COUNTY OF PLACER
COMMUNITY DEVELOPMENT RESOURCE / AGENCY

Michael J Johnson, Agency Director

PLANNING SERVICES DIVISION

E.J. Ivaldi,
Deputy Planning Director

HEARING DATE: March 26, 2015
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: March 11, 2015

SUBJECT: **FALKNER UNDERGROUND GARAGE**
MINOR USE PERMIT AND VARIANCES (PVAA 20130303)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
******Continued from June 26, 2014******

GENERAL PLAN: Squaw Valley General Plan and Land Use Ordinance

ZONING: LDR DF 10 – Low Density Residential, Density Factor 10 Bedrooms/ac.

STAFF PLANNER: Allen Breuch, Supervising Planner

ASSESSOR PARCEL NUMBERS: 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000

LOCATION: The project is located on and adjacent to 245 Granite Chief Road in Squaw Valley.

APPLICANT: Jeff Pickett, on behalf of OV Investments CT Inc., a Nevada Corporation.

PROPOSAL:
The applicant is requesting the approval of a Minor Use Permit and Variances to allow an underground parking garage, a garage entrance building and two future residences on and adjacent to 245 Granite Chief Road:

1 Minor Use Permit to authorize the accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on APN's 096-030-043-000 and 096-030-044-000.
2 Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet. This was the same setback that was originally approved in 2006 (PVAA T20040468). A Variance to the side (west) property line from 5 feet to 0 feet to allow pedestrian access to the underground garage on 096-030-044-000.
3. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.
4. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line

setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.

5. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
6. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. This will allow for the construction of a residence on APN 096-030-043. This was the same setback that was originally approved in 2006 (PVAA T20040468).
7. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet and a Variance to reduce the rear (south) property line setback from 10 feet to 0 feet. These reductions in setbacks will allow for the construction of the garage entrance on Granite Chief Road.
8. Variance on APN's 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on APN 096-030-043-000 and 50 percent on APN 096-030-044-000 to allow for the construction of residences on the parcels.
9. On-site parking on APN 096-030-043-000. A Variance to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN's 096-030-044-000 and 096-030-025-000.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project and finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration (Attachment C) must be found to be adequate by the Planning Commission to satisfy the requirements of CEQA, and a recommended finding for this purpose is included at the end 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. Copies of the project plans and application were transmitted to the Engineering and Surveying Division, Department of Public Works, Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment. The comments received from these agencies have been addressed in the analysis section of this report.

PROJECT DESCRIPTION:

The applicant requests approval of a Minor Use Permit and Variances to implement construction of a 10,000 square foot residential underground parking garage with parking and a pedestrian tunnel to access two residential sites (APN's 096-030-044-000 and 096-030-025-000) as shown in Attachment B (site plan). The new garage would be accessed from Granite Chief Road at APN 096-030-034-000 via a tunnel and a ±26-foot by 26-foot above ground garage structure. The ramp for the parking garage would slope underground to the south and run beneath the "Sunnyside" ski run to serve the two residential land locked parcels from Granite Chief Road. A majority of the proposed construction would occur on APN's 096-030-025-000 and 096-030-044-000, with some construction on APN 096-030-043-000 (access to the garage) and 096-030-034-000 (the garage entry). The new underground garage would accommodate parking for up to 12 vehicles that serve the two residential properties.

Even though the garage is subterranean, it crosses several lot lines which include the rear, side and front setbacks of three parcels. The proposed garage requires Variances to APN 096-030-044-000 to reduce the front (north) property line setback from 20 feet to 0 feet, to reduce the side

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(east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet.

Variances are also required to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage APN 096-030-025-000. The above grade portion of the garage entrance on APN 096-030-034-000 would require a reduced front (north) setback to the property line from 20 feet to 5 feet and a Variance to reduce the rear (south) property line setback from 10 feet to 0 feet. These reductions in setbacks will allow for the construction of the garage entrance on Granite Chief Road

The project proposes to construct two three-level four bedroom single-family residences on APN's 096-030-043-000 and 096-030-044-000. The proposed residences would be situated in the center of the lots and towards the north (front) property lines. Both residences would encroach into the 20-foot front setback 5 feet on APN 096-030-043-000 and 10 feet on APN 096-030-044-000. The new residence situated on APN 096-030-043-000 would encroach approximately 45 feet into the 100-foot watercourse setback associated with Squaw Creek to the east. Variances are also being requested include building lot coverage for the new residences to increase the maximum lot coverage from 35 percent to 42 percent on 096-030-043-000 and 50 percent on 096-030-044-000, respectively.

BACKGROUND:
In 2007, entitlements for residential development on the easterly property were approved on APN's 096-030-043-000 and 096-030-034-000 through an appeal to the Board of Supervisors (PVAA T20040468). These entitlements included Variances to off-site parking and Variances to the 20 foot front and 10 foot rear property lines setbacks. There was also a Variance that allowed a 55 foot setback from the required 100 foot watercourse setback from Squaw Creek. These Variances were never exercised and the entitlements expired.

At one time, the western residential site (APN 096-030-044-000) was developed with a home. Over time, this home was abandoned and became a dilapidated structure and was recently demolished along with its foundation. All that remains is an undeveloped graded building pad.

On June 26, 2014, the project was presented to the Planning Commission for consideration and approval. At the meeting, the Commission took public comment including testimony from Squaw Valley Lodge representatives which initially were concerned in part about the project impacts to their properties. The Commission tabled the project to an open date to allow time for the applicant and Squaw Valley Lodge to discuss the project in detail. Both parties worked towards resolution and resolution has resulted in an agreement to incoperate additional requirements indentified in condition 31. The agreement between OV Investments 43, Inc. and Squaw Valley Lodge Owners Association is attached as attachment G.

SITE CHARACTERISTICS:
The ±3.33-acre Faulkner Underground Garage Project consists of all or a portion of four parcels (APNs: 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000) that are located south of Granite Chief Road and the Granite Chief Subdivision in Squaw Valley. The two residential parcels (096-030-043-000 and 096-030-044-000) are adjacent to one another and are perched 43 feet above and to the west of Squaw Creek, a perennial stream that flows east through Squaw Valley to the Truckee River. These privately owned parcels are separated from Granite Chief Road by APN 096-030-025-000, which is currently owned and operated by Squaw Valley Resort, LLC. This parcel is approximately 120 feet wide and includes the ski resort's "Sunnyside" ski run. The fourth APN 096-030-034-000 is "U" shaped and surrounds the lower (eastern) portion

of APN 096-030-025-000 while abutting both Granite Chief Road on the north and APN 096-030-043-000 on the south. This parcel is owned by the owners of APN 096-030-043-000 and 096-030-044-000. There is a ski gondola, the Funitel, which runs directly above the two residential properties (APN's 096-030-043-000 and 096-030-044-000).

The parcels immediately to the north and west of the project site are residential properties within the Granite Chief Subdivision, a mountain residential development that is accessed from Granite Chief Road. The adjacent parcel to the east is not part of the project area, but is owned by the applicant.

The project site is sparsely forested with Jeffrey pines, white firs and willow trees. Site slopes are moderate and trend downhill from west to east. There is a significant slope south and east of the residential parcels towards Squaw Creek. Two small swales traverse the site from the northwest, converging just below APN 096-030-043-000 and continuing downslope to the east into Squaw Creek.

EXISTING ZONING AND LAND USE:

Location	Squaw Valley General Plan and Land Use Ordinance	Existing Conditions and Improvements
Site	LDR DF=10 Low Density Residential with a Density Factor of 10 bedrooms per acre	Two residential pads and Squaw Valley Ski Resort "Sunnyside" ski run
North	Same as project site	Single-family residential subdivision - Granite Chief
South	FR Forest-Recreation District	Squaw Valley Ski Resort
East	DR DF=10 Low Density Residential with a Density Factor of 10 bedrooms per acre and FR Forest-Recreation District	Squaw Valley Ski Resort
West	Same as project site	Single-family residential subdivision - Granite Chief

ANALYSIS:

General Plan and Zoning Consistency:

The project site is zoned Low Density Residential with a Density Factor of 10 bedrooms per acre (LDR DF=10) in the 1983 Squaw Valley General Plan and Land Use Ordinance, which allows single-family residences and accessory structures such as garages. The density factor of 10 bedrooms per acre is not applicable to these lots since they were created prior to the adoption of the Squaw Valley General Plan.

Minor Use Permit and Variances

The development as proposed is limited with several factors that include the unique proximity of Squaw Creek, the small lot area for constructing two residences, and the access to the land locked parcels at APN's 096-030-043-000 and 096-030-044-000 from Granite Chief Road, and because of these combined factors represents special circumstances for granting Variances to off-site parking, lot coverage, structural setbacks to the residences, underground garage, and garage entry structure. Staff further finds that the Minor Use Permit to allow the accessory garage placement under the "Sunnyside" ski run parcel would resolve potential safety and liability issues by providing a safe

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covered access way to the land locked parcels in a protected concrete underground garage and pedestrian tunnel.

It is also staff's opinion that the proposed setback encroachments would result in a minimal departure from the development standards, recognizing that the lots are small in size with minimal area to build. The underground garage would extend through several property lines to provide a safe means of accessing the land locked residential parcels, and there is a vertical 43 foot elevation gain before reaching the first structure from centerline of Squaw Creek, which would be considered a minimal departure to construct two residences and the accessory underground garage without a hardship.
Staff has identified other single-family residential properties within the general vicinity with larger lot sizes that range up to .49 acres or 21,344 sq.ft., while the proposed residences would be constructed on lots consisting of .14 acres or 6,098 sq.ft, each. The increase in building square footage on the subject properties would not be a granting of a special privilege since the residences will be similar in allowed square footage with either a 2,561 sq. ft. or a 3,049 sq.ft. building pad, and not be inconsistent with the homes sizes being allowed to be built within the immediate area.

Staff's analysis of the project site determined that there are special circumstances applicable to the site, which warrant relief to the building and watercourse setbacks, off-site parking, and lot size requirements established in the Zoning Ordinance and Squaw Valley General Plan and Land Use Ordinance. The constraints to the parcel include the unique land locked location and the size of the residential lots, which if strictly applied, would deprive the properties of privileges enjoyed by other properties in the vicinity under identical zoning classifications.

Aesthetics
Although the development of the project represents an alteration of the current visual character of the area, the project has been designed to minimize disturbances to the site by restoring the topography of the ski run and maintaining the undisturbed vegetation. In addition, the project proposes landscaping on the two single-family lots that, as the landscaping matures, will provide partial vegetative screening of the new residences. The form, mass and profile of the individual buildings and architectural features will be designed to blend and complement the natural terrain and preserve the character and profile of the site as much as possible.

Air Quality
Development of the project site would include removal of vegetation, grading, significant excavation (possibly blasting), paving and construction of above and below-ground parking facilities, ultimately preparing the site for two future residences. These activities 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 diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans are required to include a list of applicable Air District Rules and State Regulations. A Dust Control Plan is also required to be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions.

Operational related emissions would result from vehicular resident and guest traffic to and from the site. However, the anticipated traffic generated by the proposed project would not result in significant air quality impacts, would not violate air quality standards and would not substantially contribute to existing air quality violations.

With the implementation of the following mitigation measures and notes on the grading improvement plans, construction and operational related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Noise

The noise generated by site construction activities could potentially exceed ambient noise thresholds. Construction activities for which a grading permit is required will be restricted to daylight hours during the week with more restrictive limits or prohibitions on weekends and holidays. Activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building, such as a unit under construction with the roof and siding completed, may occur at other times as well.

The contractor is proposing to blast some rock material where the underground garage would be located. The contractor would drill holes ranging from 7 to 18 feet deep into the bedrock using an air track machine. Once the holes are drilled, the charges would be sized and placed into the holes by a professional licensed detonator to fracture the rock below a blasting blanket where the rock would break into fragments for conventional equipment to excavate. Although the ground may move within the blast area during detonation, it would remain in place with the blasting blanket. The material would either be hauled off site to a legal disposal location or would remain stocked piled onsite for backfill over and around the proposed garage Blasting could occur twice a day over a two to three week period with all rock material being removed and completed within 31 working days.

The applicant's engineer for the project has submitted a construction schedule dated March 19, 2015 (Attachment D) that outlines grading and foundation work that would commence on the two residential properties and underground garage in early 2015, which includes the "Sunnyside" ski run parcel. The applicant believes some of the residences in the immediate area would not be occupied during the majority of the grading work, and there would be adequate time to complete the underground portion of the garage before the next ski season starts in 2015. This is specifically important to have the "Sunnyside" ski run re-established before the next ski season. Staff is in support of this rationale since the public and the Squaw Valley MAC provided feedback at their meeting to limit grading primarily when most of the residences and the adjacent Squaw Valley Lodge have limited occupancy, or have guests between winter and summer seasons.

Geology and Soils/ Hydrology and Water Quality

A significant amount of grading will be required to construct the proposed facility. A Preliminary Geotechnical Engineering Report was prepared by Holdrege & Kull dated September 20, 2013. It is estimated that approximately 0.8 acres will be disturbed by grading activities and 9,100 cubic yards of cut and 330 cubic yards of fill will be moved on-site. The maximum depth of cut is 35 feet. Because of underlying bedrock, it is anticipated that some blasting will be required during excavation operations. The proposed improvements would restore the terrain to pre-project or better conditions in terms of vegetative cover, infiltration capacity, drainage swales, and the project will have minimal effect on current drainage patterns. Although new impervious surfaces on this undeveloped property have the potential to increase the rate and amount of surface runoff from the site, the Preliminary Drainage Report prepared by the Gary Davis Group dated October 1, 2013 shows that the post-development peak flows are generally less than the pre-development peak flows. Detention is not proposed or required for this project.

Squaw Creek is located approximately 55 feet east of the project site. Construction activities creating a potential for pollution to this drainage way include land clearing, earthwork activities, blasting, asphalt and concrete work, utility installation, and home construction. The applicant will incorporate Best Management Practices (BMPs) into both the site preparation activities and the design of the project that are intended to reduce impacts to a less than significant level. These BMPs include: infiltration trenches, fiber rolls, stabilized construction entrance, super silt fence, staging/storage areas, dust control, construction fencing, and revegetation techniques.

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge.

Transportation and Traffic

This project proposal would result in the development of two single family residences which would generate approximately two PM peak hour trips. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property. During construction, approximately 975 dump truck trips over 31 working days would haul material to the Far East Lift on Squaw Valley property where it would be exported by larger Semi trucks to be taken to a landfill for disposal. These construction trips are temporary and their impacts related to traffic are less than significant. The addition of project traffic would increase the volume of traffic on the existing roadway segments in the area. The proposed project's impacts associated with increases in traffic would be mitigated to a less than significant level by the implementation of the mitigation measure included in the environmental document, which requires that a traffic fee be paid to Placer County Department of Public Works

SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL

The Falkner Underground Project was presented to the Squaw Valley MAC on its June 5, 2014 meeting as an action item. Staff provided the project description with the entitlements requested with the applicant's development team present. In general, the Committee acknowledged the difficulty in building on the existing lots. There was lengthy discussion regarding the entitlements requested, particularly over the request of the 35 percent allowed lot coverage and building within the 100' water course setback. Ultimately the MAC could not reach an overall consensus on the project and could not make a recommendation on the entitlements requested. However, the MAC did vote 4-2 not to recommend approval to allow lot coverage for the two residential lots over the 35 percent allowed by the Zoning Ordinance.

RECOMMENDATION:

The Development Review Committee recommends the Planning Commission adopt the Mitigated Negative Declaration and approve the Minor Use Permit and Variances for the Falkner Underground Project (PVAA 20130303), based upon the following findings, recommended conditions of approval (Attachment E), and Mitigation Monitoring Program (Attachment F).

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 for the Falkner Underground Garage project has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse environmental impacts. Mitigation measures include, but are not limited to: Installation of BMP's for water quality impacts, a landscape and vegetation plan to re-establish vegetation, construction hour limitations to reduce noise emanating from the construction site, and a payment of a traffic impact fees on the new uses being proposed within the Tahoe Resort Fee District.

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 plan/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.

Minor Use Permit:

1. The proposed underground garage is consistent with applicable policies and requirements of the Squaw Valley General Plan and Land Use Ordinance as a garage is a typical accessory use to single-family dwellings, and will provide the necessary off street parking for the residences.

2. The establishment, maintenance or operation of the proposed underground garage will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing 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. The private residential garage will allow vehicles and pedestrians to safely move under the "Sunnyside Ski run" from Granite Chief Road and the two residential lots.

3. The proposed underground garage is consistent with the residential character of the immediate neighborhood and will not be contrary to its orderly development.

4. The proposed underground garage will provide off-street parking for the two proposed residences at 096-030-043 and 096-030-044 and will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site.

Variance:

1. There are special circumstances applicable to the subject properties, including the small lot area and width to construct a single-family home where typical lots in the area are a quarter acre and have a larger lot widths , steep topography, close proximity of Squaw Creek, and because of such circumstances, the strict application of this chapter would deprive the properties of privileges enjoyed by other properties in the vicinity under identical zoning classification.

2. The Variances do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district in that other single-family residences within the neighborhood of the subject parcel contain garages, and parking. The proposed construction is located within an area which will required the least amount of disturbance to the ski run and the above ground portion of the garage will provide adequate line of site to drivers and pedestrians entering and exiting the site.

3. The Variances are consistent with the Squaw Valley General Plan and Land use Ordinance as single-family dwellings and associated accessory structures are permitted uses and allowed within the Low Density Residential zone of the Squaw Valley General Plan and Land Use Ordinance district and therefore does not authorize a use that is not otherwise allowed within this zoning district.

4. The granting of the Variances will not, under the circumstances and conditions, applied in the particular case, adversely affect public health or safety, are not materially detrimental to the public welfare, nor injurious to nearby properties or improvements.

5. The Variances are the minimum departure from the requirements of the Ordinance necessary to grant relief to the applicant in that the applicant explored other possible alternative site locations

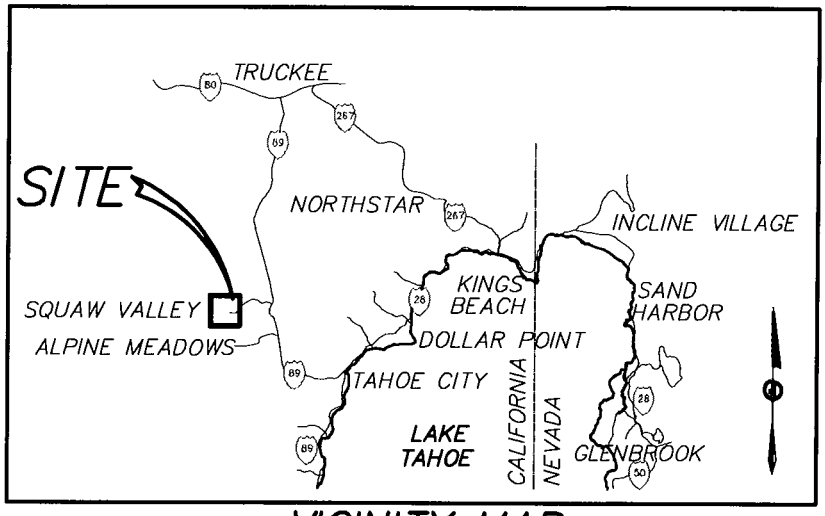
for the required off street parking and that these alternative locations were infeasible due to location of the existing land locked parcels and the existing ski run within the project area.

Respectfully submitted,

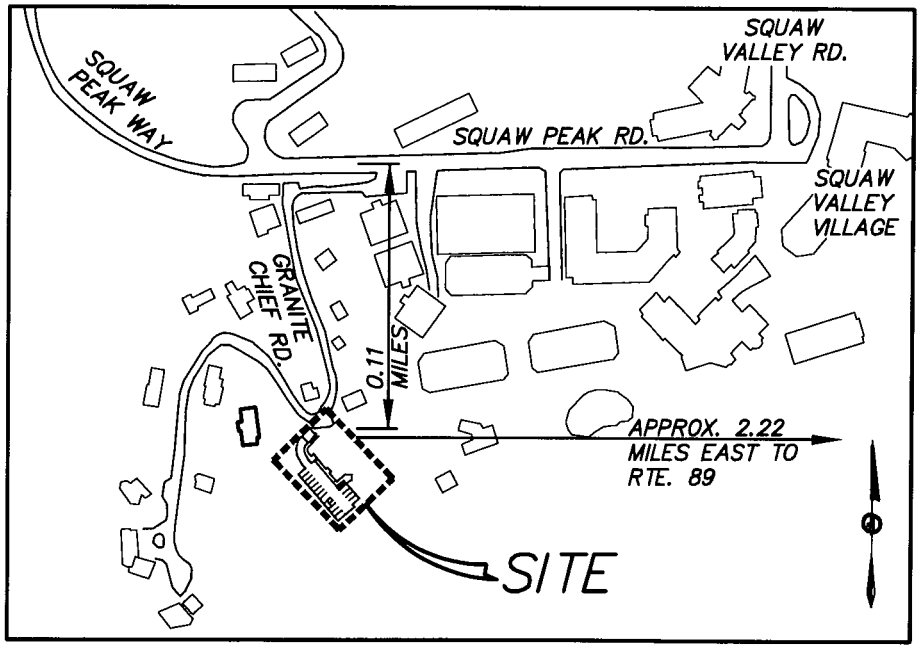
Allen Breuch
Supervising Planner

ATTACHMENTS:
Attachment A – Vicinity Map
Attachment B – Site Plan
Attachment C – Mitigated Negative Declaration
Attachment D – Proposed Construction Schedule dated June 10, 2014
Attachment E – Recommended Conditions of Approval
Attachment F – Mitigation Monitoring Program
Attachment G - OV Investments 43, Inc. and Squaw Valley Lodge Owners Association Agreement

cc: Michael J Johnson - Agency Director
Paul Thompson – Deputy Agency Director
E.J. Ivaldi – Deputy Planning Director
Sarah Gilmore - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Department
Gerry Haas - Air Pollution
Karin Schwab - County Counsel's Office
Applicant - Jeff Pickett, on behalf of OV Investments CT Inc. a Nevada Corp
Subject/chrono files



VICINITY MAP
NOT TO SCALE

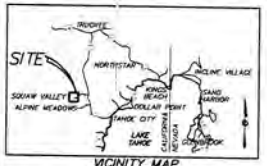


LOCATION MAP
NOT TO SCALE

RECEIVED
MAY 16 2014

ATTACHMENT B

GRADING PLANS FOR THE FALKNER UNDERGROUND GARAGE PROJECT



VICINITY MAP
NOT TO SCALE

2 working days Call before you Dig.
1-800-227-2600

SERVICE PROVIDERS

TELEPHONE: AT&T
12824 EARHART AVENUE
AUBURN, CA 95602
(530) 888-2365

ELECTRICITY: LIBERTY UTILITIES
701 NATIONAL AVENUE
P.O. BOX 107
TAHOE VISTA, CA 96148
(530) 546-1728

WATER: SQUAW VALLEY PUBLIC SERVICE DISTRICT
P.O. BOX 2026
OLYMPIC VALLEY, CA 96146
(530) 583-4692

SEWER: SQUAW VALLEY PUBLIC SERVICE DISTRICT
P.O. BOX 2026
OLYMPIC VALLEY, CA 96146
(530) 583-4692

FIRE PROTECTION: SQUAW VALLEY FIRE DEPARTMENT
ATTN: PETE BANSEN
305 SQUAW VALLEY ROAD
P.O. BOX 2522
OLYMPIC VALLEY, CA 96146
(530) 583-6111

ACREAGE SUMMARY TABLE

LOT #	APN	AREA (SF)	AREA (AC)
25	096-030-025-000	125,436.00	2.8794
34	096-030-034-000	1,359.75	0.1971
43	096-030-043-000	16,112.25	0.3403
44	096-030-044-000	16,102.19	0.3401
	TOTAL	140,810.42	3.3543

INSTRUCTIONS TO CONTRACTORS

48 HOUR NOTICE REQUIRED PRIOR TO COMMENCING WORK

BEFORE COMMENCING WORK, ALL PLANS, SCHEDULES, AND PROGRAMS MUST BE SUBMITTED AND APPROVED IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 7-1.01E, 7-1.01G AND 8-1.04 OF THE PLACER COUNTY GENERAL SPECIFICATIONS DATED AUGUST 2005, AND THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS DATED MAY 2006. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY THE PLACER COUNTY DEPARTMENT OF ENGINEERING & SURVEYING, CONSTRUCTION DIVISION 48 HOURS IN ADVANCE OF THE TIME OF COMMENCEMENT. CALL AUBURN (530) 745-7588, LAKE TAHOE (530) 581-6227.

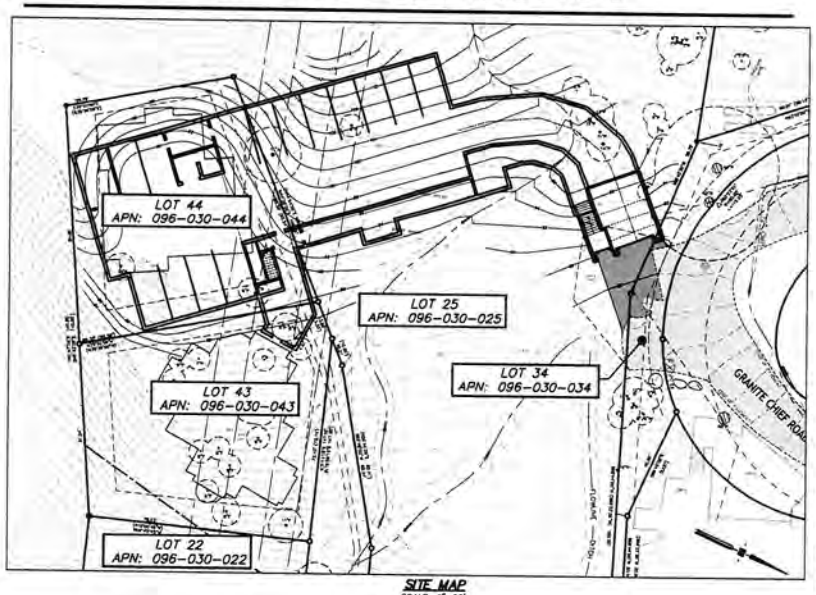
DEVELOPER'S RIGHT-OF-WAY CERTIFICATE

3 CHIEFS, LLC ("DEVELOPER"), DEVELOPER OF THE FALKNER UNDERGROUND GARAGE ("PROJECT") HEREBY CERTIFIES THAT ALL REQUIRED RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHTS OF ENTRY, HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO PLACER COUNTY. DEVELOPER SHALL HOLD PLACER COUNTY HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED.

AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).

THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS THE LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF THE DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____



SITE MAP
SCALE: 1"=20'

DEVELOPMENT INFORMATION

OWNER
JACK FALKNER
ATTN: JEFF PICKETT (COULSON & ASSOC.)
6170 RIDGEVIEW CT., SUITE D
RENO, NV 89519
(PH) (408) 907-2590

ARCHITECT
GARY DAVIS GROUP
ATTN: MARK McCAY-MORAN
P.O. BOX 7409
TAHOE CITY, CA 96145
(PH) (530) 583-9222

SURVEYOR
ARNETT & ASSOCIATES
ATTN: KEN ARNETT, P.L.S.
120 COUNTRY CLUB DRIVE, #13
INCLINE VILLAGE, NV 89451
(PH) (775) 831-8618

ENGINEER
GARY DAVIS GROUP
ATTN: GARY DAVIS, P.E.
P.O. BOX 7409
TAHOE CITY, CA 96145
(PH) (530) 583-9222

GEOTECH
HOLDREGE & KULL
ATTN: JOHN HUDSON, P.E.
10775 PIONEER TRAIL, SUITE 213
TRUCKEE, CA 96161
(PH) (530) 587-5156

SQUAW VALLEY FIRE DEPARTMENT APPROVAL

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS.

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

APPROVALS

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS. UNDISCOVERED ERRORS AND OMISSIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED. THIS APPROVAL EXPIRES THREE (3) YEARS FROM THE APPROVAL DATE UNLESS AN EXTENSION IS APPROVED IN WRITING BY THE COUNTY DEPARTMENT(S) BELOW OR CONSTRUCTION HAS BEEN INITIATED. EXPIRATION WILL RESULT IN A REQUIREMENT TO RESUBMIT THE PLANS FOR PLAN CHECK, PAYMENT OF CURRENT FEES AND COMPLIANCE WITH CURRENT COUNTY STANDARDS.

PLACER COUNTY

COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DEPARTMENT:

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DEPARTMENT:

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

DEPARTMENT OF HEALTH AND HUMAN SERVICES
ENVIRONMENTAL HEALTH DIVISION:

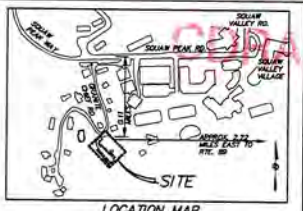
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

DEPARTMENT OF PUBLIC WORKS
ROAD DIVISION:

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

DEPARTMENT OF FACILITY SERVICES
ENVIRONMENTAL ENGINEERING DIVISION:

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____



LOCATION MAP
SCALE: 1"=400'

EARTHWORK QUANTITIES

(EXCLUDES COMPACTION/EXPANSION)

LOT 25			
CUT	=	4,600	CUBIC YARDS
FILL	=	100	CUBIC YARDS
Δ CUT	=	4,500	CUBIC YARDS
LOT 44 (EXCLUDES HOUSE FOUNDATION)			
CUT	=	3,500	CUBIC YARDS
FILL	=	50	CUBIC YARDS
Δ CUT	=	3,450	CUBIC YARDS
LOT 43 (EXCLUDES HOUSE FOUNDATION)			
CUT	=	150	CUBIC YARDS
FILL	=	0	CUBIC YARDS
Δ CUT	=	150	CUBIC YARDS
TOTAL			
CUT	=	8,250	CUBIC YARDS
FILL	=	150	CUBIC YARDS
Δ CUT	=	8,100	CUBIC YARDS

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ESTIMATES. ACTUAL EARTHWORK QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK & VERTICAL DATUM

THE PROJECT BENCHMARK SHOWN HEREON IS THE TOP OF A 5/8 INCH REBAR FOUND IN A 3/4 INCH IRON PIPE AT THE PROPERTY CORNER OF APN 096-030-034, -025, & -40 NEAR GRANITE CHIEF ROAD, ELEV.=100.3'. ELEVATIONS SHOWN HEREON IN ARE ON AN ASSUMED VERTICAL DATUM OF 100.00 FEET.

RECORD DRAWINGS NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTIONS OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

DATE _____ ENGINEER SIGNATURE (STAMP OR SEAL)

SHEET INDEX:

1 C1.0 COVER SHEET
2 C2.0 EXISTING CONDITIONS PLAN
3 C2.1 EXISTING EASEMENT PLAN
4 C3.0 GRADING & DRAINAGE PLAN
5 C4.0 CROSS SECTIONS
6 C4.1 CROSS SECTIONS

FALKNER UNDERGROUND GARAGE

GRANITE CHIEF ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN'S: 096-030-025, 096-030-034
096-030-043, & 096-030-044

GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com

Issues and Revisions

No.	Date	Issue & Revision	By	Check

Designed By	JD
Drafted By	JD
Checked By	GD

Client Information: JACK FALKNER
JEFF PICKETT (COULSON & ASSOC. LTD)
6170 RIDGEVIEW CT., SUITE D
RENO, NV 89519
(408) 907-2590

Project Number 2290.00

All drawings and written material appearing herein constitute original and unpublished work of the engineer and may not be duplicated, used or disclosed without written consent of the engineer.© SDG2012

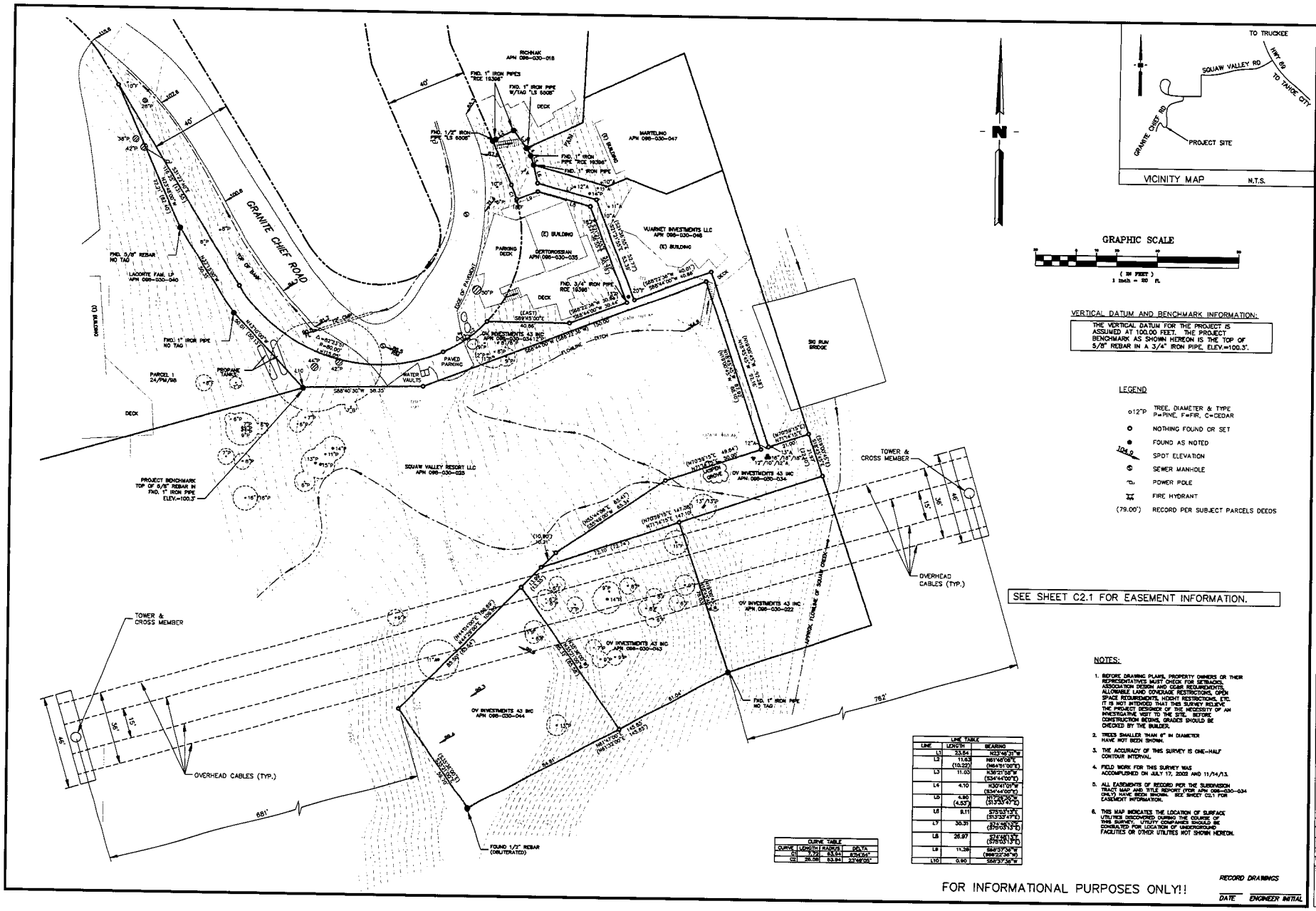
Description

COVER SHEET

Scale AS SHOWN
File 2290-FINAL PROP LAYOUT 2014JAN21.DWG
Plot Date April 16, 2014

C1.0

OF 6 SHEETS



VICINITY MAP N.T.S.

VERTICAL DATUM AND BENCHMARK INFORMATION:

THE VERTICAL DATUM FOR THE PROJECT IS ASSUMED AT 100.00 FEET. THE PROJECT BENCHMARK AS SHOWN HEREON IS THE TOP OF 5/8" REBAR IN A 3/4" IRON PIPE, ELEV.=100.3'.

LEGEND

- 12"P TREE, DIAMETER & TYPE P=PINE, F=FIR, C=CEDAR
- NOTHING FOUND OR SET
- FOUND AS NOTED
- 100.0 SPOT ELEVATION
- SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- (79.00') RECORD PER SUBJECT PARCELS DEEDS

SEE SHEET C2.1 FOR EASEMENT INFORMATION.

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
2. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON JULY 17, 2002 AND 11/14/13.
5. ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP AND TITLE REPORT (FOR APN 096-030-034 ONLY) HAVE BEEN SHOWN. SEE SHEET C2.1 FOR EASEMENT INFORMATION.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.

LINE TABLE

LINE	LENGTH	BEARING
L1	23.64	N33°46'31"W
L2	11.43 (10.22)	N61°46'08"E (N64°51'00"E)
L3	11.03	N38°21'58"W (S34°44'00"E)
L4	4.10	N30°41'01"W (S34°44'00"E)
L5	4.80 (4.53')	N17°26'50"W (S13°33'47"E)
L6	8.11	S75°03'13"E (S13°33'47"E)
L7	30.31	S74°48'13"E (S75°03'13"E)
L8	26.97	S74°48'13"E (S75°03'13"E)
L9	11.39	S84°37'38"W (N88°22'36"W)
L10	0.90	S88°37'38"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	7.05	63.94	6°34'44"
C2	26.58	63.94	23°48'05"

FOR INFORMATIONAL PURPOSES ONLY!!

RECORD DRAWINGS

DATE ENGINEER INITIAL

REVISIONS	BY

A PORTION OF NE 1/4 SEC. 31, T. 16 N., R. 16 E., M.D.M.
APNS 096-030-34, 43, & 44, PLACER COUNTY, CALIFORNIA

EXISTING CONDITIONS PLAN

DATE 1/23/14
SCALE 1" = 20'
DRAWN ARNETT & ASSOC
JOB#
FILE

SHEET C2.0 OF 8 SHEETS

13

TITLE NOTES:

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL INSURANCE COMPANY, ORDER NO. FESC-9021300672, DATED NOVEMBER 13, 2013, AND FESC-9021300669, DATED NOVEMBER 13, 2013.

THE FOLLOWING ITEMS AFFECT APN'S 096-030-043, 044, AND -034:

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 6, 1955 IN BOOK 683, PAGE 521, OFFICIAL RECORDS. AFFECTS A PORTION OF APN 096-030-034. SEE FULL DOCUMENT FOR PARTICULARS.

(2) AN EASEMENT IN FAVOR OF PAUL H. AVERY, ET UX FOR SKI TRAFFIC MAINTENANCE AND REPAIR EQUIPMENT AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 1955 IN BOOK 683, PAGE 521, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

A PUBLIC UTILITY EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AND SIERRA PACIFIC POWER COMPANY, RECORDED APRIL 11, 1966 IN BOOK 700, PAGE 556, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(3) AN EASEMENT FOR INGRESS & EGRESS RECORDED FEBRUARY 25, 1956 IN BOOK 705, PAGE 139, OFFICIAL RECORDS. THIS EASEMENT IS FOR SUMMER USE ONLY, TO BE USED FOR INGRESS AND EGRESS DURING THE MONTHS OF JUNE THROUGH OCTOBER. THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN A ROPETOW OR LIFT ACROSS FROM SAID EASEMENT. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

(7) AN EASEMENT FOR SKI TRAFFIC MAINTENANCE AND REPAIR EQUIPMENT AND INGRESS/EGRESS, RECORDED APRIL 27, 1981 IN BOOK 874, PAGE 381, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

AN EASEMENT FOR UNDERGROUND UTILITIES, RECORDED JULY 11, 1962 IN BOOK 920, PAGE 310, OFFICIAL RECORDS. AFFECTS A PORTION OF APN 096-030-034. EXACT LOCATION NOT DISCLOSED OF RECORD.

AN EASEMENT IN FAVOR OF SQUAW VALLEY DEVELOPMENT COMPANY, FOR WATER PIPE AND ONE AERIAL TRAMWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1962 IN BOOK 942, PAGE 75, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

TERMS, COVENANTS AND CONDITIONS IN AN AGREEMENT RELATING TO SEWER LINE, RECORDED JUNE 5, 1963, IN BOOK 968, PAGE 809. SEE DOCUMENT FOR PARTICULARS.

(8) AN EASEMENT IN FAVOR OF WILLIAM FRIES, II FOR SEWER, UTILITIES, PARKING AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1964 IN BOOK 1025, PAGE 683, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

AN EASEMENT IN FAVOR OF PAUL H. AVERY, ET UX FOR A FIRE HYDRANT, RECORDED OCTOBER 27, 1964 IN BOOK 1034, PAGE 642, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

TERMS, COVENANTS AND CONDITIONS IN AN AGREEMENT AND GRANT OF INTEREST IN SEWER LINE, RECORDED JUNE 27, 1967 IN BOOK 1158, PAGE 328. SEE DOCUMENT FOR PARTICULARS.

A UTILITY EASEMENT IN FAVOR OF HUMPHREY L. MARTIN, RECORDED JUNE 27, 1967 IN BOOK 1158, PAGE 341, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(10) AN EXCLUSIVE EASEMENT FOR INGRESS & EGRESS (RESERVING UNTO THE GRANTOR (SQUAWVALLEY/MERGER) THE RIGHT TO CONSTRUCT A PARKING PLATFORM OR GARAGE AND IN SUCH EVENT TO PROVIDE AN ALTERNATE EASEMENT) AS GRANTED TO EXECUTIVE INCENTIVE MANAGEMENT ASSOCIATES, IN DEED RECORDED JUNE 29, 1995 IN BOOK 2627, PAGE 77, OFFICIAL RECORDS. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

(11) AN EASEMENT FOR INGRESS & EGRESS IN FAVOR OF JACK J. BETTENCOURT, RECORDED NOVEMBER 30, 1995 IN DOC. NO. 95-064810, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

(12) AN 8' WALKING EASEMENT TO WEBER, RECORDED FEBRUARY 14, 1997 AS DOC. NO. 97-0009622. SHOWN HEREON.

(13) AN EASEMENT AGREEMENT RECORDED FEBRUARY 18, 1997 AS DOC. NO. 97-0030754, OFFICIAL RECORDS. AFFECTS NORTHERLY PORTION OF APN 096-030-043. SHOWN HEREON.

(14) AN EASEMENT AGREEMENT EXECUTED BY 3 CHIEFS LLC, RECORDED NOVEMBER 22, 2004 AS DOC. NO. 2004-0158779. SEE DOCUMENT FOR PARTICULARS. SHOWN HEREON.

(15) AN EASEMENT AGREEMENT EXECUTED BY 3 CHIEFS LLC, RECORDED DECEMBER 3, 2004 AS DOC. NO. 2004-0161294. SEE DOCUMENT FOR PARTICULARS. SHOWN HEREON.

ADDITIONAL REFERENCES:

ADDITIONAL DOCUMENTS DISCLOSED BY PRELIMINARY TITLE REPORT BY NORTH AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 110146, DATED MAY 23, 2002 MAY AFFECT APN 096-030-034:

ITEM #2 REFERS TO ANY EASEMENT OR RIGHT INCIDENTAL TO THE OWNERSHIP AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED BY WAYNE E. POULSEN, ET AL, BY DEED RECORDED JUNE 25, 1948, IN BOOK 501, PAGE 469 OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

(1) ITEM #3 REFERS TO AN EASEMENT FOR RIGHT-OF-WAY IN FAVOR OF SQUAW VALLEY DEVELOPMENT COMPANY RECORDED JUNE 15, 1934 IN BOOK 652, PAGE 566 OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

ITEM #4 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 6, 1955 IN BOOK 683, PAGE 514, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

(4) ITEM #9 REFERS TO AN EASEMENT FOR INGRESS & EGRESS RECORDED FEBRUARY 25, 1956 IN BOOK 705, PAGE 139, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

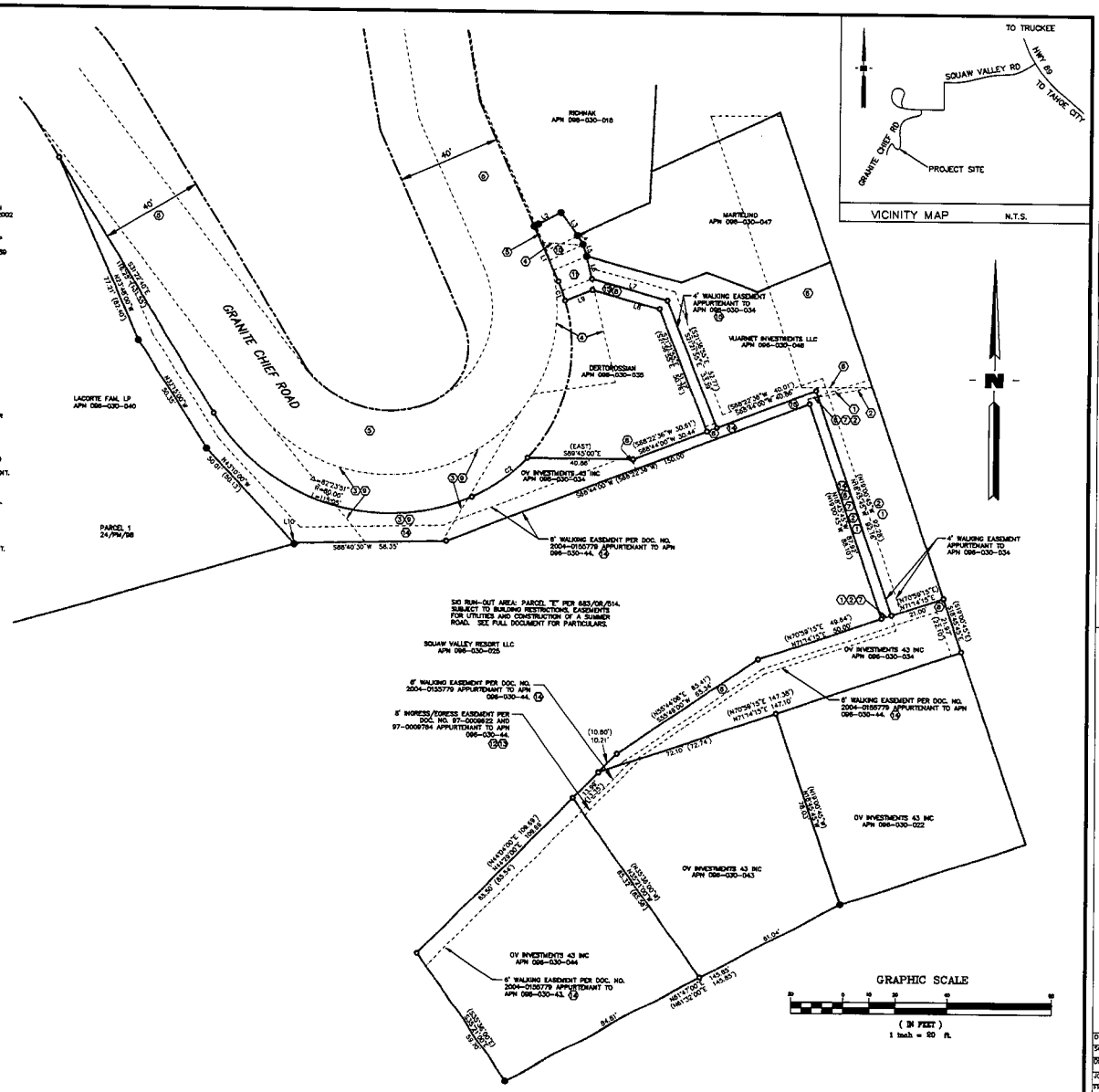
(5) ITEM #10 REFERS TO AN EASEMENT FOR A ROAD RECORDED FEBRUARY 29, 1956 IN BOOK 705, PAGE 140, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. SHOWN HEREON.

(6) ITEM #11 REFERS TO AN EASEMENT IN FAVOR OF PAUL H. AVERY, ET UX, FOR AN EXISTING WATER LINE RECORDED DECEMBER 4, 1956 IN BOOK 818, PAGE 576, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. SHOWN HEREON.

(8) ITEM #16 REFERS TO AN EASEMENT FOR PEDESTRIAN TRAFFIC, REPAIR EQUIPMENT, SKI TRAFFIC MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1964 IN BOOK 1016, PAGE 540, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. AFFECTS A PORTION OF APN 096-030-034. SHOWN HEREON.

ITEM #17 REFERS TO AN EASEMENT IN FAVOR OF J.S. ANDERSON FOR SEWER, UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1964 IN BOOK 1016, PAGE 560, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

ITEM #23 REFERS TO AN EASEMENT FOR SEWER AND WATER LINES RECORDED NOVEMBER 15, 1976 IN BOOK 2186, PAGE 480, OFFICIAL RECORDS. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT. NOT LOCATABLE OF RECORD. SEE FULL DOCUMENT FOR PARTICULARS.



VICINITY MAP N.T.S.

SEE SHEET C2.0 FOR TOPOGRAPHIC INFORMATION.

FOR INFORMATIONAL PURPOSES ONLY!!

RECORD DRAWINGS

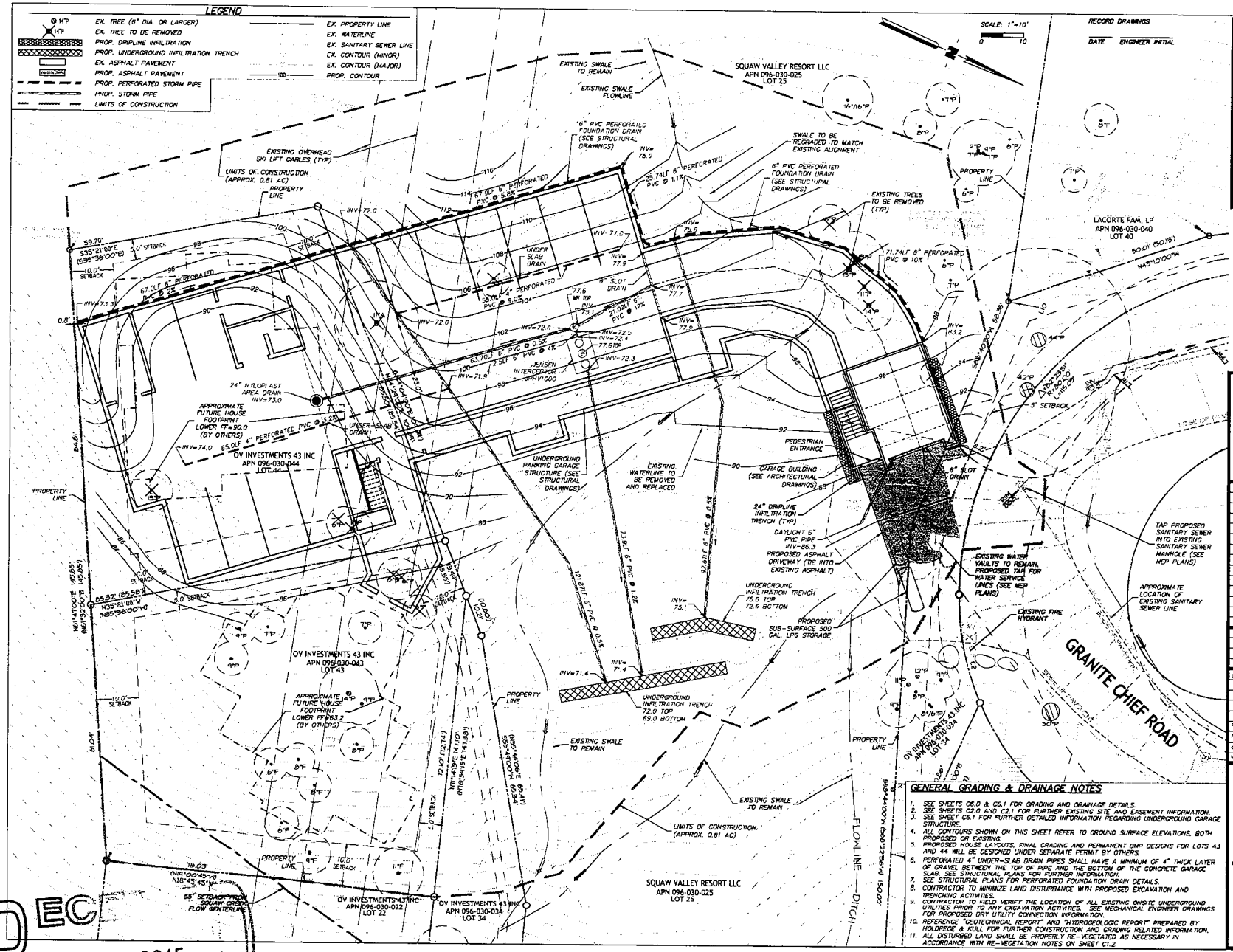
DATE ENGINEER INITIAL

REVISIONS	BY

A PORTION OF NE 1/4 SEC. 31, T. 16 N., R. 16 E., M.D.M.
APNS 096-030-34, 43, & 44, PLACER COUNTY, CALIFORNIA

EXISTING EASEMENT PLAN

DATE 1/27/14
SCALE 1" = 20'
DRAWN ARNETT & ASSOC.
JOB
FILE
SHEET C2.1
OF 6 SHEETS



GENERAL GRADING & DRAINAGE NOTES

1. SEE SHEETS C5.0 & C6.1 FOR GRADING AND DRAINAGE DETAILS.
2. SEE SHEETS C2.0 AND C2.1 FOR FURTHER EXISTING SITE AND EASEMENT INFORMATION.
3. SEE SHEET C6.1 FOR FURTHER DETAILED INFORMATION REGARDING UNDERGROUND GARAGE STRUCTURE.
4. ALL CONTOURS SHOWN ON THIS SHEET REFER TO GROUND SURFACE ELEVATIONS, BOTH PROPOSED OR EXISTING.
5. PROPOSED HOUSE LAYOUTS, FINAL GRADING AND PERMANENT BMP DESIGNS FOR LOTS 43 AND 44 WILL BE DESIGNED UNDER SEPARATE PERMIT BY OTHERS.
6. PERFORATED 4" UNDER-SLAB DRAIN PIPES SHALL HAVE A MINIMUM OF 4" THICK LAYER OF GRAVEL BETWEEN THE TOP OF PIPE AND THE BOTTOM OF THE CONCRETE GARAGE SLAB. SEE STRUCTURAL PLANS FOR FURTHER INFORMATION.
7. SEE STRUCTURAL PLANS FOR PERFORATED FOUNDATION DRAIN DETAILS.
8. CONTRACTOR TO MINIMIZE LAND DISTURBANCE WITH PROPOSED EXCAVATION AND TRENCHING ACTIVITIES.
9. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING ONSITE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES. SEE MECHANICAL ENGINEER DRAWINGS FOR PROPOSED DRY UTILITY CONNECTION INFORMATION.
10. REFERENCE "GEOTECHNICAL REPORT" AND "HYDROGEOLOGIC REPORT" PREPARED BY HOLDREGE & KULL FOR FURTHER CONSTRUCTION AND GRADING RELATED INFORMATION.
11. ALL DISTURBED LAND SHALL BE PROPERLY RE-VEGETATED AS NECESSARY IN ACCORDANCE WITH RE-VEGETATION NOTES ON SHEET C1.2.

FALKNER UNDERGROUND GARAGE

GRANITE CHIEF ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN'S: 096-030-025, 096-030-034, 096-030-043, & 096-030-044

GARY DAVIS GROUP
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Issues and Revisions

No	Date	Issue & Revision	By	Check
	3/9/15	BLDG SUB	GDG	

Designed By JD
Drafted By JD
Checked By GD

Client Information JACK FALKNER
JEFF PICKETT (COULSON & ASSOC. LTD)
6170 RIDGEVIEW CT., SUITE D
RENO, NV 89519
(408) 907-2590

Project Number 2290.00

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Description

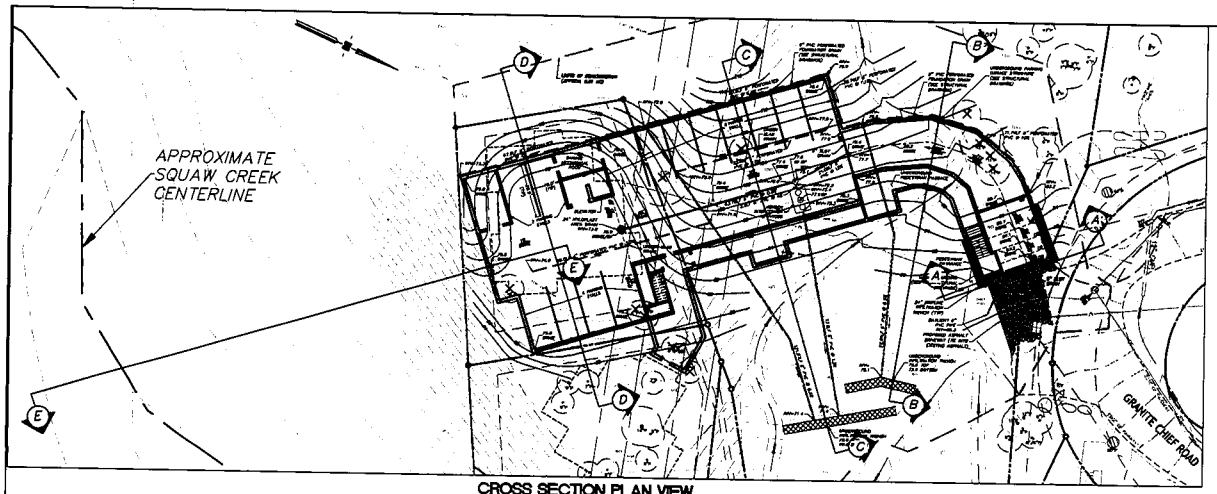
GRADING & DRAINAGE PLAN

Scale 1"=10'
File 2290-FINAL PROP LAYOUT 2014JAN21.DWG
Plot Date MARCH 9, 2015

C3.0

OF 11 SHEETS

RECEIVED
MAR 19 2015
PLANNING

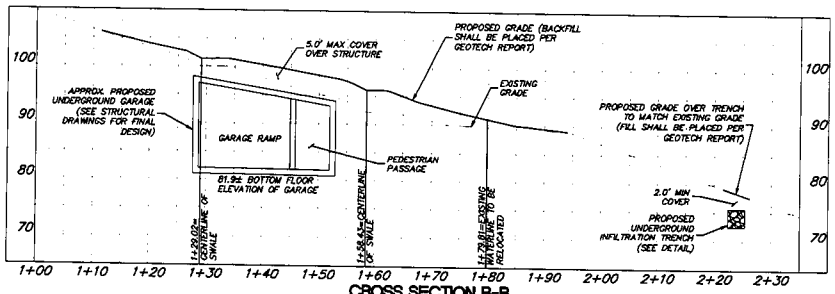


CROSS SECTION PLAN VIEW

SCALE: 1"=20'

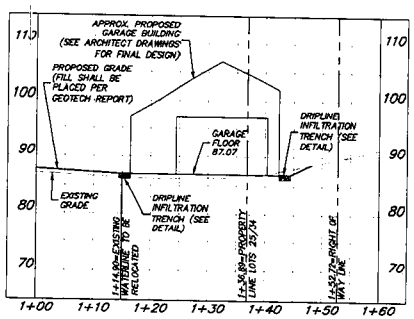
GENERAL NOTES

1. EXISTING OFFSITE CONTOURS UTILIZED IN CROSS-SECTION E-E TO DEPICT EXISTING SQUAW CREEK CENTERLINE ARE TAKEN FROM OVERALL SQUAW VALLEY GIS DATA AND ARE APPROXIMATE.
2. EXISTING CONTOURS LOCATED WITHIN THE PROJECT AREA WERE DEVELOPED FROM FIELD WORK PERFORMED ON 7-17-2002 AND 11-14-2013 BY ARNETT & ASSOCIATES (AS SHOWN ON SHEET C2.0).
3. APPROXIMATE LOCATION OF HOUSES ON LOTS 43 AND 44 ARE FUTURE HOUSES TO BE DESIGN BY OTHERS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY ON THE CROSS SECTIONS.
4. SEE SHEET C3.0 FOR FURTHER DETAILED GRADING AND SITE INFORMATION.



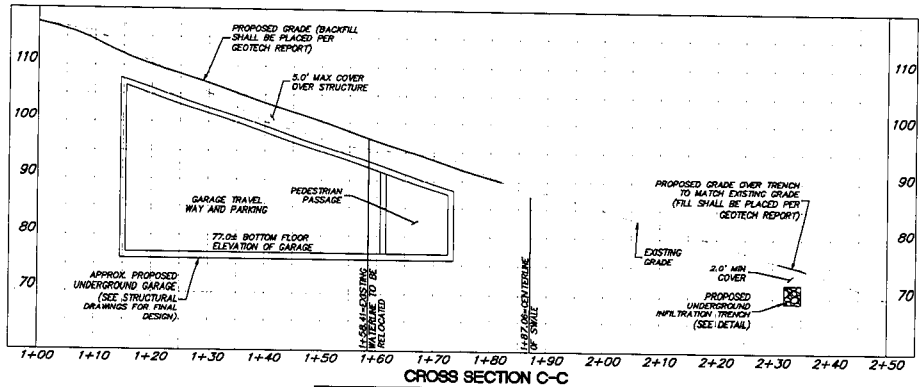
CROSS SECTION B-B

SCALE H:1"=10'; V:1"=10'



CROSS SECTION A-A

SCALE H:1"=10'; V:1"=10'



CROSS SECTION C-C

SCALE H:1"=10'; V:1"=10'

RECORD DRAWINGS

DATE ENGINEER INITIAL

FALKNER UNDERGROUND GARAGE

GRANITE CHIEF ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN'S: 096-030-025, 096-030-034, 096-030-043, & 096-030-044

GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7409 [illegible]noe city, ca [illegible]45
tel 530.583.9222 [illegible]530.58[illegible]

garydavisgroup.com

Issues and Revisions

No.	Date	Issue & Revision	By	Check

Designed By	JD
Drafted By	JD
Checked By	GD

Client Information: JACK FALKNER
JEFF PICKETT (COULSON & ASSOC. LTD)
6170 RIDGEVIEW CT., SUITE D
RENO, NV 89519
(408) 907-2590

Project Number: 2290.00

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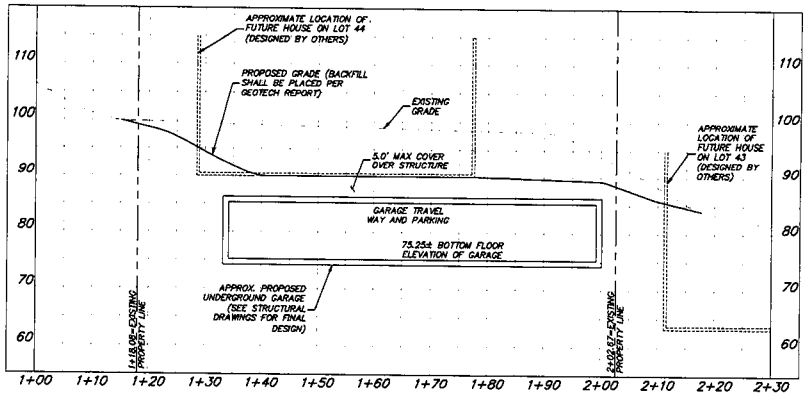
Description

CROSS SECTIONS

Scale: AS SHOWN
File: 2290-FINAL PROP LAYOUT 2014.JANC21.DWG
Plot Date: April 16, 2014

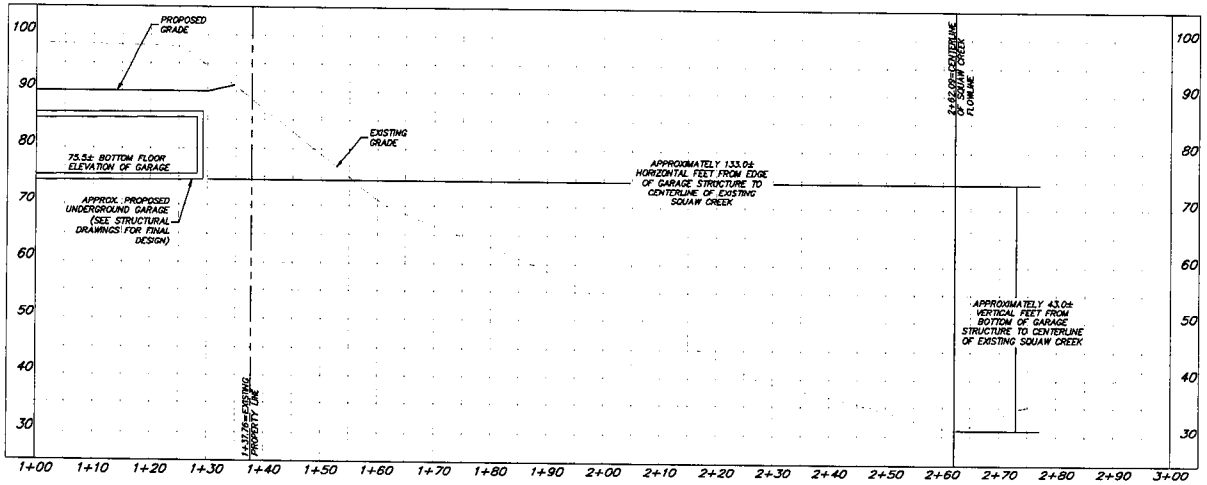
C4.0

OF 6 SHEETS



CROSS SECTION D-D

SCALE H:1"=10'; V:1"=10'



CROSS SECTION E-E

SCALE H:1"=10'; V:1"=10'

RECORD DRAWINGS

DATE ENGINEER INITIAL

FALKNER UNDERGROUND GARAGE

GRANITE CHIEF ROAD
OLYMPIC VALLEY, CA
PLACER COUNTY
APN'S: 096-030-025, 096-030-034, 096-030-043, & 096-030-044

GARY DAVIS GROUP
DESIGN AND ENGINEERING

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garydavisgroup.com

Issues and Revisions

No.	Date	Issue & Revision	By	Check

Designed By	JD
Drafted By	JD
Checked By	GD

Client Information: JACK FALKNER
JEFF PICKETT (COULSON & ASSOC. LTD)
6170 RIDGEVIEW CT., SUITE D
RENO, NV 89519
(408) 907-2590

Project Number: 2290.00

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Description

CROSS SECTIONS

Scale: AS SHOWN
File: 2290-FINAL PROP LAYOUT 2014JAN21.DWG
Plot Date: April 16, 2014

C4.1

OF 6 SHEETS

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Falkner Underground Garage Project (PVAA 20130303)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit and several Variances to construct a ±10,000 square-foot underground garage to provide parking and access for current and future home sites.

PROJECT LOCATION: 245 Granite Chief Road, Squaw Valley, Placer County

OWNER: OV Investments CT Inc. a Nevada Corp, 100 W. Liberty Street, Suite 820, Reno, NV 89501

APPLICANT: Jeff Pickett, 6170 Ridgeview Court, Suite D, Reno, NV 89519

The comment period for this document closes on **June 19, 2014**. A copy of the Mitigated 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 Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. 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.

Published in Sierra Sun, Wednesday, May 21, 2014

3091 County Center Drive, Suite 190 / Auburn, California 95603 / (530) 745-3132 / Fax (530) 745-3080 / email: cdraecs@placer.ca.gov

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, 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

Title: Falkner Underground Garage Project	**Plus#** PVAA 20130303
Description: The project proposes a Minor Use Permit and several Variances to construct a ±10,000 square-foot underground garage to provide parking and access for current and future home sites.	
Location: 245 Granite Chief Road, Squaw Valley, Placer County	
Project Owner: OV Investments CT Inc. a Nevada Corp, 100 W. Liberty Street, Suite 820, Reno, NV 89501	
Project Applicant: Jeff Pickett, 6170 Ridgeview Court, Suite D, Reno, NV 89519	
County Contact Person: Allen Breuch	530-581-6284

PUBLIC NOTICE

The comment period for this document closes on **June 19, 2014**. 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 Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. 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.

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, 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: **Falkner Underground Garage Project**	Plus# PVAA 20130303
Entitlement(s): Variances to off-site parking, front setbacks, water course setback, and lot coverage; Minor Use Permit to allow an accessory garage as a primary use on the site.	
Site Area: ±3.33-acre / ±145,054 square feet	APNs: 096-030-025, 034, 043, and 044
Location: The project site is located at 245 Granite Chief Road, immediately south of the first switchback along Granite Chief Road in the Granite Chief Subdivision in Squaw Valley. This subdivision is situated approximately .25 miles southwest of the Village at Squaw Valley complex.	

A. BACKGROUND:

Project Description:

The Falkner underground garage project proposes constructing a ±10,000 square-foot underground garage on parcels 096-030-044 and 096-030-025 to provide parking and access for construction of residential uses on parcels 096-030-043 and 096-030-044. Construction of the private underground garage would result in the disturbance of approximately 0.8 acres on four separate parcels for the development of two single-family residential lots, an underground 115-foot by 65-foot parking garage, a pedestrian walking tunnel, retaining walls, and associated garage entry/ramp.

The new garage would be accessed from Granite Chief Road at parcel 096-030-034 via a tunnel and would provide access to land-locked parcels (096-030-043 and 096-030-044), and would install permanent water quality measures. The parking garage ramp will slope underground to the south and run beneath the "Sunnyside" ski run to serve the two residential parcels. A majority of the proposed construction will occur on parcels 096-030-025 and

096-030-044, with some construction on parcel 096-030-043 (access to the garage) and 096-030-034 (the garage entry). Construction will also include the installation of required utilities and a separate pedestrian walking tunnel adjacent to the garage structure. The new underground garage can accommodate parking for up to 14 vehicles that will be limited to serve the two residential properties located at 096-030-043 and 096-030-044.

A significant amount of grading will be required to construct the proposed facility. With an excavation of up to 35 feet in height, it is estimated that approximately 9,100 cubic yards of cut and 330 cubic yards of fill will be moved onsite. Approximately 8,770 cubic yards of this material will be short hauled over 31 working days by approximately 1,460 dump truck trips to the Far East Lift on Squaw Valley property, where it will be exported by larger semi-trucks to a landfill for disposal. If stockpiling on Squaw Valley property is not available, all trucks may need to make the haul directly to the landfill for disposal. Because of underlying bedrock, it is anticipated that some blasting will be required during excavation operations. It is estimated that 30 trees will be removed as a result of this grading.

In order to reduce potential noise impacts resulting from construction activities, the applicant proposes to generally limit working hours to weekdays. Temporary BMPs will be put in place to offset potential drainage and water quality concerns. More permanent BMPs will be installed during final site construction.

Although the proposed future residential use on parcels 096-030-043 and 096-030-044 is consistent with the Squaw Valley General Plan and Land Use Ordinance, certain components of the project are not consistent with Ordinance standards. In order to develop the project as proposed, several Variances and a Minor Use Permit will be required. Following is a list of entitlements that are proposed:

1. Dwelling setback - Parcel 096-030-043. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet, in order to construct a single-family home. This setback was originally approved in 2006 (PVAA T20040468).
2. Dwelling setback - Parcel 096-030-044. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet in order to construct a single-family home
3. Underground garage setback - Parcel 096-030-044. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet, in order to construct an underground garage The entire garage structure will be underground.
4. Underground garage setback – Parcel 096-030-025. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
5. Stream setback – Parcel 096-030-043. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. This will allow for the construction of a residence on parcel 096-030-043. This setback was originally approved in 2006 (PVAA T20040468).
6. Garage entrance setback - Parcel 096-030-034. A Variance to reduce the front (north) property line setback from 20 feet to 5. The reduction in setback will allow for the construction of the garage entrance on Granite Chief Road.
7. Building coverage - Parcels 096-030-043 and 096-030-044. A Variance to increase the maximum lot coverage from 35 percent to 42 percent on Lot 43 and 50 percent on Lot 44 to allow for the construction of residences on the parcels.
8. On-site parking – Parcel 096-030-043. A Variance to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on parcels 096-030-044 and 096-030-025.
9. Accessory use – Parcels 096-030-025 and 096-030-034. Minor Use Permit to authorize the accessory use (garage) on lots 25 and 34 to allow the construction of the garage to be authorized before a building permit to construct the residential dwellings on lots 096-030-043 and 096-030-044.

Project Site:
The ±3.33-acre Faulkner Underground Garage Project consists of all or a portion of four parcels (APNs: 096-030-025, 096-030-034, 096-030-043, and 096-030-044) that are located south of Granite Chief Road and the Granite Chief Subdivision in Squaw Valley. The two residential parcels (096-030-043 and 096-030-044) are adjacent to one another and are situated on the north side of Squaw Creek, a perennial stream that flows east through Squaw Valley to the Truckee River. These privately owned parcels are separated from Granite Chief Road by parcel 096-030-025, which is currently owned and operated by Squaw Valley Resort, LLC. This parcel is approximately 120 feet wide and includes the ski resort's "Sunnyside" ski run. The fourth parcel 096-030-034 is "U" shaped and surrounds the lower (eastern) portion parcel 096-030-025 while abutting both Granite Chief Road on the north and

parcel 096-030-043 on the south. This parcel is owned by the owners of parcels 096-030-043 and 096-030-044. There is a ski gondola, the Funitel, which runs directly above parcels 096-030-043 and 096-030-044.

B. ENVIRONMENTAL SETTING

The 1983 Squaw Valley General Plan land use designation for the project site is Low Density Residential Density Factor of 10 (LDR DF=10), a designation that allows for single-family development with a density factor of 10 bedrooms per acre. As the two residential parcels (096-030-043 and 096-030-044) were created prior to the adoption of the General Plan, the density factor is not applicable. In the past, the western residential parcel (096-030-044) was developed with a home. Over time, the home was abandoned and became a derelict structure and was recently demolished.

In 2006, entitlements were approved for the residential development of parcel 096-030-043 (PVAA T20040468). These entitlements included Variances to front property line and watercourse setbacks. The Variance was never exercised, however, and the entitlements expired. Parcel 096-030-025, which is generally situated between the two residential parcels and Granite Chief Road, is owned and operated by Squaw Valley Resort, LLC and is a segment of the resort's "Sunnyside" ski run. The parcels immediately to the north and west of the project site are residential properties within the Granite Chief Subdivision, a mountain residential development that is accessed from Granite Chief Road.

The project site is sparsely forested with jeffrey pines, white firs and willows. Approximately 28 trees have been mapped on the site, ranging in size from 6 to 15 inches in diameter. Site slopes are moderate and trend downhill from west to east. There is a significant slope south of the residential parcels towards Squaw Creek. The two residential properties are previously disturbed with residential building pads. Two small swales traverse the site from the northwest, converging just below parcel 096-030-043 and continuing downslope to the east into Squaw Creek.

Location	Zoning	Squaw Valley General Plan Designations	Existing Conditions and Improvements
Site	LDR DF=10 Low Density Residential with Density Factor of 10 bedrooms per acre	Squaw Valley General Plan LDR DF=10	Two residential building pads and Squaw Valley Ski Resort "Sunnyside" ski run
North	Same as project site	Same as project site	Single-family residential subdivision - Granite Chief
South	FR Forest-Recreation District	Squaw Valley General Plan FR	Squaw Valley Ski Resort
East	LDR DF=10 Low Density Residential with Density Factor of 10 bedrooms per acre and FR Forest-Recreation District	Squaw Valley General Plan LDR DF=10 and FR	Squaw Valley Ski Resort
West	Same as project site	Same as project site	Single-family residential subdivision - Granite Chief

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 Squaw Valley General Plan, Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan, Certified 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 General 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.

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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- Items I-1,3:
The development of the Faulkner project will result in a change in the scenic vistas and visual character of both the site and the surrounding area. Although the slope topography of parcel 096-030-025 ("Sunnyside" ski run) will be restored following the construction of the underground parking structure and connecting tunnel, the removal of site vegetation and the eventual construction of two residences will result in a changed landscape. This change in the existing visual character could be potentially significant.

Although the development of the project represents an alteration of the current visual character of the area, the project has been designed to minimize disturbances to the site by restoring the topography of the ski run and maintaining the undisturbed vegetation. In addition, the project proposes landscaping on the two single-family lots that, as it matures, will provide partial vegetative screening of the new residences. The form, mass and profile of the individual buildings and architectural features will be designed to blend and complement the natural terrain and preserve the character and profile of the site as much as possible.

With implementation of the following mitigation measures, impacts related to scenic vistas and visual character of the area will be reduced to less than significant levels:

Mitigation Measures- Items I-1,3:
MM I.1 Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the Development Review Committee.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water efficiency shall be considered in the selection of plant material and irrigation system. Mature landscaping shall be placed as to not interfere with the Funitel aerial easement.

Discussion- Item I-2:
The proposed project is not located within a state scenic highway or removing any rock outcroppings.

Discussion- Item I-4:
Exterior lighting is proposed and designed for the two single-family homes and the above portion of the garage entrance. Even though the lighting is designed as part of the architecture of the buildings, it is possible light levels can be overly bright and exceed the amount of light that is actually required for its users. However, with implementation of the following mitigation measures, impacts associated with lighting are less than significant:

Mitigation Measures- Item I-1,4:
MM I.2 As part of the building permit review and approval for the single-family residences and the above ground portion of the garage, all proposed exterior lighting shall be shielded to prevent glare and directed downward to

prevent spill over onto neighboring properties and streets. Light sources (bulbs) shall be concealed with a cut-off shield to prevent the light source from being directly visible and overall light levels should be compatible with the neighborhood ambient light level.

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- Items II-1,2,3:
The proposed project will not convert any farmland that has been designated under the farmland mapping and monitoring program, conflict with the General Plan buffer requirements for agricultural operations or conflict with agricultural zoning or Williamson Act contracts. The project site is not currently used for agricultural purposes and the project will not introduce agricultural uses. The project will not involve any other changes that would result in conversion of farmland to non-agricultural uses.

Discussion- Items II-4,5:
The project is consistent with existing zoning and will not result in a rezoning of forest land and the development of the project will not result in the conservation of forest land to non-forest use.

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- Item III-1:
The project is located within the Mountain Counties 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_3) standards, and nonattainment for the state particulate matter standard (PM_{10}). The project site is located in an area designated as least likely to contain naturally occurring asbestos (NOA).

The project proposes the construction of an underground parking garage that will serve two future residences. The limited permanent structural improvements on the site and the low traffic-generating use of the parking garage will not significantly contribute to air quality impacts in the region, as the associated airborne emissions would be far below the ten pounds per day threshold of significance. The project will not result in a significant obstruction to the Mountain Counties Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:
Development of the project site will include removal of vegetation, grading, significant excavation (possibly blasting), paving and construction of above and below-ground parking facilities, ultimately preparing the site for two future residences. These activities 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 diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list applicable Air District Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions.

Operational related emissions will result from vehicular resident and guest traffic to and from the site. However, the anticipated traffic generated by the proposed project will not result in significant air quality impacts, will not violate air quality standards and will not substantially contribute to existing air quality violations.

With the implementation of the following mitigation measures and notes on the grading improvement plans, construction and operational related emissions will not result in a cumulatively considerable net increase of any non-attainment criteria:

Mitigation Measures- Items III-2,3:
MM III.1 Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall not break ground prior to receiving APCD approval and providing evidence of approval to the Develop Review Committee.

MM III.2 In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).

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

- The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- 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.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 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).
- 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.

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

Discussion- Items III-4,5:
Construction of the project includes temporary grading operations which would 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 diesel equipment required for site grading. However, with the implementation of the mitigation measures listed above, short-term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect, and no additional mitigation measures are required.

Operational activities associated with the project would result in minor Toxic Air Contaminant (TAC) emissions or odors typically associated with residences. On account of these minor emissions, and the lack of any significant sources of TAC emissions in the vicinity, air quality and odor impacts to individuals in the vicinity resulting from operational activities will be less than significant, and 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, 4, 5:
The Salix Biological Resources Assessment (February 23, 2012) for the 107 acre Squaw Valley Village included a field survey of the Ski Run area of the project site for riparian, stream environmental or wetland habitats and a survey of special status species. This study determined that the project site does no support these habitat types and special status species associated with these habitats.

Discussion-Items IV-2
The project will result in ground disturbance and tree removal; however, the project site does not contain critical critical habitat for any species identified as endangered, rare, or threatened, and therefore impacts to habitat are considered less than significant.

Discussion- Item IV-3:
The project site does not support oak woodland habitat.

Discussion- Item IV-6:
Although site excavation and construction activities will be in the vicinity of Squaw Creek on the south side of the project area, temporary, and following project completion, the project proposes more permanent BMP's will be installed to prevent adverse impacts to this stream corridor. With these measures in place, the project will not interfere or affect the movement of any native resident or migratory fish or wildlife species along this portion of the stream.

Discussion- Item IV-7:
Approximately 30 pine and fir trees ranging in size between 6"-15" in diameter are proposed for removal as part of the project. Although the tree removal is consistent with the Tree Preservation Ordinance, the impact association with the removal of trees is considered less than significant with the implementation of the following mitigation measures:

Mitigation Measures- Items IV-7:
MM IV.1 Prior to Improvement Plan approval, a Landscape/Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the tree removals and replacement. The revegetation shall be installed to the satisfaction of the County prior to the County's issuance of the garage and/or building structure(s). All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the applicant prior to Certificate of Occupancy of the structures. The property owner(s) shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed within Lots 25, 34, 43 and 44 shall be re-established with hydro seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 5-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the property owner(s).

A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association fails to perform.

Discussion- Item IV-8:
Placer County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other such approval plans within this area of the Squaw Valley General Plan.

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- Items V-1,2,3,4,6:
There are no known historic or prehistoric resources located on the project site. However, during excavation and construction of the project site, there is a potential to unearth a significant historical, cultural, archaeological and/or geological unique resource. Should such resources be discovered or uncovered during site preparation and development activities, the following mitigation measure will apply:

Mitigation Measures- Items V-1,2,3,4,6:
MM V.1 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 Services. 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.

Discussion- Item V-5:
The site has been previously disturbed with two residential building pads and a ski run in an existing developed neighborhood. There is no evidence of existing religious or sacred uses within the project area.

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? (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- Items VI-1,2,3:
The proposed private underground garage project would result in the disturbance of approximately 0.8 acres on 4 separate parcels for the development of two single-family residential lots, an underground 115-foot by 65-foot parking garage, a pedestrian walking tunnel, retaining walls, and associated garage entry/ramp.

Access to the project is proposed from Granite Chief Road, a private road, along the eastern project boundary. The project site is bounded on all sides by Squaw Valley Ski Resort. Squaw Creek runs approximately 55 feet to the east along the south side of the site in a general southwest to northeast direction. An area of developed residential lots is located about 150 feet north of the site. The area between the project site and the developed lots is used as a ski run in the winter. Project plans call for construction of the underground garage beneath the ski run during the summer construction season. Based on current topographic information represented in the Preliminary Geotechnical Engineering Report prepared by Holdrege & Kull dated September 20 , 2013, site elevation at the property is about 6,300 feet above sea level.

According to the Preliminary Geotechnical Engineering Report, existing fill was encountered at the site, consisting of loose to medium dense silty sand with gravel, cobbles and boulders and varying amounts of construction debris such as pieces of wood, metal and plastic. Underlying the existing fill was a layer of silty sand soil underlain by volcanic rock and granitic boulders. The geotechnical exploration included four test pits to depths ranging from 1 to 5 feet below ground surface. Groundwater was encountered in one of the test pits at a depth of one foot below ground surface. No highly plastic, compressible or potentially expansive soil was encountered. The Preliminary Geotechnical Engineering Report concluded that with the exception of the near surface fill, the site soil should provide suitable foundation support for the proposed structures on conventional shallow spread foundations.

It is estimated that approximately 9,100 cubic yards of cut and 330 cubic yards of fill will be moved onsite. Approximately 8,770 cubic yards of this material will be short hauled over 31 working days by approximately 1,460

dump truck trips to the Far East Lift on Squaw Valley property where it will be exported by larger semi-trucks to a landfill for disposal. If stockpiling on Squaw Valley property is not available, all trucks may need to make the haul directly to the landfill for disposal. The maximum depth of cut is 35 feet. The proposed improvements will restore the terrain to pre-project or better conditions in terms of vegetative cover, infiltration capacity, and drainage swales, and the project will have minimal effect on current drainage patterns.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and changes to topography and ground surface relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2,3:
MM VI.1 Prior to Building Permit issuance, the applicant shall obtain a Grading Permit from ESD (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal).

MM VI.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be located as far as practical from existing dwellings and protected resources in the area.

MM VI.3 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 Lahontan RWQCB and the Placer County ESD.

MM VI.4 All grading operations shall occur after snow has melted and when conditions are dry.

MM VI.5 The applicant shall retain a geotechnical engineer to perform construction observation for grading activities.

MM VI.6 After completion of the construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite.

MM VI.7 Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site.

MM VI.8 Prior to Building Permit issuance, submit to ESD Proof of Contract with a State licensed contractor for any blasting that 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.

Discussion- Item VI-4:
The project site consists of two parcels which have been previously developed with single family residences; however, the structures are no longer exists. The Geotechnical Report found evidence throughout the site of existing fill, including varying amounts of construction debris such as pieces of wood, metal and plastic on this previously disturbed site. There are no unique geologic or physical features that will be destroyed, covered, or modified as a result of project construction, and therefore, there is no impact.

Discussion- Items VI-5,6:
This project proposal would result in the construction of a private underground parking garage to serve two residential lots. Approximately 0.8 acres will be disturbed by grading activities. Squaw Creek is located approximately 55-feet east of the project site. Construction activities creating a potential for pollution to this drainage way include land clearing, earthwork activities, blasting, asphalt and concrete work, utility installation, and home construction.

The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or local drainage ways. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on local waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM VI.8 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

MM VI.9 Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: infiltration trenches, fiber rolls, stabilized construction entrance, super silt fence, staging/storage areas, dust control, construction fencing, and revegetation techniques.

Discussion- Item VI-7:
The project site is located within Seismic Zone 3 on the California Building Code (CBC) Seismic Zone Map. According to the Preliminary Geotechnical Engineering Report dated September 20 , 2013 by Holdrege & Kull, referenced geologic maps show several active and potentially active faults located in the project area. Earthquakes associated with these faults may cause strong ground shaking at the project site. A trace of the Tahoe Sierra Frontal Fault Zone (TSFFZ) is mapped as crossing or through the site. The TSFFZ is considered potentially active and research into the activity of the fault is ongoing. The Report concludes that the potential for surface rupture is relatively low. Therefore establishing setbacks along the fault trace as it trends through the project area is not warranted. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal.

There are two Potential Avalanche Hazard Zones (PAHA), which include the Powderhorn avalanche path located to the south of the project area (follows the same ravine as the Squaw Valley Creek) and the Funitel avalanche path to the west. The slide areas are near the project site, but "there have been no avalanches observed down to the home sites on Granite Chief Way". (Avalanche Hazard Study Village at Squaw Specific Plan prepared by Larry Heywood - Holdrege and Kull map dated November 2013). No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. No mitigation measures are required.

Discussion- Item VI-8:
According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated September 20, 2013, the risk of secondary seismic hazards such as site liquefaction, slope instability, and surface rupture is considered low. Debris flows occurred within the south fork of the Squaw Creek located adjacent to the south side of the site during the 1997 New Year storm event. Although rare, the Report concludes that it is likely similar events will occur in the site area during seismic events or large storms. Debris flows are not anticipated to affect the underground parking structure. No mitigation measures are required.

Discussion- Item VI-9:
According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated September 20, 2013, no highly plastic, compressible or potentially expansive soil was encountered, and 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:
The project would result in grading and construction of a tunnel and underground garage serving two residential dwellings. Greenhouse gas (GHG) emissions of primary concern that result from the project include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may

come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by guests, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in temporary grading and minimal traffic. 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). 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. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
The project does not propose a use that will emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Items VIII-4,9:
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.

Discussion- Items VIII-5,6:
The closest airport or airstrip to the project site is the Truckee Airport, approximately ten miles northeast of the project site and no safety hazard will occur as a result of the proposed project.

Discussion- Item VIII-7:
The proposed project will develop two homes and a subterranean garage in a sparsely wooded area that contains the potential for wildfire danger. The California Department of Fire and Forestry Protection (2007), designates the project site as being located in the High Fire Hazard Severity Zone of the State Responsibility Area (SRA). The project will be required to conform to the current fire safe building codes, including the Placer County Fire Safe ordinance and section 4290 of the California Public Resource Code and a "will serve" letter from the Squaw Valley Fire Protection District will be required. As the new structures will be constructed to be consistent with Fire and Building Code, the potential risk from wild land fires will be reduced to less than significant levels. No mitigation measures are required.

Discussion- Item VIII-8:
Blasting is proposed during construction of the site improvements, which has the potential to create a health hazard. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. With this mitigation measure, the potential to create a health hazard is considered to be less than significant.

Mitigation Measures- Item VIII-8:
Refer to text in MM VI.8

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 or planned uses for which permits have been granted)? (EHS)			X	
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:
This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Squaw Valley Public Service District. Therefore, the project will not violate water quality standards with respect to potable water. No mitigation measures are required.

Discussion- Item IX-2:
This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Item IX-3:
This project proposal would result in the construction of a private underground garage to serve two residential lots. According to the Preliminary Drainage Report prepared by Gary Davis Group (dated October 1, 2013) the overall watershed is not altered. The pre-development conditions for the site consist of a predominantly natural surface of rocks, shrubs, grasses, and sparse pine forest, a compacted summer road that runs across the ski run, and the previously compacted house pad on Parcel 096-030-044. Ground surface slopes vary but generally trend downwards towards the east and have a grade range of 3% to 50%. There are three existing swales that collect and help convey the majority of the runoff to Squaw Creek which is located approximately 55-feet east of the project site. The rest of the runoff bypasses the swales and ultimately sheet flows towards Squaw Creek.

According to the preliminary drainage report, the proposed improvements will restore the terrain to pre-project or better conditions in terms of vegetative cover and infiltration capacity and the project will have minimal effect on drainage patterns. No mitigation measures are required.

Discussion- Item IX-4:
This private underground garage project would result in the development of two single-family residential lots, an underground 115-foot by 65-foot parking garage, a pedestrian walking tunnel, retaining walls, and associated garage entry/ramp.

Although new impervious surfaces on this undeveloped property have the potential to increase the rate and amount of surface runoff from the site, the Preliminary Drainage Report prepared by Gary Davis Group dated October 1, 2013 shows that the post-development overall impervious area will be smaller than compared to the pre-development area. Therefore, under summer conditions, the post-development peak flows are generally less than the pre-development peak flows. Detention is not proposed or required for this project. The proposed project's impacts associated with increasing the rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:
MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM VI.8 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

MM IX.1 A final drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted, with the grading permit application, for the required improvements. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Discussion- Items IX-5,6:
Squaw Creek is located approximately 55-feet east of the project site. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Squaw Creek. Squaw Creek is listed as an impaired waterway for sediment and Placer County is under a State NPDES Permit that requires Total Maximum Daily Load (TMDL) limitations on Squaw Creek for sediment. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as sediment, nutrients, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. Both construction and post-construction BMPs are proposed. A final drainage report will be required with submittal of the grading permit for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
MM VI.1, MM VI.5, MM VI.6, MM IX.1 See Items VI-1,2,3 and Item IX-4 for the text of these mitigation measures as well as the following:

MM IX.2 Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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: revegetation, infiltration trenches as well as drip line infiltration trenches around the houses and garage building. 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. Maintenance of these facilities shall be provided by the project owners/permittees.

Discussion- Item IX-7:
The project could result in urban stormwater runoff. The project proposes the use of standard Best Management Practices (BMPs) and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:
The project site is not located within a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area and therefore housing will not be placed 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. Improvements will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures will not be exposed to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, and therefore, there is no impact.

Discussion- Item IX-11:
The project will not alter the direction or rate of flow of groundwater, and therefore there is no impact

Discussion- Item IX-12:
The proposed project is located within the Squaw Creek watershed. As discussed in Items 5 and 6 above, the project has the potential to increase water quality impacts to local drainage ways, and therefore, local watersheds. Mitigation measures are proposed for reducing impacts to water quality degradation to a less than significant level. There is no impact.

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- Items X-1,6:
The project proposes the development of two residences and the construction of residential accessory structures that are consistent with the land uses identified in this area by Squaw Valley General Plan and Land Use Ordinance. These development activities will not result in the division of an established community or disrupt or divide the physical arrangement of this community.

Discussion- Items X-2,7:
The Squaw Valley General Plan and Land Use Ordinance Land Use Designation for the project site is LDR D.F. =10 (Low Density Residential, Density Factor of 10 bedrooms/acre). The proposed construction of the underground garage and development of the residential parcels is consistent with the residential land use designation as to land use. As described, the project requests Variances to structural setbacks to property line, stream setback and coverage to lot size to allow for the construction of these improvements and for offsite parking, a Minor Use Permit to allow an accessory use (garage) on lot 096-030-25 and to allow the construction of the garage to be authorized before a building permit to construct the residential dwellings on lots 096-030-043 and 096-030-044. The development of the site that is being proposed does not conflict with the land use policies or designations of the Squaw Valley General Plan and Land Use Ordinance and does not represent an alteration of the present or planned land use of the area. No mitigation measures are required.

Discussion- Item X-3:
There are two Potential Avalanche Hazard Zones (PAHA) near to the project site, which include the Powderhorn avalanche path located to the south of the project area (follows the same ravine as the Squaw Valley Creek) and the Funitel avalanche path to the west. However, based on the Avalanche Hazard Study Village at Squaw Specific Plan prepared by Larry Heywood-Holdrege and Kull dated November 2013, there have been no avalanches observed down to the homes on Granite Chief Way, and therefore, impacts associated with avalanche hazards are considered less than significant. Furthermore, the project will not conflict with any habitat conservation plan or natural community conservation plan or other County policies, plans or regulations adopted for purposes of avoiding or mitigating environmental effects.

Discussion- Item X-4:
As described, the Faulkner Garage is an infill project that proposes to improve the area by providing access to the land locked parcels and install permanent water quality measures. The proposed two residences and subterranean garage are consistent with surrounding land uses and consistent with uses allowed under the site's Zoning District and Land Use Designation within the Squaw Valley General Plan. Therefore, the project will not result in the development of incompatible uses and/or the creation of land use conflicts, and no mitigation is required.

Discussion- Item X-5:
There are no agricultural or timber resources operations on the site, and the project does not propose any such activities; therefore, there are no impacts.

Discussion- Item X-8:
The proposed development of two residential parcels and residential accessory structures will not cause economic or social changes, such as urban decay or deterioration, which would result in significant adverse physical changes to the environment, given that the project includes the development of two new single-family residences within an existing residential area and within a single-family zone district.

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:
There are no known mineral resources of state or local significance at this site.

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

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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- Items XII-1,2:
At present, the most significant contributor to ambient noise in the vicinity is the residential traffic on Granite Chief Road and the seasonal recreational skiing activities on the "Sunnyside" ski run. It is not anticipated that the development of two additional residences and traffic associated with these residences will have an appreciable effect on ambient noise levels in the vicinity or have a substantial permanent increase in ambient noise levels that is normally found in a residential neighborhood. Therefore, there is no impact.

Discussion- Item XII-3:
The noise generated by construction activities associated with the proposed project will result in a temporary increase in ambient noise levels in the area and within the temporary stock piling area near the Far East Lift of Squaw Valley ski resort property. The movement of construction equipment, site excavation, probable blasting, concrete work, wood framing and other normal building construction activities will create noise levels that exceeds Noise Ordinance standards. Although these activities will be temporary in nature, they represent a potentially significant impact on the surrounding area.

The contractor is proposing to blast some rock material where the underground garage will be located. The contractor will drill holes ranging from 7 to 18 feet deep into the bedrock using an air track machine. Once the production holes are drilled, the charges will be sized and detonated to fracture the rock below a blasting blanket where the rock will break into fragments for conventional equipment to excavate. Although the ground may move within the blast area during detonation, it will remain in place with the blasting blanket. The material will either be hauled off site to a legal disposal location or will remain stocked piled onsite for backfill over and around the proposed garage blasting could occur twice a day over a two to three week period with all rock material being removed and completed within 31 working days.

The following mitigation measures will be incorporated into the project in order to reduce these impacts to less than significant.

Mitigation Measures- item XII-3:
MM XII.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday and shall only occur:

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

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times and work occurring within an enclosed building, such as a structure under construction with the roof and siding completed, may occur at other times as well.

In addition, a temporary sign shall be located throughout the project (4'x4') as determined by DRC, at key intersections depicting the above construction hour limitations. Said sign shall include a toll free public information phone number where surrounding residence can report a violation and the developer/builder will respond and resolve noise violations. This condition shall be included on the conditions of approval for the project.

If blasting is proposed as the best alternative for the fracturing of rock material, the following mitigation measure shall apply:

Blasting blankets shall be used for blasting operations to control and confine debris and to provide a degree of noise attenuation from the blast. A licensed professional in blasting shall always be onsite to ensure safety rules and regulations are followed in the use of the explosives. Supervision of charging should be done carefully and the blast design shall be followed meticulously.

Discussion- Items XII-4,5:
The proposed project is not located within the vicinity of a public or private airport.

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- Item XIII-1:
The project is consistent with the land use designations and zoning of the Squaw Valley General Plan and Land Use Ordinance. As the development of the project site is addressed in the Plan, the increased population resulting from this development does not exceed population projections and is not significant. This development, therefore, will not result a substantial growth of population in area, and no mitigation measures are required.

Discussion- Item XIII-2:
The project will represent additional or new growth in the Granite Chief area. As described above, the Squaw Valley General Plan addresses the types and densities of the land uses proposed by the applicant. Furthermore, the site was previously developed with single-family residences that will be re-constructed within the same existing building pad of the former residences. The proposed project will not displace substantial numbers of existing housing since the project is proposing to replace the previous homes that were removed.

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-1,2,3,5:
The project results in the development of two residential homes on two existing residential lots and is located within several established services districts include the Squaw Valley Fire Protection District and Public Service District, Placer County Sheriff Office, Tahoe-Truckee School District as well as other governmental services that currently serve the project site and surrounding area. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. Therefore, there is no impact.

Discussion- Item XIV-4:
The proposed project would result in the creation of two new buildings and parking with associated infrastructure. The project does not generate the need for more maintenance of public facilities than what was anticipated with the buildout of the Squaw Valley General Plan and Land Use Ordinance. Therefore, this is a less than significant impact and no mitigation measures are required.

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:
The project results in the development of two residential homes on two existing residential lots. Since the project is proposing to replace two existing residential units with two new residential units and associated subterranean garage, there will be no increase in demand on neighborhood or regional parks or other recreational facilities. 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- Item XVI-1:
This project proposal would result in the development of two single family residences which would generate approximately two PM peak hour trips. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property. During construction, approximately 975 dump truck trips over 31 working days will haul material to the Far East Lift on Squaw Valley property where it will be exported by larger Semi trucks to be taken to a landfill for disposal. These construction trips are temporary and their impacts related to traffic are less than significant.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing Level Of Service (LOS); however, the cumulative effect of an increase in traffic has the potential to create significant incremental impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Items XVI-1:
MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is $4,714 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:
This project proposal would result in the development of two single family residences. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. No mitigation measures are required.

Discussion- Item XVI-3:
Access to the project is proposed with a driveway connection to Granite Chief Road, a private roadway. There is adequate sight distance at this road connection location as shown on the Preliminary Sight Distance Exhibit prepared by Gary Davis Group Design and Engineering and dated January 27, 2014. The project will not cause increased impacts to vehicle safety due to roadway design features or incompatible uses. No mitigation measures are required.

Discussion- Item XVI-4:
The Squaw Valley Fire Department has provided correspondence during environmental review of this project and will require that the project incorporate design features necessary for adequate emergency access and fire suppression capability. The Fire Department will have the opportunity to review and sign off on the Building Plans. No mitigation measures are required.

Discussion- Item XVI-5:
Sufficient parking will be provided by the private parking garage project for the future adjoining residential structures. Parking will not be permitted along the private roadway of Granite Chief Road, and will be signed appropriately by the property owner. No mitigation measures are required.

Y2

Discussion- Item XVI-6:
The proposed project will not cause hazards or barriers to pedestrians or bicyclists. The project provides a dedicated private pedestrian passage to the residential lots. There is no impact.

Discussion- Item XVI-7:
The project will not conflict with any 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. There is no impact.

Discussion- Item XVI-8:
The project will have no effect on air traffic patterns.

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:
The type of wastewater to be produced by this development is typical of residential wastewater already collected within Squaw Valley by the Squaw Valley Public Service District and treated by the Tahoe-Truckee Sanitation Agency (TTSA). The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Regional Water Quality Control Board. The sewer district will be required to grant their approval prior to Building Permit issuance. Therefore, this impact is less than significant.

Discussion- Item XVII-2:
Treated water will be provided by the Squaw Valley Public Service District and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:
The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVII-4:
The project proposes Low Impact Development strategies to disconnect and infiltrate runoff from structures. These drainage improvements will be constructed with the project improvements and grading impacts have been analyzed elsewhere in this document. New or expanded stormwater drainage facilities are not proposed with construction of this project. No mitigation measures are required.

Discussion- Items XVII-5,6:
The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVII-7:
Solid waste in the project area is processed at the Eastern Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

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:

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

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

Signature_____ Date May 15, 2014
E. J. Ivaldi, 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 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.

County Documents		☒ Air Pollution Control District Rules & Regulations
		☒ Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☐ Land Division Ordinance
		☒ Stormwater Management Manual
		☐ Tree Ordinance
		☐ _____
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☒ Biological Study: Salix Consulting, Inc. "107 acre Squaw Valley Village Study Area" prepared Feb. 23, 2012
		☐ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☐ Paleontological Survey
		☐ Tree Survey & Arborist Report
		☒ Visual Impact Analysis
		☒ Wetland Delineation
		☒ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report

		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Preliminary Sight Distance Exhibit dated January 27, 2014
		☒ Avalanche Hazard Study Village at Squaw Specific Plan prepared by Larry Heywood -Holdrege and Kull map dated November 2013
		☒ Utility Plan
		☐ Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____

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ATTACHMENT D

Today's Date: 3/19/2015
(Green line)

Start Date: 4/20/2015 (Mon)

Rickenbach Development and Construction

Rickenbach Development & Construction PO Box 3266
Olympic Valley CA, 96146 PH: 530.412.0503
Fax: 530.583.3809
Email:rickenbach1@msn.com
Web: Rickenbachconstruction.com
Lic# B768352

WBS	Tasks	Start	Duration (Days)	End	% Complete	Working Days	Days Complete	Days Remaining
1	**General Conditions**	4/20/15	[illegible]	10/20/15	[illegible]	132	0	184
1.1	Install BMP's & Fencing	4/20/15	11	4/30/15	0%	9	0	11
1.2	Toilet Delivered-toilet onsite	4/20/15	195	10/20/15	0%	132	0	195
2	**Site Work**	[illegible]	[illegible]	10/03/15	[illegible]	111	0	156
2.1	Clear and grub lot	5/01/15	2	5/02/15	0%	1	0	2
2.2	Blasting & Excavation	5/04/15	59	7/01/15	0%	43	0	59
2.4	Install Perferated drain Pipes and Fabric	9/13/15	5	9/17/15	0%	4	0	5
2.5	Backfill Foundation & Roof	9/18/15	10	9/27/15	0%	6	0	10
2.6	Install BMPS	9/28/15	4	10/01/15	0%	4	0	4
2.7	Remove Fencing	10/02/15	2	10/03/15	0%	1	0	2
3	**Foundation**	[illegible]	[illegible]	9/16/15	[illegible]	56	0	78
3.1	Footings	7/01/15	10	7/10/15	0%	8	0	10
3.2	Foundation Walls	7/11/15	20	7/30/15	0%	14	0	20
3.3	Garage Roof Concrete	7/31/15	25	8/24/15	0%	17	0	25
3.4	Cure Concrete 7 days	8/25/15	7	8/31/15	0%	5	0	7
3.6	Waterproof Walls and Roof	9/01/15	12	9/12/15	0%	9	0	12

RECOMMENDED CONDITIONS OF APPROVAL – FALKNER UNDERGROUND GARAGE MINOR USE PERMIT AND VARIANCES (PVAA 20130303)

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. Approval of a Minor Use Permit and Variances to allow an underground residential parking garage, a garage entrance building and two residences on and adjacent to 245 Granite Chief that consists of all or a portion of four parcels (APNs: 096-030-025, 096-030-034, 096-030-043, and 096-030-044) and as shown on the Planning Commission approved site plan:

   A. Minor Use Permit to authorize the accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on APN's 096-030-043-000 and 096-030-044-000.
   B. Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet. A Variance to the side (west) property line from 5 feet to 0 feet to allow pedestrian access to the underground garage on 096-030-044-000.
   C. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.
   D. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.
   E. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
   F. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. This will allow for the construction of a residence on APN 096-030-043-000.
   G. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet and a Variance to reduce the rear (south) property line setback from 10 feet to 0 feet. These reductions in setbacks will allow for the construction of the garage entrance on Granite Chief Road.

H. Variance on APN's 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on APN 096-030-043-000 and 50 percent on APN 096-030-044-000 to allow for the construction of residences on the parcels.

I. On-site parking on APN 096-030-043-000. A Variance to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN's 096-030-044-000 and 096-030-025-000. (PLN)

2. The project has been designed to minimize disturbance to the site and blend into the existing topography and portions of the existing vegetation. In addition, the project proposes landscaping that, as it matures, will provide partial vegetation screening. Architectural features such as articulation, varying height and a mix of colors and materials will be employed to add interest to the exterior of the proposed buildings.

Landscape Plan: The Grading and Building Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the Development Review Committee.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water efficiency shall be considered in the selection of plant material and irrigation system. Mature landscaping shall be placed as to not interfere with the Funitel aerial easement. **(MM I.1)** (PLN)

3. As part of the building permit review and approval for the single-family residences and the above ground portion of the garage, all proposed exterior lighting shall be shielded to prevent glare and directed downward to prevent spill over onto neighboring properties and streets. Light sources (bulbs) shall be concealed with a cut-off shield to prevent the light source from being directly visible and overall light levels should be compatible with the neighborhood ambient light level. **(MM I.4)** (PLN)

4. Prior to Grading and Building plan approvals, a Landscape/Revegetation Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the Development Review Committee (DRC) for the tree removals and replacement. The revegetation shall be installed to the satisfaction of the County prior to the County's issuance of the garage and/or building structure(s). All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the applicant prior to Certificate of Occupancy of the structures. The property owner(s) shall be responsible for the maintenance of said revegetation and irrigation.

All areas that are disturbed within Lots 25, 34, 43 and 44 shall be re-established with hydro seeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Services Division for a 5-year period. Said report shall define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the property owner(s).

A letter of credit or cash deposit in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved Mitigation Monitoring Implementation Program (MMIP) may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080 of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association fails to perform. **(MM IV.7)** (PLN)

5. 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 Services 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 Services. A note to this effect shall be provided on the Grading and Building 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. **(MM V.1-6)** (PLN)

6. In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday 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

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times and work occurring within an enclosed building, such as a structure under construction with the roof and siding completed, may occur at other times as well.

In addition, a temporary sign shall be located throughout the project (4'x4') as determined by DRC, at key intersections depicting the above construction hour limitations. Said sign shall include a toll free public information phone number where surrounding residence can report a violation and the developer/builder will respond and resolve noise violations. This condition shall be included on the conditions of approval for the project.

If blasting is proposed as the best alternative for the fracturing of rock material, the following mitigation measure shall apply:

Blasting blankets shall be used for blasting operations to control and confine debris and to provide a degree of noise attenuation from the blast. A licensed professional in blasting shall always be onsite to ensure safety rules and regulations are followed in the use of the explosives. Supervision of charging should be done carefully and the blast design shall be followed meticulously. **(MM XII.1)** (PLN)

7. Prior to Building Permit approval, provide Planning Services with permits/comments imposed by California Department of Forestry and/or Squaw Valley Fire Protection District indicating its approval of the project. (PLN)

8. The applicant shall, upon written request of the County, 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 by a certain development project known as the Minor Use Permit and Variances to the Falkner Underground Garage Project (PVAA 20130303). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, 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 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 request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (PLN)

ENGINEERING AND SURVEYING

9. Prior to Building Permit issuance, the applicant shall provide adequate proof of legal access to the property, or that the existing road (Granite Chief Road) serving the property is located within a legal access, to the satisfaction of the County.

10. Prior to Building Permit issuance, the applicant shall obtain a Grading Permit from ESD (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal). **(MM VI.1)** (ESD)

11. Staging Areas: Stockpiling and/or vehicle staging areas shall be located as far as practical from existing dwellings and protected resources in the area. **(MM VI.2)** (ESD)

12. 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 Lahontan RWQCB and the Placer County ESD. **(MM VI.3)** (ESD)

13. All grading operations shall occur after snow has melted and when conditions are dry. **(MM VI.4)** (ESD)

14. The applicant shall retain a geotechnical engineer to perform construction observation for grading activities. **(MM VI.5)** (ESD)

15. After completion of the construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized onsite. **(MM VI.6)** (ESD)

16. Dewatering, if necessary, shall be completed in a manner so as to eliminate the discharge of earthen materials from the site. **(MM VI.7)** (ESD)

17. Prior to Building Permit issuance, submit to ESD Proof of Contract with a State licensed contractor for any blasting that 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.8)** (ESD)

18. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: infiltration trenches, fiber rolls, stabilized construction entrance, super silt fence, staging/storage areas, dust control, construction fencing, and revegetation techniques.

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: revegetation, infiltration trenches as well as drip line infiltration trenches around the houses and garage building. 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. Maintenance of these facilities shall be provided by the project owners/permittees. **(MM VI.9, MM IX.2)** (ESD)

19. A final drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted, with the grading permit application, for the required improvements. Water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains (or other similar source as approved by the Engineering and Surveying Division (ESD)). **(MM IX.1)** (ESD)

20. This project will be subject to the payment of traffic impact fees that are in effect for the Tahoe Resort Fee District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current combined estimated fee is $4,714 per single family residence. The fees were calculated using the information supplied. If either, the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM XVI.1)** (DPW)

21. The Sight Distance triangle from the proposed driveway shall be maintained free of obstructions (including bear box, vegetation, etc.) per the Preliminary Sight Distance Exhibit prepared by Gary

Davis Group Design and Engineering and dated January 27, 2014. Parking is not permitted along the private roadway of Granite Chief Road and shall be signed appropriately by the property owner. (ESD)

22. Prior to commencement of construction, the applicant shall obtain a "right-of-entry" agreement and/or temporary construction easement from the adjacent property owner for work proposed off-site. (ESD)

23. Prior to Building Permit issuance, obtain an appropriate address for this project from Placer County Addressing (ESD). Contact Kathryn Imsdahl at (530)745-7577. If no new address is being proposed, then this condition will be considered satisfied. (ESD)

ENVIRONMENTAL HEALTH

24. Prior to building plans approval, submit to EHS a "will-serve" letter from the Squaw Valley Public Service District indicating that the district can and will provide sewerage service to the project. Connection of this project to sanitary sewer is required. (EHS)

25. Prior to building plans approval, submit to EHS, for review and approval, a "will-serve" letter from the Squaw Valley Public Service District domestic water service. The applicant shall connect the project to this treated domestic water supply. (EHS)

26. Prior to building plans approval, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. (EHS)

27. If at any time during excavation, grading, or during the course of constructing the proposed project, evidence of soil or groundwater contamination with hazardous materials is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Lahontan Regional Water Quality Control Board. (EHS)

28. If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

AIR QUALITY

29. Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall not break ground prior to receiving APCD approval and providing evidence of approval to the Develop Review Committee. **(MM III.1)**

30. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). **(MM III.2)**

31. Include the following standard notes on the Improvement/Grading Plan (**MM III.3**):

A. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

B. 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.

C. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

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

E. 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).

F. 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.

G. 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.

H. 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.

I. 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.

J. During construction, the contractor shall minimize idling time to a maximum of 5 minutes

for all diesel powered equipment.

K. 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.

EXERCISE OF PERMIT

32. OV Investments 43, Inc and Squaw Valley Lodge Owners Assoc. stipulated requirements:

The new Project components include the following actions to be undertaken by OV during the course of the Project:

(a) create and maintains a website for purposes of updating residents regarding the Project status and construction schedule.

(b) conduct monthly meetings with representatives from OV, the general contractor, and the Lodge's representative, Evan Benjaminson, beginning one month before construction begins and ending when the grading and blasting phase of the Project is complete; the agenda for each monthly meeting will include the Project status, construction and event schedule, and addresses any of the Lodge's concerns (e.g., dust, noise);

(c) take reasonable efforts at the beginning of the Project to dampen noise from vehicles passing over the bridge (e.g., securing additional nails or screws in bridge planks) all in accordance with regulations controlling the speed over the bridge and approval from the Granite Chief HOA;

(d) perform pre- (baseline) and post-Project analyses of groundwater flows and creates a mitigation plan detailing remedial measures if monitoring reveals water in excess of the pre-project quantities that increase off site runoff to the level that could cause flood or water damage to the Lodge in excess of what might be incurred naturally from Squaw Creek. Pre-Project/baseline groundwater analysis shall be conducted prior to any construction activities, including but not limited to any grading or blasting. Monitoring protocol, including number and location of monitoring devices and frequency of data collection, shall be devised based on consultation with an engineer appointed by the Lodge. Post-Project monitoring shall continue for no less than two years after the final certificate of occupancy is issued for the Project. Any and all data or other information derived from the foregoing monitoring shall be immediately shared with the Lodge. The mitigation plan shall be prepared in consultation with an engineer appointed by the Lodge in a form reasonably acceptable to the Lodge prior to the County's issuance of a building permit on the Project;

(e) installs observational culverts fitted with a sump pump for storms or other events which require pumping within eight days from the start of the blasting and grading phase, in select location(s) on the Project site as determined based on consultation with the Lodge's engineer;

(f) maintains OV's construction staging outside of the vicinity of the Lodge, and in any event, no closer than 500 feet from the Lodge's property line, except on the Project's physical sites (lots);

(g) conducts pre-dust surveys on the Lodge including video and photography of exterior of Lodge pre-Project, monitors construction dust impact on the exterior of the Lodge, and cleans off all construction dust if it impacts the Lodge. All information from pre-dust surveys shall be immediately shared with the Lodge;

(h) conducts pre-blast surveys on the Lodge, then monitors and detects potential damage caused by blasting. The pre-blast surveys shall include photographs and information as required to accurately show the building or structure existing conditions; photographs of existing damage; comprehensive video of the entire structure. All information from pre-blast surveys shall be immediately shared with the Lodge;

(i) if any disputes arise between Squaw Valley Resorts, LLC and OV Investments 43 (hereinafter referred to as "parties") involving satisfactory compliance with the above requirements, the parties shall be responsible for scheduling and conducting dispute resolution, in any format acceptable to the parties, at the parties' sole expense. The parties shall notice the County of any such disputes as well as inform the County of the resolution. The County will not be required to take part in said dispute resolution; and

(j) the parties shall submit copies of any studies, analyses and documents required by the above requirements to the County for its records. The County will not peer review the same and will rely on the representations of the parties that the studies, analyses and documents submitted have already been agreed to by the parties as sufficient to comply with the above requirements.

34. The applicant shall have 24 months to exercise the Minor Use Permit and Variances. Unless exercised, this approval shall expire on March 26, 2017. (PLN)

Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PVAA 20130303
for "Falkner Underground Garage"

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 I.1, I.2, III.1, III.2, III.3, IV.1, V.1, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, VI.8, IX.1, IX.2, XII.1, and XVI.1.

Project Specific Reporting Plan (post project implementation):
The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit: "Variances and Minor Use Permit for the Falkner Garage project" (PVAA 20130303)

OV Investments 43, Inc.
16475 Bordeaux Ln.
Reno, NV 89511

RECEIVED
MAR 10 2015
PLANNING

March 5, 2015

Allen Breuch
County of Placer
Community Development Resource Agency
PO Box 1909
Tahoe City, CA 96145

Dear Mr. Breuch:

OV Investments 43, Inc. ("**OV**") is the owner of and applicant for an underground parking facility on lot 34 located on the Sunnyside Mountain ski run in Squaw Valley, California. The parking facility will connect the public roadway to lots 43 and 44, located at 245 Granite Chief Road, Olympic Valley, Placer County, California, APNs: 096-030-025 with certain OV easements on the property currently owned by Squaw Valley Resorts, LLC, 034, 043, and 044 Placer County Plus # PVAA 20130303 (the "**Project**").

The Project was presented to the Planning Commission at its June 26, 2014 hearing. Prior to and at the hearing, the Squaw Valley Lodge Owners Association (the "**Lodge**") expressed concerns about the Project. In part based on these concerns, the Planning Commission continued the hearing on the Project to allow OV and the Lodge time to meet to address the Lodge's concerns. After extensive discussions and consultation with experts, the Lodge and OV have agreed on several components to be added to the Project to address the Lodge's concerns. The new Project components include the following actions to be undertaken by OV during the course of the Project:

(a) create and maintains a website for purposes of updating residents regarding the Project status and construction schedule.

(b) conduct monthly meetings with representatives from OV, the general contractor, and the Lodge's representative, Evan Benjaminson, beginning one month before construction begins and ending when the grading and blasting phase of the Project is complete; the agenda for each monthly meeting will include the Project status, construction and event schedule, and addresses any of the Lodge's concerns (e.g., dust, noise);

(c) take reasonable efforts at the beginning of the Project to dampen noise from vehicles passing over the bridge (e.g., securing additional nails or screws in bridge planks) all in accordance with regulations controlling the speed over the bridge and approval from the Granite Chief HOA;

(d) perform pre- (baseline) and post-Project analyses of groundwater flows and creates a mitigation plan detailing remedial measures if monitoring reveals water in excess of the pre-project quantities that increase off site runoff to the level that could cause flood or water damage to the Lodge in excess of what might be incurred naturally from Squaw Creek. Pre-Project/baseline groundwater analysis shall be conducted prior to any construction activities, including but not limited to any grading

or blasting. Monitoring protocol, including number and location of monitoring devices and frequency of data collection, shall be devised based on consultation with an engineer appointed by the Lodge. Post-Project monitoring shall continue for no less than two years after the final certificate of occupancy is issued for the Project. Any and all data or other information derived from the foregoing monitoring shall be immediately shared with the Lodge. The mitigation plan shall be prepared in consultation with an engineer appointed by the Lodge in a form reasonably acceptable to the Lodge prior to the County's issuance of a building permit on the Project;

(e) installs observational culverts fitted with a sump pump for storms or other events which require pumping within eight days from the start of the blasting and grading phase, in select location(s) on the Project site as determined based on consultation with the Lodge's engineer;

(f) maintains OV's construction staging outside of the vicinity of the Lodge, and in any event, no closer than 500 feet from the Lodge's property line, except on the Project's physical sites (lots);

(g) conducts pre-dust surveys on the Lodge including video and photography of exterior of Lodge pre-Project, monitors construction dust impact on the exterior of the Lodge, and cleans off all construction dust if it impacts the Lodge. All information from pre-dust surveys shall be immediately shared with the Lodge;

(h) conducts pre-blast surveys on the Lodge, then monitors and detects potential damage caused by blasting. The pre-blast surveys shall include photographs and information as required to accurately show the building or structure existing conditions; photographs of existing damage; comprehensive video of the entire structure. All information from pre-blast surveys shall be immediately shared with the Lodge;

(i) if any disputes arise between Squaw Valley Resorts, LLC and OV Investments 43 (hereinafter referred to as "parties") involving satisfactory compliance with the above requirements, the parties shall be responsible for scheduling and conducting dispute resolution, in any format acceptable to the parties, at the parties' sole expense. The parties shall notice the County of any such disputes as well as inform the County of the resolution. The County will not be required to take part in said dispute resolution; and

(j) the parties shall submit copies of any studies, analyses and documents required by the above requirements to the County for its records. The County will not peer review the same and will rely on the representations of the parties that the studies, analyses and documents submitted have already been agreed to by the parties as sufficient to comply with the above requirements.

In order to facilitate Project implementation, OV and the Lodge both respectfully request that the County incorporate the foregoing Project components as conditions of Project approval. Addition of these proposed conditions of approval will not require recirculation of the mitigated negative declaration for the Project as they are not required by CEQA, do not create new significant impacts and are not necessary to mitigate any significant impacts. (CEQA Guidelines § 15073.5(c)(3).) Moreover, these conditions will not place any additional monitoring burden on the County. With the incorporation of these conditions, the Lodge hereby withdraws its objection to the Project as currently submitted to the County.

Best regards,

OV INVESTMENTS 43, INC.

By: _____

Name: Jeffrey Pickett
Title: Project Manager

SQUAW VALLEY LODGE OWNERS ASSOCIATION

By: _____

Name: DAVID W. WALTERS
Title: PRESIDENT

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