



**COUNTY OF PLACER  
COMMUNITY DEVELOPMENT RESOURCE/AGENCY PLANNING SERVICES  
DIVISION**

Michael J Johnson, Agency Director

E.J. Ivaldi  
Deputy Director of Planning

**HEARING DATE:** March 12, 2015  
**ITEM NO.:** 1  
**TIME:** 10:05 am

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** February 18, 2015  
**SUBJECT:** **SQUAW VALLEY SIBERIA LIFT REPLACEMENT  
CONDITIONAL USE PERMIT (PLN14-00158)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

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**COMMUNITY PLAN AREA:** Squaw Valley General Plan

**GENERAL PLAN DESIGNATION:** Forest Recreation, Conservation Preserve

**ZONING:** Forest Recreation

**ASSESSOR'S PARCEL NUMBERS:** 069-310-011-510, 070-130-006-510, and 095-190-011-510

**STAFF PLANNER:** Steve Buelna, Supervising Planner

**LOCATION:**

The subject property is located at the upper mountain areas within the existing Squaw Valley, USA Ski Resort, located at the westerly terminus of Squaw Valley Road, west of State Route 89, Olympic Valley.

**PROJECT APPLICANT:** Mike Livak on behalf of Squaw Valley Resort, LLC

**PROPOSAL:**

The applicant is requesting approval of a Conditional Use Permit to allow for the replacement of the existing Siberia Lift located within the Squaw Valley USA Ski Resort. A new six-person chairlift is proposed to be constructed in the same lift alignment.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration (Attachment D) has been prepared for this project and has been finalized pursuant to the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period beginning January 14, 2015 and ending February 12, 2015. One email correspondence was received from the Lahontan Regional Water Quality Control Board (LRWQCB) and has been addressed later in this report. The Mitigated Negative Declaration and Mitigation Monitoring Program (Attachment E) are attached and must be

found to be adequate to satisfy the requirements of CEQA by the decision-making body. Proposed findings to this effect are included at the conclusion of this report.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the Squaw Valley Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

**PROJECT DESCRIPTION:**

The existing four-person, Siberia Chair Lift is one of the oldest ski lifts located within the Squaw Valley ski resort. The applicant explains that it has reached the end of its useful life and is in need of replacement. The proposal is to demolish the existing lift terminals and towers entirely. A new six-person chairlift would be constructed in the same lift alignment. The upper and lower terminals would be removed and replaced with new structures. All 14 of the existing towers would be removed. Up to nine of the existing tower footings would be utilized for the new lift towers. The footings for the towers that won't be used would be left in place in order to minimize site disturbance. The existing high speed Siberia quad chair has the potential to operate at a 3,000 persons per hour capacity. The new detachable grip six person chair would operate at 2,400 persons per hour. The new technology would allow for a more efficient and enjoyable transport of the skiers and snowboarders using this lift.

**SITE CHARACTERISTICS:**

The project site is approximately 11.8 acres within the existing Squaw Valley USA Ski Resort. This existing ski resort is located in the eastern portion of Placer County and is approximately 42 miles west of Reno, Nevada. Squaw Valley USA contains approximately 177 formal ski trails and 30 lifts within a 4,000 acre ski resort. Consistent with most ski resort areas the topography of this site can be characterized by steep slopes and a mixture of various mountainous vegetation and rock outcroppings.

**EXISTING ZONING AND LAND USE:**

Location	Zoning	Squaw Valley General Plan Land Use	Existing Conditions and Improvements
Site	FR (Forest Recreation)	Forest Recreation, Conservation Preserve	Ski Lifts/Ski Runs/Ski Trails
North	FR (Forest Recreation)	Forest Recreation	Ski Lifts/Ski Runs/Ski Trails
South	FR (Forest Recreation)	Forest Recreation, Forest	Ski Lifts/Ski Runs/Ski Trails
East	FR (Forest Recreation)	Forest Recreation	Ski Lifts/Ski Runs/Ski Trails
West	FR (Forest Recreation)	Forest Recreation	Ski Lifts/Ski Runs/Ski Trails

**ANALYSIS:**

General Plan/Zoning Consistency

The Forest Recreation land use, as described in Section 250 of the Squaw Valley General Plan, is intended to retain the general character of the forest environment while at the same time permitting active recreational development. The County's intent in creating this district was to establish areas

where public or private recreation facilities can be developed to meet the year round recreation needs of the residents and visitors in Squaw Valley.

Ski lifts and ski trails are allowed with approval of a Conditional Use Permit within the Forest Recreation zone district. The project as designed complies with the intent of the zone district and conditions of the Use Permit would ensure that there would be minimal disturbance to the existing natural resources on-site while allowing for necessary upgrades that are critical for continued use of this area within the ski resort.

Additionally, per Section 102.14 *Design Review*, of the Squaw Valley General Plan, the project is subject to the review of Site/Design Review and review for compliance with all provisions of the Squaw Valley Design Guidelines. The project was reviewed by the Squaw Valley Design Review Committee on January 26, 2012 and the Committee recommended approval of the project as proposed.

#### Response to Comments on the Mitigated Negative Declaration

Correspondence received from the Lahontan Regional Water Quality Control Board (LRWQCB) on the Mitigated Negative Declaration raised two issues. One issue had to do with the discussion on Item IX-4 that addressed impervious area and whether that area increases or decreases. While this potential inconsistency is noted, the LRWQCB also states that the conclusions of the document remain the same. As such, no further action is necessary by the County.

The second item discussed by LRWQCB references Mitigation Measure IV.1 which addresses impacts or potential impacts to wetlands. Existing County policy requires mitigation for activity within a buffer zone surrounding wetlands. While this project would not have any construction within wetland areas, there would be a new lift tower located adjacent to a defined wetland area. The mitigation measure makes the assumption that the wetland area will be lost or impacted and provides options for the replacement or compensation for the wetland area that would be lost. In order to further address concerns of the LRWQCB regarding the protection of wetlands, Condition 15 requires the applicant to provide evidence of LRWQCB approval prior to the approval of Improvement Plans.

#### **SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL**

The project was presented to the Squaw Valley Municipal Advisory Council (SVMAC) at their February 5, 2015 meeting. Public comments were received at the meeting and asked for more clarification on the speed of the lift, the removal of the unused tower platforms, and whether this area of the resort might be used for summer camp activities in the future. After a brief discussion, the SVMAC voted unanimously (6-0) to recommend approval of the project as proposed.

#### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends the Planning Commission approve the Conditional Use Permit to allow replacement of the existing Siberia Lift within the same lift alignment, the removal of 14 towers, and removal and replacement of the upper and lower terminals in the same locations, subject to the following findings and attached recommended conditions of approval.

#### **FINDINGS:**

##### CEQA

The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Additionally, mitigation measures are applied to address the construction practices to ensure water quality is maintained, no increase in sediment in stormwater runoff to avoid any impacts to water quality associated with the construction of the project. Furthermore, to avoid any noise impacts the project is limiting to hours of blasting and construction.
2. There is no substantial evidence in the record as a whole that the Project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration, as adopted for the Project, reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation monitoring program prepared for the Project is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA 95603.

Conditional Use Permit:

1. The proposed use is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters in this Code, in that ski lifts are allowed within the Forest Recreation district and are permitted with approval of a Conditional Use Permit within the Squaw Valley General Plan. The replacement of the Siberia Chairlift is consistent with the Forest Recreation zoning district and the use of the ski lift will continue to meet the intent of the Squaw Valley General Plan. The proposed project intends to replace the existing lift with new loading and unloading terminals (in the same location as the existing) and new towers, up to nine of which may utilize the existing tower foundations. The project complies with all applicable development standards, including but not limited to, setbacks, parking, circulation, and transit and the modification and construction of the chairlift will not create an increased capacity that could impact the parking, circulation, and transit for the ski resort.
2. The proposed modification to the chairlift is consistent with applicable policies and requirements of the Placer County General Plan, and the Squaw Valley General Plan. Specifically, the modification of the Chairlift provides consistency with the objective of the Squaw Valley General Plan in that the replacement of the Siberia Chairlift will enhance the general character of the forest environment with the reduced height of the towers, re-use up to nine of the existing towers; while at the same time permitting active and updated recreational development.
3. The establishment, maintenance or operation of the proposed Siberia Chairlift replacement will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed Siberia Lift Replacement Project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development in that the project site currently operates as a ski hill with existing chairlifts and the immediate neighborhood consists of the existing ski hills and operations of the Squaw Valley Ski Resort.

5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project, in that the project consists of the replacement of the existing chairlift and will not increase the existing hourly capacity of the ski hill and the replacement will not generate additional traffic above and beyond the existing design capacity.

Respectfully submitted,

Steve Buelna

Steve Buelna  
Supervising Planner

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan and Project Plans
- Attachment D – Mitigated Negative Declaration
- Attachment E – Mitigation Monitoring Plan

cc: Michael J. Johnson - Agency Director  
E.J. Ivaldi- Deputy Planning Director  
Sarah Gillmore - Engineering and Surveying Department  
Justin Hansen - Environmental Health Services  
Andy Fisher - Parks Department  
Gerry Haas - Air Pollution  
Karin Schwab - County Counsel's Office  
Squaw Valley Development Company – Owners  
Adrienne Graham – Applicant  
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL –  
CONDITIONAL USE PERMIT "SQUAW VALLEY SIBERIA LIFT  
REPLACEMENT" (PLN14-00158)**

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***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.***

1. This Conditional Use Permit allows for the replacement of the existing four person Siberia chairlift with a new six person chairlift located along the same lift alignment as the existing chairlift, removing all 14 existing towers and reusing up to 9 of the existing tower foundations and constructing new upper and lower terminals in the same location as the existing terminals on the 11.8 acre parcel at the upper mountain of the ski resort of Squaw Valley located in Olympic Valley.

2. The Planning Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 17.58.180(A) of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 17.58.180(B) of the Zoning Ordinance.

**IMPROVEMENTS/IMPROVEMENT PLANS**

4. The project is subject to review and approval by the Squaw Valley Design Review Committee/Development Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: colors of the terminals and towers, materials, and textures of all structures; tree impacts, tree removal, tree replacement areas, wetland impacts, wetland replacement areas. (PD)

5. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities

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shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure Division approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **MM VI.1 (ESD)**

6. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically

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with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **MM VI.2 (ESD)**

7. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the RC&D Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains.

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, construction entrance, staging areas, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan. Additionally, the following requirements shall apply:

- There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD.
- All grading operations shall occur after snow has melted and when conditions are dry.
- Truck routes are to be located across existing logging roads.
- After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.
- Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD).

BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. **MM VI.3 & MM IX.1 (ESD)**

8. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **MM VI.4 (ESD)**

9. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Structural foundations
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **MM VI.5 (ESD)**

10. The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- Graveling construction entrance to minimize tracking of earthen material to adjoining streets.
- Install erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- Install dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.

- Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- 
- Install permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- Dispose of excess excavated materials at appropriate disposal sites.

**MM IX.2 (ESD)**

11. The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
- Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.
- Purchase, transport to site, and use only the amount needed for the work on-site.
- When possible, purchase and use non-hazardous and environmentally friendly materials.
- Label and store all hazardous materials according to local, state and federal regulations.
- The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.

- Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff.

**MM IX.3 (ESD)**

12. Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas. **MM IX.4 (ESD)**

13. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **MM IX.5 (ESD)**

14. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

15. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a copy of the Lahontan Regional Water Quality Control Board approval or permit. **(ESD)**

16. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

## **CULTURAL RESOURCES**

17. The Improvement Plans shall include a note stating that *"If any archeological artifacts, exotic rock (on-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 certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County*

*Planning Department and Department of Museums must also be contacted for review of the archeological find(s).*

*If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.*

*Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."*

## **FEES**

18. The proposal avoids locating the proposed towers within the designated wetland areas. However, one terminal is located adjacent to the wetland area identified in the survey. Due to the proximity of this tower, the potential exists to impact the wetland areas. As such, the following mitigation shall be provided:

A.) Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan.

OR

B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat.

OR

C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. **MM IV.1 (PLN)**

19. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et.seq. of the Fish and Wildlife Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$2,260.00 for the Mitigated Negative Declaration and \$50 County Recorders fee. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk.

## **ENVIRONMENTAL HEALTH**

20. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

21. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. **(EHS)**

22. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

23. Prior to building permit final, the property owner shall submit: **(EHS)**  
A) An updated business plan to Environmental Health Services (EHS) Hazardous Materials Section, for review and approval. The actual fees paid will be those in effect at the time payment occurs. "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

## **AIR QUALITY**

24. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000  
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Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continue use without the consent of the District. **MM III.1 (APCD)**

25. Prior to approval of Grading or Improvement Plans, (whichever occurs), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. **MM III.2 (APCD)**

26. Include the following standard notes on the Grading Plan:

A. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

B. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

C. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

D. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

E. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

F. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary

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diesel power generators.

G. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

H. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

I. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. **MM III.3 (APCD)**

## MISCELLANEOUS CONDITIONS

27. The applicant shall comply with any conditions imposed by California Department of Forestry and Fire Protection and/or the serving fire district, Squaw Valley Fire Department.

28. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

29. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Squaw Valley Siberia Lift Replacement. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this

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provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

30. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

31. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) for the replacement of wetlands/riparian vegetation which resembles the density and species composition of the existing wetland area shall be prepared by a qualified wetlands biologist. Said MMIP shall be submitted to the Planning Services Division and shall comply with Article 18.28 of the Placer County Environmental Review Ordinance. Where stormwater detention/retention is proposed in conjunction with wetlands replacement or enhancement, the monitoring program shall consider sediment removal and restoration within disturbed areas. Project construction and project monitoring shall comply with the criteria defined in the Mitigated Negative Declaration Mitigation Monitoring Implementation Plan and the requirements of the Department of Fish and Wildlife.

An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the Development Review Committee (DRC) for review and approval. Any corrective action shall be the responsibility of the applicant.

Prior to the Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the

MARCH 2015 PC

deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the developer fails to perform. **(PD)**

32. Prior to Improvement Plan approval, a Mitigation Monitoring Implementation Program (MMIP) (Erosion Control/Water Quality) shall be prepared by a civil engineer or other Development Review Committee (DRC) approved erosion control specialist for review and approval by the DRC. The MMIP's shall evaluate the success rate of applicable conditions contained herein, as determined appropriate by the Engineering and Surveying Department.

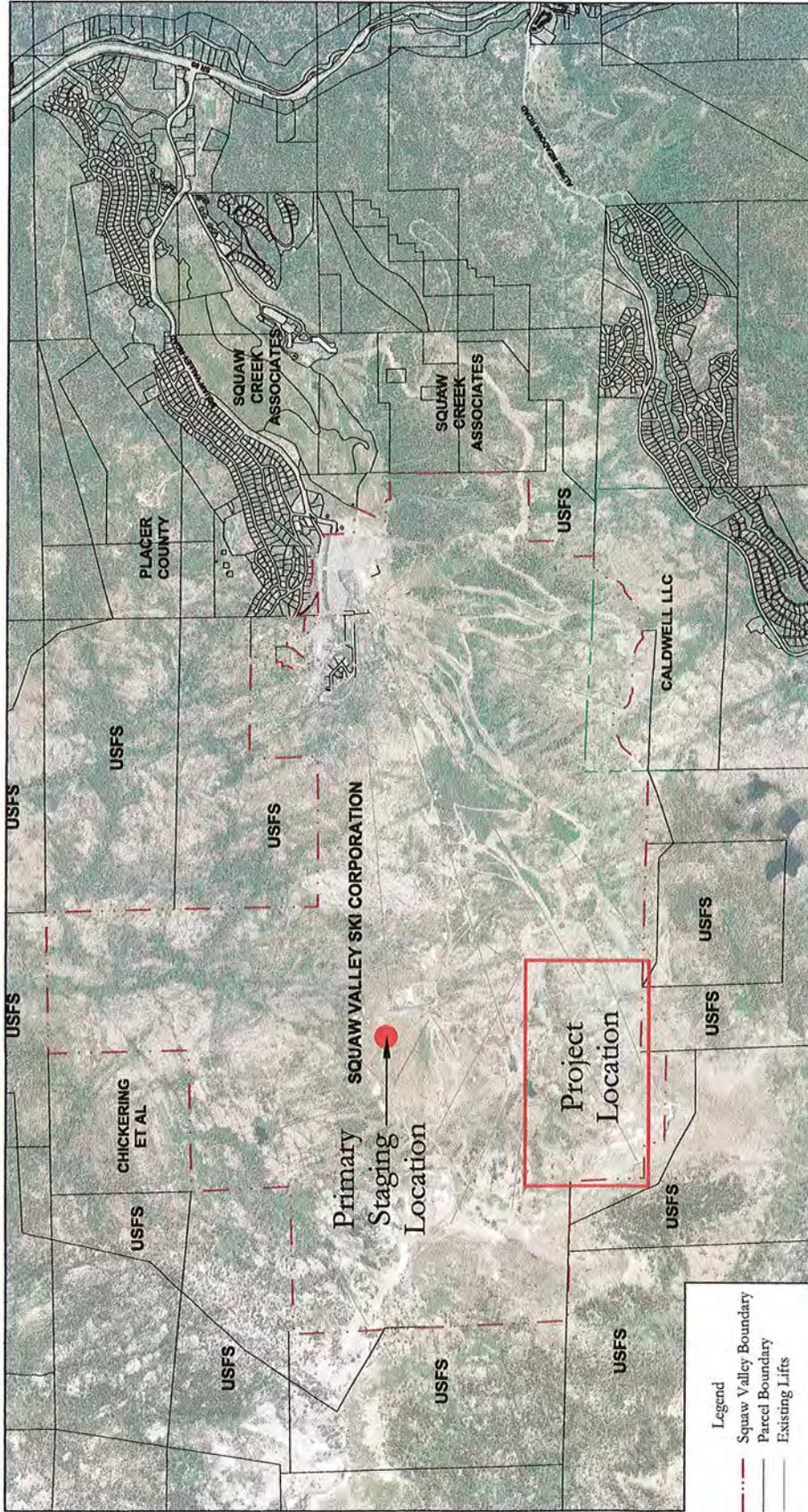
An annual monitoring report for a minimum period of three (3) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval.

Prior to Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. - For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100percent deposit is made. With the exception of the 25 percent of the administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all three (3) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the Applicant and/or Contractor fails to perform.

**EXERCISE OF PERMIT**

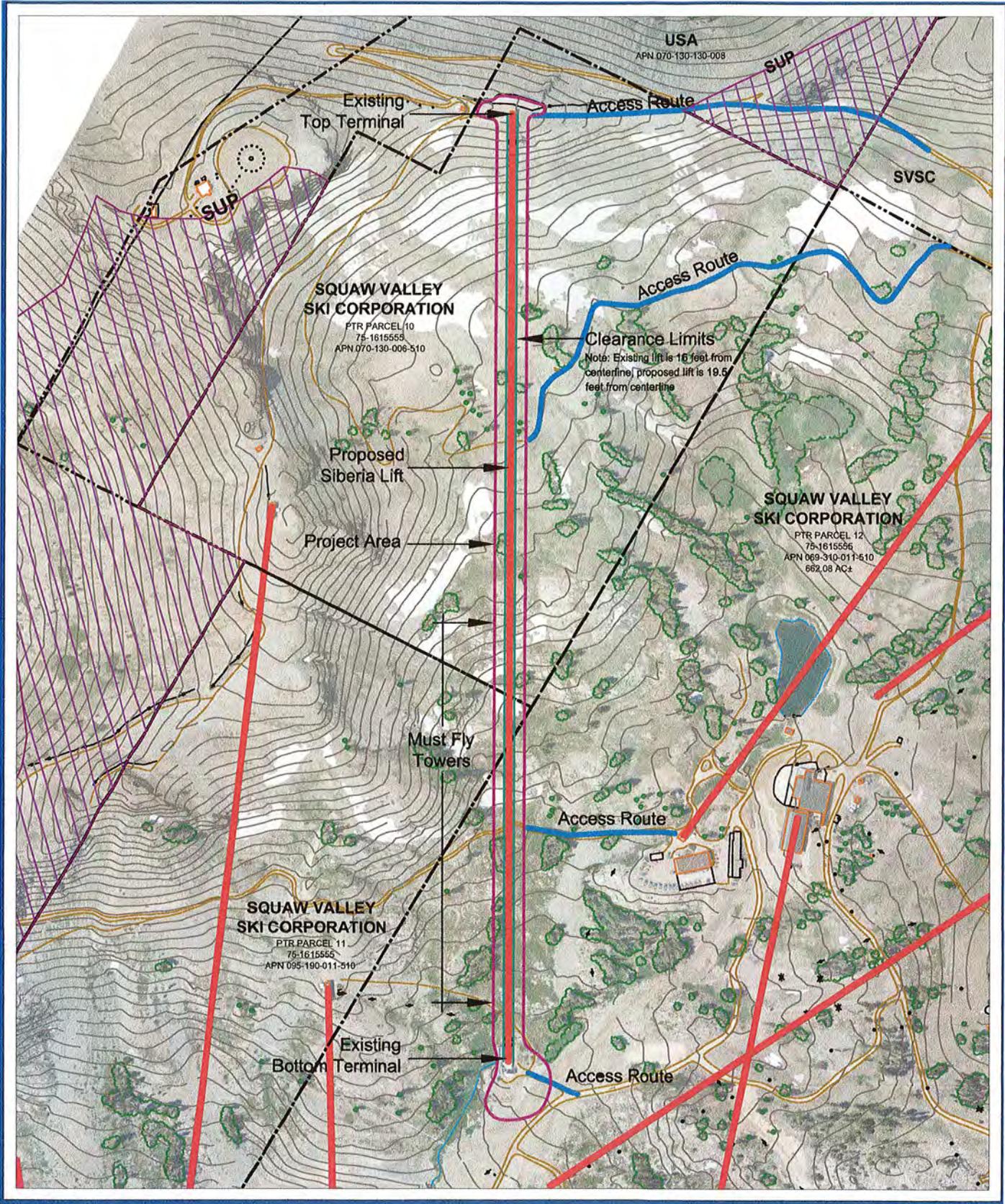
33. The effective date of approval shall be March 12, 2015, unless the approval is appealed to the Board of Supervisors. In accordance with Sections 17.58.140(D) and 17.58.160(B)(1) of the Zoning Ordinance, the approval of the Conditional Use Permit shall be valid for thirty-six (36) months after its effective date. At the end of that time, the approval shall expire and become null and void unless exercised or the time limits of the Conditional Use Permit is extended per Section 17.58.160(B)(1).



# Siberia Lift Replacement Project

Vicinity Map





Siberia Lift  
Replacement Project  
Conceptual Site Plan

Contour Interval: 5' Scale: 1" = 500'



0 125' 250' 500'

July 2014

















SCALE: 1"=140'



# SIBERIA LIFT REPLACEMENT

SQUAW VALLEY SKI CORP.  
OLYMPIC VALLEY, CA  
PLACER COUNTY

APN: 069-310-011-510  
070-130-006-510 & 095-190-011-510

**GARY DAVIS GROUP**  
DESIGN AND ENGINEERING

post office box 7409, lakeport city, ca 98145  
tel 530.583.9222 fax 530.583.9294  
garydavisgroup.com



Drawn and Produced	Date & Revision	By	Check
10/12/14	EG 1ST SUB	GDG	GDG
11/18/14	EG 2ND SUB	GDG	GDG

Designed By	JD
Drawn By	DM/JO
Checked By	GD

Client Information: **SC GROUP, GUSKING**  
4609 SOUTH 2300 EAST #102  
SALT LAKE CITY UTAH 84117  
(801) 544-2554  
Fax: (801) 544-2554

Project Number: **787.82**  
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## SITE PLAN WITH AERIAL PHOTO

Scale: 1" = 140'  
Title: 787.82, SIBERIA Lifts  
November 18, 2014

# C6.0

OF 7 SHEETS



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

**MITIGATED NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

**PROJECT INFORMATION**

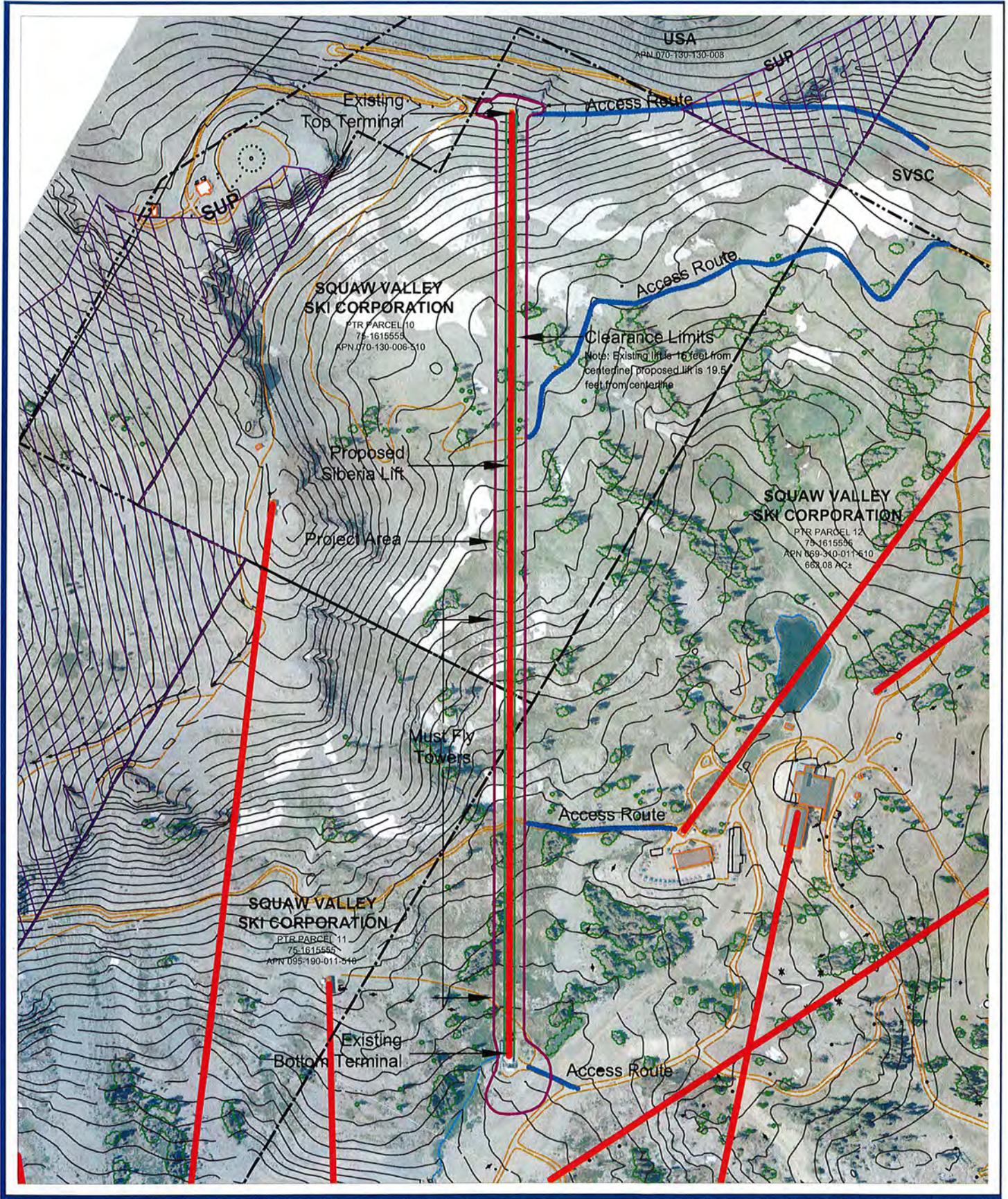
<b>Title:</b> Squaw Valley Siberia Lift Replacement Project	<b>Project #</b> PLN14-00158
<b>Description:</b> The project proposes a Conditional Use Permit to allow for the replacement of the existing Siberia Lift located within the Squaw Valley USA Ski Resort. The new detachable grip six-person chair will operate at 2,400-person per hour.	
<b>Location:</b> 1960 Squaw Valley Road, Olympic Valley, Placer County	
<b>Project Owner:</b> Squaw Valley Resort LLC, 1960 Squaw Valley Road, Olympic Valley, CA 96146	
<b>Project Applicant:</b> Adrienne Graham, 4533 Oxbow Drive, Sacramento, CA 95864	
<b>County Contact Person:</b> Steve Buelna	530-581-6285

**PUBLIC NOTICE**

The comment period for this document closes on **February 12, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Tahoe City Library and Truckee Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

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Siberia Lift  
Replacement Project  
Conceptual Site Plan

Contour Interval: 5'    Scale: 1" = 500'

July 2014    SE GROUP



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

## 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 C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

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

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an 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: <b>Squaw Valley Siberia Lift Replacement Project</b>	Plus# PLN14-00158
Entitlement(s): Conditional Use Permit	
Site Area: 11.8 acres	APN: 069-310-011-510; 070-130-006-510; 095-190-011-510
Location: 1960 Squaw Valley Road, Olympic Valley, Placer County	

**A. BACKGROUND:**

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit to allow for the replacement of the existing Siberia Lift located within the Squaw Valley USA Ski Resort. The proposed project is an upgrade of the existing lift within the same lift alignment. The upper and lower terminals will be removed and replaced with new structures. All 14 of the existing towers will be removed. Up to nine of the existing tower footings will be utilized for the new lift towers. The footings for the towers that won't be used will be left in place in order to minimize site disturbance. The existing high speed Siberia quad chair has the potential to operate at a 3,000-person per hour capacity. The new detachable grip six-person chair will operate at 2,400-person per hour.

**Project Site** (Background/Existing Setting):

The project site is approximately 11.8 acres within the existing Squaw Valley USA Ski Resort. This existing ski resort is located in the eastern portion of Placer County and is approximately 42 miles west of Reno, Nevada. Squaw Valley USA contains approximately 177 formal ski trails and 30 lifts within a 4,000-acre area. Consistent with most ski resort areas the topography of this site can be characterized by steep slopes and a mixture of various mountainous vegetation and rock outcroppings.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	FR (Forest Recreation)	Squaw Valley/Forest Recreation	Ski Lifts/Ski Runs/Ski Trails
North	Same as project site	Same as project site	Same as project site
South	Same as project site	Same as project site	Same as project site
East	Same as project site	Same as project site	Same as project site
West	Same as project site	Same as project site	Same as project site

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community 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 and Specific Plan Certified EIRs, 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:

- ➔ Placer County General Plan EIR
- ➔ Squaw Valley Community Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

**D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Initial Study checklist recommended by the State of California Environmental Quality Act (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** – 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. Substantially degrade the existing visual character or quality of the site and its surroundings? (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- All Items:**

As noted in the Project Description, the applicant is proposing to replace the existing Siberia Chairlift. This upgrade would allow for an easier loading, more efficient chairlift. The existing quad chair would be replaced along the same alignment and would increase to a six person chairlift. The proposed locations of the towers and terminals are within the existing Siberia Chair alignment and existing vegetation will be minimally impacted with the implementation of the proposed project. Because of the unique location of the project area, the proposed project will have limited, if any, visibility from adjoining properties or from any public areas. Additionally, because the total number of chairs/ carriers on the Siberia lift will be reduced from the existing condition, implementation of the proposed project will have a beneficial impact on the aesthetics of the project area.

The project will not have an adverse effect on scenic vistas and will not degrade the existing visual character of the site or its surroundings. Therefore, there is no impact.

**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 or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. 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
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

**Discussion- All Items:**

There are no farmlands or agricultural operations on or in the vicinity of the project site. The approval of the project will not result in a need to rezone the property and the development of the site will not result in a significant loss or conversion of forest land to non-forest uses. Therefore, there is no impact.

**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? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

**Discussion- Items III-1,2,3:**

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards, and nonattainment for the state particulate matter standard (PM<sub>10</sub>) and partially designated nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>).

The project proposes improvements to the Squaw Valley ski lift network including the replacement of a high-speed quad lift with a high-speed detachable six seat lift. The overall lift location and length will remain unchanged. Stationary source equipment (diesel powered back-up engines) will be replaced and upgraded.

**OPERATIONAL EMISSIONS:**

Project improvements for the lift network include the replacement of stationary source equipment with new models which will be subject to the current U.S. Environmental Protection Agency (U.S.EPA) engine standards. Hours of operation for the proposed equipment would not exceed 30 hours per year for maintenance and would be limited to occasional involuntary interruptions of electrical power.

Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and is subject to the California Health & Safety Code, Section 39013. Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District (District). With the implementation of Mitigation Measure III.1, the project would not generate a significant impact to regional air quality, as the related operational emissions would be mitigated below the District's criteria pollutant threshold. Operation of the project will, therefore, not result in a significant obstruction to the Sacramento Ozone Attainment Plan.

Because existing stationary source equipment cannot be relocated without the consent of the District, the project will be required to obtain written consent to relocate any chair lift engines or motors from the District, prior to construction.

**CONSTRUCTION RELATED EMISSIONS:**

Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road

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diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of Mitigation Measures III.2 and III.3, including submission of a dust control plan and notes on the grading/improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria or violate air quality standards or substantially contribute to existing air quality violations.

**Mitigation Measures- Items III-1,2,3:**

MM III.1 Stationary source equipment associated with this project shall obtain approval of an Authority to Construct (AC) permit from the Placer County Air Pollution Control District. Any engine greater than 50 brake horsepower, any boiler that produces heat in excess of 1,000,000 Btu per hour, or any equipment or process which discharges two pounds per day or more of pollutants is subject to the District's Rule 501 and also to the California Health & Safety Code, Section 39013. Existing equipment shall not be relocated or continue use without the consent of the District.

MM III.2 Prior to approval of Grading or Improvement Plans, (whichever occurs), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.3 Include the following standard notes on the Grading Plan:

- a. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- b. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- c. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- d. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- e. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- f. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- g. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- h. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- i. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

**Discussion- Items III-4,5:**

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas, TAC emissions would not expose sensitive

receptors to substantial pollutant concentrations and therefore would have a less than significant effect. The project does not include any sources which would omit odor emissions. No mitigation measures are required.

**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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
2. 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. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (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		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. 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

**Discussion- Items IV-1,2,4:**

While it is the applicant's intent to work around and preserve existing trees on the project site, approximately 47 of the existing trees may need to be removed (up to five may require being limbed) to allow for the installation of this replacement lift. Due to the extensive tree cover currently existing on-site and within the surrounding area, it has been determined that the project's impacts to biological resources will be less than significant and no mitigation measures are required. As is currently required by the Placer County Code, any impacts to trees will need to be mitigated in accordance with Placer County requirements. Lastly, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The Biological Resources Evaluations submitted with the application indicates that there is the low potential for impacts to raptors and other migratory birds which are protected under the Migratory Bird Treaty Act on or near the

site during the construction activities. A preconstruction nesting survey will be conducted to avoid any impacts to raptors or migratory birds. No mitigation measures are required.

**Discussion- Items IV-3,7,8:**

The proposed lift reconstruction project will not have any impact on oak woodlands as they are not present in this region of the County. Further, the project will not conflict with any local policies or ordinances protecting biological resources or Habitat Conservation Plan as this lift is to be constructed along the same alignment of the existing lift with minimal widening for the six person chair (as opposed to the existing four person chair). Minimal tree removal will result. The 47 trees that may be removed will not be a significant impact based on the large acreage of the project site and the fact that this is within an existing ski resort area. Therefore, there is no impact.

**Discussion- Item IV-5:**

For the replacement of the Siberia Lift, will remove all 14 existing towers and replace them with 14 new towers as required for the new lift. Up to nine of the existing tower foundations can be used for this new lift. The foundations of the towers that will not be reused will be abandoned with approximately five new tower locations being constructed. While the new lower tower closest to the lower terminal is located outside the delineated wetland area, the proximity is very close and could impact the area identified by the study. As such, the mitigations below have been included to reduce that to a less than significant level. The mitigation of the wetland delineation shall be incorporated into the project's design to ensure that any potential impacts are reduced to a less than significant level.

**Mitigation Measures- Item IV-5:**

MM IV.1 The proposal avoids locating the proposed towers within the designated wetland areas. However, one terminal is located adjacent to the wetland area identified in the survey. Due to the proximity of this tower, the potential exists to impact the wetland areas. As such, the following mitigation shall be provided:

- A.) Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. The total amount of habitat to be replaced shall be equal to the amount of wetland habitat which would result in degradation or loss of the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plan.

OR

- B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat.

OR

- C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above.

**Discussion- Item IV-6:**

Based upon a wildlife assessment of the project area, no special status plant or animal species were observed within either the 11.8 ski lift study area or the 3.3 acre staging area. There are no known aquatic or riparian habitats present in or near the project area. The project area consists of previously disturbed area with limited trees and/or vegetative groundcover. Implementation of the proposed project will not impact oak woodland, riparian or aquatic habitats. As the project area is already developed with ski chairlifts, the developed nature of the site is unlikely to result in impacts to migratory wildlife species within the project vicinity. 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. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	

2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

**Discussion- All Items:**

A records search conducted by the North Central Information Center did not identify any cultural resources in proximity to the proposed project area. No unique paleontological resource or geologic features have been identified on the site. A field survey confirmed that there have been no unique ethnic cultural values associated or identified with the project site.

Although no known resources were identified in the vicinity of the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard condition will be included for the project:

*"If any archeological artifacts, exotic rock (on-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 certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Department and Department of Museums must also be contacted for review of the archeological find(s). If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.*

*Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."*

With the inclusion of this standard Condition of Approval, any potential cultural resources issues would be reduced to less than significant issues. No mitigation measures are required.

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		

6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological 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
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

**Discussion- Item VI-1:**

This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures. No mitigation measures are required.

**Discussion- Items VI-2,5,6:**

This project proposes to replace the existing high speed quad chairlift with a high-speed detachable 6-place chairlift in the same alignment. All 14 of the existing towers will be removed, but it is anticipated that up to nine of the existing tower foundations could be re-used for the new lift. The top and bottom terminals of the new lift will be located in the same general area as the existing terminals, with potential minor adjustments. Abandoned concrete tower footings extend just above the ground and would be left in place.

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the new top and bottom terminals and 14 new towers. According to the site plan, the total area to be disturbed is approximately 13,260 sf or 0.3 acres. The disruption of the soil increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on- and off- site drainage ways by transporting erosion sediment from the disturbed area to settle into and alter these local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of tower and terminal pads that would be responsible for accelerating erosion and degrading water quality. The project's impact due to disruptions, displacements, compaction or overcrowding of the soil as well as erosion of soils from the site can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-2,5,6:**

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer

County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

MM VI.3 Appropriate BMPs (Best Management Practices) for stormwater quality and erosion control shall be installed and maintained as necessary for the protection of the local watersheds. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD).

Construction (temporary) BMPs for the project include, but are not limited to: silt fencing, straw wattles, diversion dikes, tree protection fencing, dust control and other miscellaneous provisions as shown on the BMP plan. Additionally, the following requirements shall apply:

- There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD.
- All grading operations shall occur after snow has melted and when conditions are dry.
- Truck routes are to be located across existing logging roads.
- After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.
- Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.4 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.5 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- a) Structural foundations

- b) Grading practices;
- c) Erosion/winterization;
- d) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- e) Slope stability

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

**Discussion- Items VI-3,4:**

The project proposes excavations for up to 14 new towers and new upper and lower terminal foundations with minimal contour grading as shown on the preliminary grading plan. Slopes for this project are no steeper than 2:1, unless otherwise allowed by a Geotechnical Report. The proposed changes to topography are consistent with typical development of this type and with the Placer County General Plan, Squaw Valley General Plan, and the Grading Ordinance. No known unique geologic or physical features exist on the site that will be destroyed or modified. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion- Item VI-7:**

Ski areas such as Squaw Valley are characterized by steep terrain and are areas that receive heavy snow accumulation. The area where this project is located has not been identified as a Potential Avalanche Hazard Area based on the data in county records. However it should be noted that the applicant does perform avalanche control at the resort and routinely monitor areas within the resort avalanche conditions.

The proposed project would replace the existing lift along the same alignment, so the new lift would be subject to the same avalanche conditions as the existing lift. Some towers would be located within avalanche paths, which is common practice at ski resorts. Squaw Valley Ski Patrol has developed a comprehensive Avalanche Mitigation Program, which includes detailed weather and snowpack observations, avalanche hazard assessment and forecasting, and avalanche management. Explosive mitigation is used to release small avalanche releases in order to prevent larger avalanches. Skier compaction and snow compaction/grooming with heavy equipment after explosive mitigation further diminish the risk of avalanche. No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore these impacts are less than significant. No mitigation measures are required.

**Discussion- Items VI-8,9:**

There is no known landsliding or slope instability within the project site. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby faults. Based on soil reports for projects in the area, the soil conditions on site generally consists of silty sand with gravel and well graded sand with gravel. No highly plastic, compressible or potentially expansive soils are anticipated. Construction of the proposed towers and terminals will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, there is no impact.

**VII. 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 and/or cumulative 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:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material

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delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional guests, on-site fuel combustion for space and water heating and off-site emissions generated by utility providers associated with the project's electricity and water demands.

The project would result in the operation of stationary source equipment and associated minor grading. Operation of the new equipment would result in reduced CO<sub>2</sub> emissions compared to the continued use of existing equipment because the new equipment will be more efficient. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 21.7-percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

**VIII. 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 handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			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? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				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? (EHS)				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 for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

**Discussion- Items VIII-1,2:**

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. A diesel-fueled engine is located at the project site for use in the event of a power outage or mechanical failure, and a diesel tank is incorporated into the design of this engine. A spill prevention plan and hazardous materials business plan is on file with Environmental Health

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Services. As a condition of this project, the proponent will update their spill prevention plan and hazardous materials business plan with Environmental Health Services. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion- Item VIII-3:**

There are no school sites located within the vicinity of the project area. Further, the project does not propose a use that would typically emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. Therefore, there is no impact.

**Discussion- Items VIII-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Discussion- Items VIII-5,6,7,9:**

The use of hazardous substances during normal construction is expected to be limited in nature, and will be subject to the standard handling and storage requirements. The project in and of itself does not propose to use or store hazardous materials. Accordingly, impacts related to the handling, transport, use or disposal of hazardous materials, are considered to be less than significant.

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the risk of accident or upset conditions involving the release of hazardous materials is less than significant.

There are no known "sensitive receptors" within one-quarter mile of the project site. In addition, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. The project is not 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 will not create a significant hazard to the public or the environment.

The proposed project is not within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working within the project area. Site development activities will include the limited removal of vegetation on the project site and the thinning of vegetation around the site, reducing the effect of wildland fires.

Based upon the above analysis, implementation of the proposed project will not expose people to existing sources of potential health hazards. Therefore, there is no impact.

**Discussion- Item VIII-8:**

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. Therefore, there is no impact.

**IX. 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 federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses				X

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or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

**Discussion- Item IX-1:**

Potable water will not be required or used by this project, so this project will not rely on groundwater wells as a potable water source. Therefore, the project will not violate water quality standards with respect to potable water and there is no impact

**Discussion- Item IX-2:**

This project will not utilize groundwater and will not create an impermeable surface. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge and there is no impact.

**Discussion- Item IX-3:**

The proposed project involves approximately 0.3 acres of earth disturbance. The project site is located on slopes to the east (down the mountain) within the ski area at elevations between 7725 and 8700 feet above sea level. Slopes range from 3% to 75%. The affected areas are within already disturbed and natural terrain that is currently used for ski runs, mountain biking and hiking. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, October 2014). According to this report, there are well defined drainage ways, including two culverts within the lower terminal area (72" CMP and 18" CIP). The project will not impact these existing culverts, and the Drainage Report found them to be in proper working order. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item IX-4:**

The proposed project would replace the existing lift with a new lift in the same alignment. All 14 of the existing towers will be removed, but it is anticipated that up to nine of the existing tower foundations could be re-used for the new lift. The upper and lower terminals will be in approximately the same locations. A preliminary drainage report was prepared for the proposed project (Gary Davis Group, October 2014). Because of the nature of the terrain, peak storm events have numerous overland release paths and flows discharge rapidly down the mountain. Infiltration trenches are proposed to be installed around the roof drip lines the new terminals. The Preliminary Drainage Report shows that there is no change to the characteristics of the drainage areas which encompass the

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project site. Therefore there will be no change to the pre-project flow rates. Furthermore, the impervious area actually decreases with the proposed project. As a result, any potential impacts resulting from increases in the amount and rate of runoff are considered to be less than significant. No mitigation measures are required.

**Discussion- Items IX-5,6:**

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items IX-5,6:**

Refer to text in MM VI.1, MM VI.2

MM IX.1 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to:

- a) Drip line trenches and infiltration trenches.
- b) Soil Stabilization and revegetation of disturbed areas.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.2 The following BMPs shall be listed in the Notes section on the Improvement Plans and constructed/installed as a part of the project:

- Protecting existing vegetation onsite to the extent feasible (e.g., installing tree protection fencing during construction).
- Graveling construction entrances to minimize tracking of earthen material to adjoining streets.
- Installing erosion control fencing and vegetation protection on the down slopes of terminal grading activities.
- Installing dikes to divert sheet flow from newly disturbed areas until revegetation can be completed and the ground stabilized.
- Covering bale sumps with straw to detain and filter runoff in channel sections during construction.
- Installing permanent water quality features, such as water breaks, a rock-lined swale, and revegetation of ski trails and disturbed areas to treat and convey runoff.
- Disposing of excess excavated materials at appropriate disposal sites.

MM IX.3 The following specific construction practices shall be listed in the Notes section on the Improvement Plans and implemented as follows:

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- Always use containment, such as drip pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
- Wet and dry building materials with the potential to pollute runoff shall be handled and delivered with care and stored under cover and/or surrounded by berms and sediment protection fencing when rain is forecast or during wet weather.
- Employees and subcontractors shall be trained in proper material delivery, handling, and storage practices.

- Purchase, transport to site, and use only the amount needed for the work on-site.
- When possible, purchase and use non-hazardous and environmentally friendly materials.
- Label and store all hazardous materials according to local, state and federal regulations.
- The contractor shall dispose of all construction waste at a legal disposal site in accordance with Placer County Specifications.
- Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- Filter fabric fencing or a combination of straw rolls/filter fabric fencing shall be used to contain concrete washout areas. Concrete washout areas should be located within a building or roadway footprint, if possible, to minimize disturbance to the project site.
- Store dry and wet materials away from waterways and storm drains; cover and contain to protect from rainfall and prevent runoff.

**MM IX.4** Runoff from impervious areas shall be limited to roof runoff at the new lift terminals. This runoff shall be treated to Lahontan RWQCB standards by infiltration trenches. These trenches shall be sized in the final drainage report based on actual impervious areas.

**MM IX.5** Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

**Discussion- Item IX-7:**

The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality and there is no impact.

**Discussion- Items IX-8,9,10:**

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam. Therefore, there is no impact.

**Discussion- Item IX-11:**

The project will not utilize groundwater. Therefore the project will not alter the direction or rate of flow of groundwater and there is no impact

**Discussion- Item IX-12:**

The project area is located in Squaw Valley and drainage from the project area eventually flows into Squaw Creek. Soil disruption has the potential to increase siltation of Squaw Creek. Most project area drainage is by sheet flow, which is interrupted by downed timber, pine needle duff, and rock outcroppings. Therefore, existing drainage is primarily infiltrated into soil. The project's potential impacts to surface water quality can be mitigated to a less than significant level by implementing applicable Placer County General Plan and Squaw Valley General Plan Goals and Policies as well as the following mitigation measures:

**Mitigation Measures - Item IX-12:**

Refer to text in MM VI.1, MM VI.2, MMVI.3, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5

**X. 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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. 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- All Items:**

As the proposed project includes the removal of the existing chairlift and the construction of new chairlift in its place within an existing ski resort area, the project as proposed will not physically divide an established community. The project site is located within the Squaw Valley General Plan, Forest Recreation District. Ski lifts and ski trails are permitted principal uses and structures within the Forest Recreation District. Permitting active recreational development is the intent of the Forest Recreation District of the Squaw Valley General Plan while at the same time retains the general character of the forest environment.

The project will not conflict will any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The project as designed will avoid environmental effects to habitat, as no habitat is proposed to be impacted by the project.

The project area is currently used as a chairlift within the existing operations of the Squaw Valley ski hill. The removal of existing chairlift and the construction of new chairlift will continue to be compatible with the existing operations of the ski hill. As previously discussed, the project will not affect agricultural and timber resources or operations in that the project will not impact soils or farmlands and timber harvest plans or create an incompatible land use.

As proposed, the project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The intent of the project is to provide more consistent operations by upgrading the antiquated chairlifts to a state of the art facility with most modern advances in safety and operations which will further the economic and social situations on the ski hill. Therefore, there is no impact.

**XI. MINERAL RESOURCES** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. 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:**

The proposed project would not 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 as the project area does not contain known mineral resources that would be of value to the region and the residents of the state. The Squaw Valley General Plan does not delineate the project site as a source of any locally-important mineral resources. The development of the site will not result in a loss of availability of such resources. Therefore, there is no impact.

**XII. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)			X	
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)			X	

**Discussion- Item XII-1:**

The project site is situated within the existing Squaw Valley ski resort area, and the project area is already utilized for skiing purposes. The existing sources of noise in this vicinity include the noise from chairlift operations and the noise from skiers and snowboarders; there are no sensitive receptors in proximity to this project area. The daily operations of a ski area will not exceed the existing noise thresholds and will not result in any substantial permanent increase in ambient noise levels.

Construction of the proposed project will create a temporary increase in ambient noise levels, which could exceed Ordinance standards. However, because there are no sensitive receptors in the immediate vicinity, no adverse impact will result. No mitigation measures are required.

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**XIII. 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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- All Items:**

The proposed project involves the removal of an existing chairlift and the construction of a new chairlift. Implementation of the proposed project will not induce population growth. The proposed project is a commercial development and will not displace housing. Therefore, there is no impact.

**XIV. PUBLIC SERVICES** – Would the project 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 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. Maintenance of public facilities, including roads? (ESD, PLN)				X
5. Other governmental services? (ESD, PLN)				X

**Discussion- Items XIV-1,2,4:**

As the proposed project is consistent with the underlying land use designations, the project development would result in no additional demand on the need for public services and therefore, will result in no impact. "Will Serve" letters will be required from Squaw Valley Fire District as a condition of approval for the project. Therefore, there is no impact.

**Discussion- Items XIV-3,5:**

The proposed use will not cause a demand for additional school facilities, or other governmental services. Therefore, there is no impact.

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**XV. RECREATION –** Would the project result in:

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:**

Implementation of the proposed project will improve recreational opportunities in the project area, and will not increase the use of any existing neighborhood or regional parks. The construction and operation of this facility will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. No recreational impacts will result. Therefore, there is no impact.

**XVI. TRANSPORTATION & TRAFFIC –** Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

**Discussion- All Items:**

The proposed project includes the removal of an existing detachable quad chairlift (capacity 3,000 skiers per hour) and the construction of a new detachable six-passenger lift (capacity 2,400 skiers per hour). The result is a net

reduction of skier capacity of 600 skiers per hour on the mountain, which provides more efficient movement of persons within the resort area. Therefore, implementation of the proposed project will not generate any new vehicle trips than would already be assigned to the ski resort. As reported by the applicant, lift projects since 2011 have diminished uphill capacity by 5,200 skiers per hour. The proposed project scope will not have an impact on transportation, traffic, or parking issues. Therefore, there is no impact.

**XVII. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

**Discussion- Items XVII-1,2,6:**

The proposed project will not result in the construction of new water or wastewater delivery, collection, or treatment facilities. Therefore, there is no impact.

**Discussion- Item XVII-3:**

The project will not require sewage disposal and will not require or result in the construction of a new septic system. There is no impact.

**Discussion- Item XVII-4:**

The storm water runoff from the site will not be significantly changed after the proposed project construction. The existing drainage system has the capacity to accept flows from the proposed project. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Items XVII-5,7:**

This project will not require water, sewer, or solid waste disposal services, as the project will not generate wastewater, solid waste or require treated water. Therefore, this project will not result in impacts associated with the provision of water, sewer, or solid waste disposal services, and there is no impact.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is 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 type="checkbox"/> U.S. Army Corp 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"/> _____

**G. DETERMINATION** – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Steve Buelna, Chairperson  
 Planning Services Division, Air Quality, Gerry Haas  
 Engineering and Surveying Division, Sarah Gillmore  
 Department of Public Works, Transportation  
 Environmental Health Services, Justin Hansen  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher

Signature  Date January 12, 2015  
 Crystal Jacobsen, Environmental Coordinator

**I. 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 for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource

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Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	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 checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<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)
	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"/> 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"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/> _____		



**Mitigation Monitoring Program  
Mitigated Negative Declaration (PLN14-00158)  
for Squaw Valley Siberia Lift Replacement**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

**Standard Mitigation Monitoring Program (pre project implementation):**

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s III.1, III.2, III.3, IV.1, VI.1, VI.2, VI.3, VI.4, VI.5, IX.1, IX.2, IX.3, IX.4, IX.5