in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 14-2a and 14-2b to provide sufficient onsite wastewater detention facilities in the project to time release of wastewater flows to off-peak conditions when the TRI has sufficient capacity, and to obtain a will-serve sewer requirements from the SVPSD for each development phase project.

Impact 14-7: Increased demand for fire protection and emergency medical services.

The project would increase demand for fire protection and emergency medical services. If a new fire substation is not constructed to serve the west end of Olympic Valley, existing fire protection facilities and staffing may not be able to maintain targeted response times under all conditions, which would result in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 14-7a and 14-7b to implement Mitigation Measure 9-7 to require development and approval of a Construction Traffic Management Plan that includes measures to maintain emergency vehicle access on area roadways, and to provide sufficient funding and resources to maintain emergency response times. The project applicant will be required to enter into a development agreement with the SVPSD containing defined benchmarks for staffing, facilities, and equipment at various phases of project development.

Chapter 15 - Hazardous Materials and Hazards

Implementation of the Specific Plan would require the demolition and removal of six existing structures, five of which were constructed before the early 1980's. These existing structures are believed to contain hazardous materials, including asbestos, lead, and heavy metals – primarily because many of the existing structures date to before the use of these materials was heavily restricted. Demolition of structures could result in inadvertent release or improper disposal of debris containing potentially hazardous materials. However, federal, state, and local regulations have been developed to address potential impacts related to the handling and disposal of hazardous materials during demolition. Potential impacts can be minimized through adherence

to regulatory standards that prescribe specific methods of material characterization and handling.

Impact 15-2: Exposure of people and the environment to hazardous materials.
Construction activities associated with development of the project would include demolition of existing structures, clearing of on-site areas, excavation and relocation of soil on the project site, and backfilling and compaction of soils which would result in potentially significant impacts. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 15-2a and 15-2b to minimize the potential for accidental release of hazardous materials through implementation of programs and procedures for identifying hazardous building materials prior to building demolition and enacting work plans to mitigate exposure, and to implement Mitigation Measure 13-2b to prepare a Hazardous Materials Contingency Plan for unanticipated discovery of potentially hazardous materials during demolition or project construction.

Impact 15-4: Interference with an adopted emergency evacuation plan.
The existing surface parking lots at the Squaw Valley Ski Resort are currently used as the emergency rally point during emergencies, and would continue to be used as such during project construction. In the long-term, the new parking structures on Lot 11 and Lot 12 would serve as the emergency rally point. During project construction and peak operational days, increased traffic congestion along Squaw Valley Road and SR 89 could interfere with the use of these main roadways for emergency evacuation routes. Although this impact would be temporary and intermittent over the 25-year construction period, this impact would be potentially significant. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 15-4 to implement Mitigation Measure 9-8 to prepare a Construction Traffic Management Plan to, among other objectives, require removal of potential traffic obstructions during emergency evacuation events.

Impact 15-6: Expose people or structures to a significant risk of loss, injury, or death involving wildfires.
Implementation of the Specific Plan would expose people and structures to an area with a high risk of wildfire in both the main Village are and the East Parcel, which would result in a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measures 15-6a and 15-6b to verify compliance with CAL FIRE regulations for emergency access and structural fire suppression during review of each subsequent Tentative Subdivision Map and to implement Mitigation Measure 14-7b to enter into an agreement with the Squaw Valley Fire Department to ensure the department has adequate assets and resources to serve the project; and to implement Mitigation Measure 9-8 to prepare a Construction Traffic Management Plan to, among other objectives, require removal of potential traffic obstructions during emergency evacuation events.

Impact 15-7: Create or expose people to an existing source of health hazards.
Construction and operation of the Specific Plan could result in creation of additional mosquito breeding habitat. Creation of additional mosquito breeding habitat could contribute to an existing health hazard associated with vector control, which would be a potentially significant impact. To reduce this impact to a less than significant level, the project would implement Mitigation Measure 15-7 to comply with the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Development. Prior to Final Subdivision Map(s) approval, a mosquito control management/maintenance program shall be prepared by the project applicant and approved by the Placer Mosquito Abatement District.

SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS:
Section 21100(b)(2)(A) of the State CEQA Guidelines provides that an EIR shall include a detailed statement setting forth "in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented." Accordingly, this section provides a summary of significant environmental impacts of the project that cannot be mitigated to a less-than-significant level.

The discussions regarding Cultural Resources (Chapter 7), Visual Resources (Chapter 8), Transportation and Circulation (Chapter 9), and Noise (Chapter 11), and Greenhouse Gases and Climate Change (Chapter 16) identified significant and unavoidable impacts. Note that some of the impact analyses described in this section include portions of impact analysis that were determined to result in a less than significant impact or that the impact would be reduced to less than significant with mitigation. Those impact discussions have been included in this section because, in addition, one or more significant and unavoidable impacts would occur to the identified resource area.

Chapter 7 - Cultural Resources
During project planning, Carey & Co. evaluated 16 buildings within the project area for their historical significance. Five of the buildings are over 45 years of age and are associated with the founding of Squaw Valley as a ski resort and with the VIII Olympic Winter Games of 1960. These five buildings are potentially historically significant because they are "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."

Of the five structures associated with the Olympics and the original resort, three do not retain their integrity and therefore are not considered to be significant historical resources. The other two were found to retain a high degree of integrity, making them eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). The Nevada Spectators' Center (now the Far East Center) and the Athletes' Center (now the Olympic Village Lodge).

Impact 7-1: Demolition of historically significant buildings.
The proposed project would result in the demolition of two 1960s Olympics-related buildings that have been determined eligible for the NRHP and CRHR. Demolition of these historic resources would result in a significant impact because the historic resources would no longer exist. The project would implement Mitigation Measures 7-1a and 7-1b to document historic buildings before removal and to create an interpretive program, exhibit, or display. These mitigation measures would require preparation of a written building history, preparation of architectural plans by an architectural historian, photographic documentation, salvage of prominent architectural materials, and creation of an interpretive program exhibit or display of these buildings and their significant cultural contributions to the regional history of the area.

Even with implementation of Mitigation Measures 7-1a and 7-1b, project impacts to cultural resources would not be reduced to less than significant because the loss of the former Athlete's Center and Nevada Spectator's Center buildings would occur and the historic resources would no longer exist. Consequently, mitigation is available to only partially mitigate the impacts of the project on these two historic buildings. Therefore, the impact would remain significant and unavoidable after implementation of all feasible mitigation measures.