

Maywan Krach

From: Robb Gaffney <robbgaffney@hotmail.com>
Sent: Thursday, July 16, 2015 1:21 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley dEIR public comment
Attachments: Scan 163.pdf; Scan 164.pdf

Dear Maywan Krach,

I attached a signed pdf (pdf page 1 and pdf page 2) of my public comments regarding the Squaw Valley dEIR. I also copied and pasted the content of letter in the email below.

Thank you,

Robb Gaffney, M.D.

July 16th, 2015

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

I would like to address specific elements of the draft EIR for Squaw Valley, including the definition of "viewer groups", identifying in more detail the effects of sky glow in varying atmospheric conditions, and the unavoidable significant impact to Shirley Canyon.

1) Due to the extensive "sky glow" that will be generated from this project, the definition of "viewer groups" must be expanded to those living in adjacent lands or using adjacent lands such as Alpine Meadows, the Granite Chief Wilderness, and other areas around the north Tahoe region that could be impacted. The dEIR definition of "viewer groups" in section 8.1.1 is too narrow and does not include all those whose visual resources will be impacted by this project. According to the report, "viewer groups" "include residents of existing housing in the Valley, visitors using lodging facilities, motorists (and bicyclists) on roadways within the Valley, golf course users, hikers accessing trails in the Valley, cross-country skiers, and downhill skiers."

Due to the extensive "sky glow" that will be generated from this project, the definition of "viewer groups" must be expanded to those in areas mentioned above. I have already witnessed some visual impacts of the current village sky glow during camping trips in various areas including the Granite Chief Wilderness, along the sierra crest between Squaw Valley and Sugar Bowl, on the ridge line east of 89 between Tahoe City and Truckee, and even as far away as the east shore of lake Tahoe. As the report states, the effects are accentuated under certain conditions, including cloud cover, dust, or increased moisture content of the air. I would add that reflection off snow during the winter months would be highly significant as well.

There is no question that sky glow significantly diminishes the mountain experience that local residents and visitors cherish. If the project moves forward as proposed, the backpacking experience in the federally protected Granite Chief Wilderness, which lies right up over the ridge from Squaw Valley, will forever be diminished. Think of a father and his 7 year old son taking their first overnight backpacking trip up by Five Lakes, or further in to Whiskey Creek, and the father having to explain the synthetic orange glow in the clouds. Think of the family renting a home for a week up on Juniper Ridge in Alpine Meadows, who go out on their back deck before bed to see the stars. But they can't see them because of sparse cloud cover reflecting the lights generated from the massive new buildings just over the ridge in Squaw Valley. All of us in mountain culture highly value seeing the night sky. Sky glow from the Squaw Valley project will mine that asset away for viewers, not just in Squaw Valley, but well outside its boundaries.

2) The final draft of the EIR must address "sky glow" more concretely and in more detail. The dEIR states: "While the design guidelines and compliance with Placer County codes would keep lighting to the minimum necessary to provide for safety, the project would create a new source of substantial nighttime lighting in the area and would potentially increase skyglow conditions in the area. There are no mitigation measures available that would reduce the effects of night lighting on residential areas in the vicinity of the main Village area to a less-than-significant level. Implementing standard practices and design guidelines would reduce the effect of this lighting on day and nighttime views of the area. However, residents and visitors may consider this new light an adverse change in nighttime views of the area. Therefore, this impact would remain significant and unavoidable for the main Village area."

I request that the final EIR create renderings of the effects of "sky glow" in the valley and from the perspective in adjacent lands in various atmospheric conditions as well when there is snow cover. These could be, for example, from vantage points within the Granite Chief Wilderness, in Alpine Meadows, and along the Sierra Crest.

3) Finally, I would like to very briefly comment on the environmental impacts of proposed development at the mouth of Shirley Canyon, specifically that as identified as HDR-10 and VC on the northwestern most portion of the site. Shirley Canyon is a high sierra jewel, hosting amazing waterfalls, white granite slabs, petroglyphs, beautiful fall colors, etc. Putting such development at its base is unacceptable since it will effectively block the flow of this amazing canyon, physically, visually, and for many, spiritually.

Thank you for taking the time to consider my comments.

Sincerely,

Robb Gaffney, M.D.
530-412-1325

Maywan Krach

From: Scott Gaffney <gaffney1999@hotmail.com>
Sent: Friday, July 17, 2015 2:52 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley expansion

Dear Sirs,

I wish to add my voice to that of a growing number of citizens very concerned with the proposed development in Squaw Valley. A development of that nature is simply out-of-bounds for a valley as beautiful as Squaw. Anywhere east of the Rockies, Squaw Valley would likely be a national park. Its beauty is to be treasured, not bulldozed, manicured and turned into an artificial playground solely for the purpose of filling beds and filling pockets. Where the developers see a "parking lot", many of us see space. The people who live here treasure that space and those views, and the people who sporadically flock to Squaw--desperate to escape their city lives to play in the mountains whenever they have the opportunity--don't go there to enjoy more congestion and development; they, too, want space. They want waterfalls, not waterslides, and they want to gaze at towering walls of granite, not towering walls of concrete and glass.

Development of some kind is perhaps unavoidable, but permanently disfiguring a valley as beautiful as Squaw solely for the purpose of a major corporate interest padding their wallets at the expense of the natural environs and a place so rich with history is completely avoidable. It can be done far more tastefully and with far more consideration and respect for what is a storied and magnificent place.

Allowing such development to go through as it is presently designed would be an absolute shame--no, *tragic*--and I sure hope you can listen to the voices of those who cherish this place for what it is and do not want to see it destroyed forever. There is no rewind button.

Thank you for your time.

James Gaffney

Maywan Krach

From: Lea Gamble <lgamble1@mac.com>
Sent: Friday, July 17, 2015 9:13 AM
To: Placer County Environmental Coordination Services
Subject: Squaw EIR

I have been skiing at Squaw since the 1960's and have owned a place in Squaw since 2005. It is the best skiing mountain in the world and while I have welcomed many of the changes over the years, the proposed development is madness. The scale both in terms of number of "bedrooms" and the height of the proposed condos, hotels etc. will destroy the ambience of our beautiful valley. The Mountain Adventure facility is larger than Woodward's at Boreal and it defies all reason to think that this would enhance Squaw Valley in any way shape or form. It's sheer madness.

I own in the Tavern Inn Complex and the proposed employee housing is okay as long as the design is pleasing and the height of the "dorms" are no more than three stories and the normal three stories....though it will be my view. Having shipping and receiving and a large commercial space, e.g., market is simply wrong...this is a residential area...not a commercial or industrial area. Having these at the entrance to Squaw in such a prominent location will be an eyesore, ruin the character of the valley, create huge noise pollution for residents and will reduce the value of my condo substantially.

Sensible growth is good. What is being proposed is madness and will destroy our beautiful valley and mountain.

Sincerely,

Lea Gamble
227 Squaw Valley Rd. #11
Olympic Valley, CA 96146

415-407-5522

Maywan Krach

From: Rick Ganong <rbganong@gmail.com>
Sent: Monday, July 06, 2015 7:50 PM
To: Placer County Environmental Coordination Services
Subject: SV Specific Plan Comments

My overall opinion is that the plan as submitted by SV Holdings should be approved. I did review the documents furnished by Placer County and the various newspaper and email comments, as well as speaking to some of those with pro and con views.

Some of the compelling and obvious reasons to say yes are 1)the prospect of employee housing, 2) stream mitigation/improvement, 3)changing the eye sore of the paved parking lot into something that provides a bed base an amenities.4) a market.

Some of the less obvious reasons to say yes are 1)parking will be adequate for all but the busiest 4-5 days;I believe, as it is currently.
2)overall traffic hopefully will be less with a better bed base, 3) the construction will be phased in segments as occupancy dictates, 4) the height of buildings will be similar to those existing (perhaps 1-2 stories more).

My negative concern might be 1) vehicle and maintenance re-location to a very sensitive area-this needs careful planing and screening,

Hopefully, the reviewing body has adequately assessed the issues of water supply, aquifer effects,sewage and traffic flow. I think we, the public, have to leave these up to your discretion.

Finally, I believe we all have to respect the SV General Plan developed in 1983. If the Specific Plan falls with in these guidelines I think we are obliged to put our individual differences aside and allow the plan to proceed. Like it or not, there are so many people in the world today and we somehow need to make careful and tasteful allowances for them. This sometimes requires that our selfish desires be modified.

Sincerely,

Rick Ganong

Maywan Krach

From: Margot W Garcia <mgarcia@vcu.edu>
Sent: Friday, June 26, 2015 11:48 AM
To: Placer County Environmental Coordination Services
Subject: KSL Partner's Development Proposal for Squaw Valley

The Drs. J.D. and Margot Garcia

3100 E. Calle Portal

Tucson, AZ 85716

mgarcia@vcu.edu

June 26, 2015

Placer County Community Development Resource Agency

Attention Maywan Krach

3091 County Center Drive, Suite 190

Auburn, CA 95603

Email: cdraecs@placer.ca.gov

Re: KSL Partners' Development Proposal for Squaw Valley

Dear Ms. Krach

We are writing to protest the KSL Partner's Development Proposal for Squaw Valley and to urge Placer County to reject the plan.

We find the proposal flawed for many reasons, but most of all it transforms a genuine experience in nature, be it skiing in the winter or hiking and relaxing in the summer, into an amusement park atmosphere that could be found anywhere. In other words, it takes a real place and turns into a caricature just like so many of the casinos in Las Vegas turn the real Eiffel Tower into a fake. Please don't do that to our beautiful Squaw Valley.

We own property on Paiute Place and have been coming to Squaw Valley nearly fifty years. We came first for the winter, and then found out how wonderful the summer was. We enjoy our mountain views and watching the changing colors of the mountains, as they are white to green to golden with the seasons. Every night before bed, when there are no clouds, we go out to enjoy the night sky and marvel at the Milky Way and the constellations. We would lose all of that for increased lighting "required" for safety.

We have seen the changes in the valley from when we first came. We miss the corral and the little rodeos held there, the ice rink for skating in the evening and ice hockey games, the ability to go cross-country skiing across the meadow and have lunch on the big log. We know things change, and more people want to enjoy what we have been enjoying. However, this development proposal would change the valley beyond recognition. **We urge you to reject it outright.**

The DEIR is long and tries to handle the many issues that come up with such a massive development. But still there are 23 significant and adverse impacts after mitigation. That is way to many. These are 23 reasons to reject the KSL proposal, which we strongly urge you to do.

We have been closely following and deeply involved in the study of water in the valley for over 15 years. Margot has participated in development of the groundwater management plan and was president of the Squaw Valley Mutual Water Association. We seriously question the write-up about water in the DEIR. For instance, there is the assumption that all the wells can be shut down and new ones drilled that are more convenient. That is a very risky assumption. The valley is one of the most thoroughly studied Sierra valleys and when new wells are drilled in different places in the valley, some come up with water that does not meet federal and state standards for potable supply. There is too much manganese, or iron, or other minerals. The SV Public Service District announced that in blind testing at the 2015 South Lake Tahoe Expo it won the "Best Tasting Water in the state of California." That is not a prize to be taken lightly and one of the reasons we love our Squaw Valley water. So, providing water that is treated from sewage effluent, or to overcome natural problems, is not acceptable. We have a good system of providing snowmelt that percolates into the aquifer and refills it each spring. There is enough for the current population. To add the number of people projected in the KSL plan is unsustainable without importing water (not likely) or treating water that doesn't currently meet federal and state drinking water standards. Betting that it is different, is gambling with odds heavily against you, and risking the value of the current valley's investment in housing businesses, and infrastructure. We urge you on the grounds of water availability to reject the KSL plan. And we didn't even mention the monstrous water park that is an even bigger use of water than just residences and business. It is an abomination and an insult to the lovely lakes around like

Donner and Tahoe, or the streams like Shirley that provide children the fun of wading and playing in the water.

This may be a fine development, but it is in the wrong place. It will obscure our view of the mountains and diminish our property values. The projected increase in traffic will make the roads – 89, even I-80 – a miserable driving experience, not to mention the additional danger of increased vehicle accidents in the winter storms and under icy conditions. Squaw Valley Road will become an urban thoroughfare, diminishing the value of the houses alongside it. The increased air pollution will damage the visibility and probably even the vegetation.

We urge you to reject the KSL Development Proposal for all the many reasons outlined above. Tourism is important to Placer County's economy. And that tourism is built on a sense of place, a sense of the Sierras, small development, and a love of the outdoors. Arthur Frommer, one of world's leading travel experts and founder of Frommer's Guides says that areas that preserve their past, their essence continue to enjoy tourism. Those that don't receive almost no tourism at all. Tourist simply won't go to an area that has lost its soul.

Don't destroy the soul of Squaw Valley, its views, its peaks, its meadow, its streams, and the sweet pine-scented air of summer. Reject the KSL Partner's development proposal for Squaw Valley.

Sincerely,

J.D. Garcia and Margot W. Garcia

1700 Paiute Place, Olympic Valley, CA

Maywan Krach

From: GERALD GATES <glgates@prodigy.net>
Sent: Friday, July 10, 2015 9:12 AM
To: Placer County Environmental Coordination Services
Subject: The Destruction of Olympic Village

Maywan Krach,

Squaw Valley, as it exists today, has already encroached on the Granite Chief Wilderness area. Hikers of the PCT are already exposed to noise, trash and diminished vistas due to this encroachment. The rugged beauty of our Sierra is slowly being chipped away. If we, if you, acquiesce to the current Squaw Valley development proposal, there will be no going back. We will lose more and more of this natural resource. We will lose something special and our children's children will lose even more.

These wilderness areas are special and congress created the designation of "Wilderness Area" as the highest level of land protection so that future generations could enjoy the beauty and grandeur that exists only in these places. Please do not forfeit your grandchildren's right to experience these natural wonders by allowing the Village at Squaw Valley Specific Plan to proceed. Any environmental impacts that extend to these wilderness areas are unacceptable and will degrade our right to enjoy these areas.

Squaw Valley Ski Holdings, Squaw Valley Real Estate and KSL Capital Partners should not be dictating how our natural resources are spent. Their interests are shallow and monetary. Do the right thing; for us and for our children. You may only have one chance to decide.

Gerald Gates

Gates Consulting Services
Home Office: (530) 274-7488
Mobile: (925) 997-0054
(Not sent from any phone)

Maywan Krach

From: Gil <gilgaus@charter.net>
Sent: Friday, July 17, 2015 11:34 AM
To: Placer County Environmental Coordination Services; Maywan Krach
Subject: Squaw Valley Village Specific Plan Project; Public Comment

Placer County Community Development Resource Agency
Attention: Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603
email: cdraecs@placer.ca.gov

July 17, 2015

I oppose the Squaw Valley Village Specific Plan Project (the "project").

I support the effort of Sierra Watch to reduce the scale, scope, intensity and impact of the project.

I have lived in the Tahoe Basin for 25 years. I've held a ski pass at Squaw Valley for 15 of those years including the last 3 seasons. I worked at Squaw Valley for 5 years in the 1990's as a bartender. The point is that I have seen the area change and have been part of it. I am now a real estate and business owner on the north shore.

I believe that the goals of real estate developers are often not sensible and are based mainly on a short-term profit motive. All one needs to do is to look at other projects in the area, and to trends in real estate and to trends in the ski industry to see that creating another, bigger faux ski village is not a smart, long term business move, nor a good thing for the local community or environment. Take Northstar, for example. They built a giant village. It sits empty in the summer. It, and its attendant condos, etc. now sit where decent parking used to be. The free, close-up parking has been eliminated and replaced by condos and paid parking. On most days, many skiers are bussed in from the airport, miles away. If a visitor does find lot parking, he has to walk twice as far as the old days and is forced to walk through the entire village before getting on a lift that takes him not to a ski hill but to ANOTHER little "village". The hotel on the property went bankrupt, as most do, partly due to unrealistic occupancy predictions that did not pan out. Meanwhile the developers have moved on to their next "opportunity". "Opportunity" to profit quickly.

I just read yesterday that real estate sales are up about 10% on the west shore and Incline Village, but DOWN 40% at Squaw, Alpine and Northstar (combined vs. last year). This does not seem like a smart time to build more real estate at a Tahoe ski area.

Many real estate developments in Truckee have failed or had to be reorganized multiple times. One, Mardis Camp, has done very well. And seeing that one bit of sunshine, developers continue to pitch similar new projects, disregarding the majority that have failed or that have not turned out as proposed.

Homewood is putting in a luxury "village". "Boulder Bay" is supposedly rearing its ugly head again and may get built (despite the fact that there is no need for it and it does not fit in to the community) at Stateline. We have Northstar. We don't need another resort luxury village. Truckee and Tahoe City should be intelligently developed and updated. We don't need more sprawl.

Obviously, I oppose the project. It changes the character of the area for the worse, it will make the Squaw Valley experience worse, and it will make parking even more of a nightmare. All the building and profit potential might make sense for the developer, but as a long time resident, it is just another short-sighted mistake, in my view.

I do not deny the landowner's right to develop the property. But, I urge you to downsize this project in height, scale, scope and intensity. Please preserve the character of the region and prevent the development of unprecedented tall buildings and Disneyland-style amusements. Please assure convenient day-use access by mandating day-use parking in sufficient quantity during the entire build-out. Such FREE parking quantities should be rigorously studied and vetted as to amount and location and timing of its placement.

The place has always been known as "Squaw-lyworld". Let's not make it more so. Just because something "can" be done does not mean it "should" be done.

Thank you for considering these comments. Please confirm receipt.

Best regards,

Gil Gaus
306 Park Lane
Kings Beach CA 96143

Placer County CDRA
Environmental Coordination Services
3091 County Center Dr. Suite 190
Auburn, CA. 95603
Attn: Maywan Krach

RE Squaw Valley Specific Plan EIR

My review of the Squaw Valley EIR is limited to the National/Regional Trail Network in and around the Project. The potential for the Project to improve safety, reduce erosion, add opportunities for all types of trail users and revitalize this magnificent Trail System is a benefit for all.

The Specific Plan states that this spectacular mountain setting in which the Project is located is a portal to over 6,000 acres of adjacent recreational lands that surround the plan area (svsp p 4-1) The Specific Plan area and trails and other activities *outside* the Plan area boundary constitute the Project, per the EIR. (3-1)

The Project is located in an area that has been a hub of human habitation and transportation for centuries. 4-3 "human activity from pre historic times to the present" This area now contains a Nationally recognized rare, historic, continuous trail system portions of which have been documented for over 150+ years. The area is truly a portal to a vast nationally important trail system, the historic Western States Trail, The Pacific Crest Trail and the Tahoe Rim Trail. The Project applicant proposes to fund and /or implement improvements to existing hiking trails and construction of new hiking trails in forested lands west and south of the Plan area boundary. A Goal of the Specific Plan is to increase trail access, safety, and security.

The EIR does not contain an accurate depiction of the existing system nor a conceptual plan of the proposed improvements, changes or connections to this trail system nor does it identify the intended trails users for these trails. As stated in the EIR trails and other activities outside the Residential/Commercial Plan area are necessary to achieve the vision, goals and mitigation measures of the Project. Both an accurate description of this nationally known, historic trail network which is located in part within the Plan area, in the adjacent mountain ski area owned by the applicant and in nearby public forest land and a conceptual plan of the proposed changes to the existing trail system is necessary to analyze any impacts to the area and Trail network.

Provide an accurate exhibit of these existing trail system which is subject to Project improvements. Fig 5-2 Regional Trail network is inaccurate because among other things it is missing a portion of the Western States Trail to the east, labeling of the trails is not correct and is inaccurate with respect to the allowed users on the trails such as hiker, equestrian and/or biker. Nor does it show Granite Chief Wilderness boundary in which many of the trails referenced in the Squaw Valley Recreational Trail Network are located. Granite Chief trails and Pacific Crest trail does not allow mountain bikes. Provide a conceptual plan in the EIR of the

proposed connections, new or improved trails which will connect the Plan area to the local and nationally valued historic trail system. Identify the intended trail users on these proposed trails.

The EIR discussion is unclear about the intended trail users on the existing or new trails that connect to the trail network. In places it refers to creation of hiking trails in others, it refers to multi-purpose pathways and in others, the reference is to biking trails throughout. So which is it and where are they? The Specific Plan mentions the Western States Trail as access to the best mountain bike terrain in the area yet note the Western States Trail recorded easement though Squaw Valley is designated "not to include bicycle use" any change in use to include mountain biking without extensive multi use redesign would essentially oust the intended beneficiaries of the easement. The Western States Trail goes through Granite Chief, no bikes are allowed it is important to identify the intended users so trail safety is not compromised and new trail connections are appropriate for the intended users. Proper design of 'improvements' to maximize safety for trail users is dependent on the intended user and the terrain in which it is located. Multiuse trails in this steep terrain must contain excellent sight distances, sufficient width to accommodate horses, bikes and hikers and pinch points to control excess speed. This terrain is so steep that one step off these trails is life threatening. Mountain biking speed is a safety issue on narrow trails located in steep terrain where there is no room to avoid other trail users. Proper trail design includes self enforcement features such as pinch points to minimize bike speed.

Please clarify terms used in EIR "Olympic Valley" and "Squaw Valley". Explain the difference in trail signage between "interpretive signage" intended to "help navigate the trail network" and directional signage.

If directional signage is intended to assure users track in one direction. Experience has shown directional signs are inadequate as there is no enforcement for this requirement and massive injury or death could result in this trail system on steep slopes.

The EIR states "By 1868 the Placer County Emigrant Road was completely abandoned, except for local travel." The original trail route though Squaw Valley can be seen on pre 1900 maps. It has been referred to as The Western States Trail, or simply Squaw Valley to American River trail (1913 township plat) as well as the "Placer County Emigrant Road" the road has been described by the Placer County surveyor in the 1850's. This route is now part of the ski area road system. The County, to my knowledge, has never abandoned this road. It had been used as a jeep road in the 1950's. Jeeps are no longer allowed. However, those portions that comingle with the Western States Trail have been and continue to be traveled by many hikers, runners and equestrians, this Trail is the jewel of Placer County. Two internationally recognized 100 mile ride and run events occur over this trail through Squaw Valley annually. These events are an economic value to Placer County and the City of Auburn which has proclaimed itself the Endurance Capitol of the World. It has not been completely abandoned.

A long term agreement should be prepared to allow the two Internationally known Ride and Run 100 mile endurance events to continue through Squaw Valley and the mountain ski area. Economic impact to Placer County and City of Auburn should be evaluated. The Ride and Run foundations maintain the 100 mile Western States Trail should the applicant or any future owners prevent the use of the ski run roads for these events the trail would once again degrade. Long term commitments allowing the Ride and Run events to continue to use portions of the ski run roads should be prepared. This section is integral to the Ride and Ride preparations. (Note: I do not represent the foundations I am a concerned member of the public.)

A Trails Master Plan should be developed with input from a stakeholders group and submitted before the first small lot final map is approved.

Squaw Valley Park should provide a few equestrian parking spaces or at least a sign indicating it is allowed in a portion of the parking area.

The Project anticipates developing a Squaw Valley Recreational Trails Network "for guests to enjoy". A requirement to provide long term maintenance funding or work in kind for the local public trail system should be required because the resort guests will add to the load on the trail system.

If you have any questions please feel free to contact me. Thank-you for the opportunity to comment on this Project.



Patricia Gibbs
5425 Lake Forest Dr.
Loomis, CA. 95650

Maywan Krach

From: Lynn Gibson <lgibson3@sbcglobal.net>
Sent: Thursday, July 16, 2015 4:37 PM
To: Placer County Environmental Coordination Services
Subject: comment on the development proposal for Squaw Valley

Good afternoon. I am a local full time resident of Squaw valley and am involved in running a retail business in the Village. I have experience in retail and mixed use development as that was my career for 24 years in Northern California.

Because KSL is our landlord, I ask for my opinion to be anonymous.

- I am in favor of additional residential mixed use development up to 1500 units in the development area they own over a build out period of apprx. 25 years to not flood the market with over supply in any one time period.
- I would like for building heights to not exceed the current height of the village for any units including hotels.
- I would like for building heights to be staggered to minimize view impact on the existing residential units both in the Village or adjacent to it, and any others with affected views of the mountain and valley.
- I am in favor of additional retail and services only to the extent that a balanced mix of at least 50% local businesses, and 50% or less corporate operating brands (which I will explain below).
- I am not in favor of a 100,000 s.f. plus indoor pseudo sports entertainment complex - the concept of non human powered sports in an out of scale building is in my opinion in direct conflict with the pristine and outdoor experience that Tahoe and Squaw Valley became known for as an international destination.
- I am in favor of keeping an adequate area for day skier parking in walking distance of the Village and base lift area in a parking facility of no more than three stories high. If adjacent parking is taken away, what was once a year round (but now about 8 months of the year) retail environment will die as is has at Northstar (active a few months in the winter and two months in the summer), and the local skier base will not continue to come. If the local business base continues to drop, and the year round employment base continues to drop, no independent retail or service business can survive or keep employees if business is generated only when lifts are open or when entertainment is in the Village (and part time minimum wage seasonal employees don't spend any money to support the local economy).
- I am in favor of employee housing but not adjacent to existing condo or residential areas - the part time seasonal worker is not community oriented, creates noise and trash nuisance, creates off season blight and additional crime and theft.

Additional ideas:

1. please don't let them entitle all the new condos as hotel or time share units. This will create additional community blight and a decrease in real estate values over time similar to what has happened at the resort at Squaw Creek. People who buy hotel condos have no typical ownership rights like decorating, occupancy over 28 days per year, control HOA dues and related common area decision making, and a lack of access to traditional mortgage programs. If all the units are basically rentals, the sense of community and community care goes away. I propose 20 to 25% of all units be traditional ownership where the owner can live in it full or part time and or rent it long or short term (their choice).
2. Hotel rooms (vs. permanent home owners) create amplified seasonal part time employment blight in the off season and decrease critical full time jobs.

3. Corporate stores take away year round business and year round employment and create additional vacancy, blight, crime and when this occurs, the fickle vacationer will go somewhere else where the community appears to be vibrant. Local business is run full time, creates full time jobs, adds to the community on many levels including charity, and creates higher levels of employment.

4. require more white collar jobs to be filled with local people not imports from outside the area.

5. require a better program to create more full time employment vs. part time seasonal.

6. require more vendors and contractors to be retained locally vs. outside the economic area.

thank you very much

Lynn Gibson

Gibson Retail Advisors

PO 3286, Olympic Valley, CA 96146
(530) 414-8500

**Creating Great Places,
not just filling spaces**

7/11/15

To whom it may concern,

Olympic Valley, where has it gone? Its so sad to see natural beauty be destroyed by man kind. The greed blows me away. Just complete disregard to the beauty of our planet. I'm 38 years old and have been lucky enough to call Lake Tahoe my home for all of those years. Lets not let these ridiculous people ruin the valley any more than is has been already. I'd like for my two daughters , and EVERY ONES children to be able to experience similar things that I did in Olympic Valley. There are plenty of places to build a Disney Land. As a matter of fact there are places where people would LOVE to have one. Build it over there!! Its crazy that we (Tahoe locals) should even have to fight for this. How the hell does anyone think it's a good idea?? I could write forever but I'd rather go enjoy my back yard the way it is now, before its too late.....

Alex Gignoux

Maywan Krach

From: John Gingerich <johngingerich@earthlink.net>
Sent: Wednesday, July 15, 2015 12:01 PM
To: Placer County Environmental Coordination Services
Subject: Squaw Valley Village Specific Plan

To: Placer County Community Development Resource Agency
Attention: Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Ladies and Gentlemen:

This email is to comment on the proposed Squaw Valley Village Specific Plan. I have read an outline of the proposed development and am opposed to your approval of that plan. The scope is obscene in size for the Tahoe Basin. We are already living with major traffic and pollution issues that will only be exaggerated by this immense proposed project. Water is a major problem for the area and any continued drought will make it impossible to adequately service this proposed project without endangering the surrounding area. I am asking that you vote to not allow this project to proceed in anywhere near the size that is envisioned. Thank you for your consideration.

Sincerely, John Gingerich
1715 Grouse Ridge Road
Northstar at Tahoe
Truckee, CA 96161

LAW OFFICE OF
LOUIS J. GOODMAN

GATEHOUSE PLAZA
1290 "B" STREET, SUITE 307
HAYWARD, CA 94541
TEL (510) 582-9090
FAX (510) 582-9195

LOUIS J. GOODMAN
ANN G. RAPSON

www.louisgoodman.com
ljgoodman@yahoo.com

June 19, 2015

Placer County Community Development Resource Agency
Attention: Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: Squaw Valley Development Project

Dear Mr. Krach:

Please accept this letter as formal comment on the proposed KSL development.

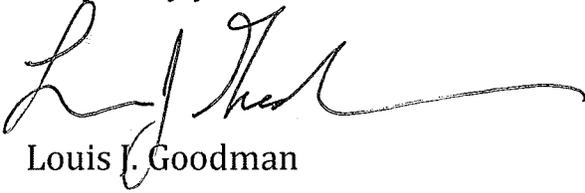
My wife and I own a home at 600 Squaw Valley Road and have for more than twenty years. I have held a season pass at Squaw/Alpine for more than thirty years. I have a substantial commitment to the quality of life in the Tahoe region and Squaw Valley in particular.

I am all for appropriate development in the area. However, I have questions as to the environmental impact and commercial viability of the KSL project. Given the existing traffic, water, sewer, and other infrastructure limitations, it seems that the proposal fails to meet the test of reasonable environmental impact. Moreover, given the existing housing development at both the base of Squaw and the Resort at Squaw Creek, and the rather soft market for those properties, it seems that overbuilding vacation/time share properties is not commercially feasible. Moreover, some of the ideas for attracting customers seem ridiculous, to wit: water slide theme park.

Attractive, tasteful development that takes into account the geography and scenery of this amazing location would be most welcome. This project, as presented, seems to fall far short. I think we can do better.

Please contact me if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "L. J. Goodman", with a long horizontal flourish extending to the right.

Louis J. Goodman

Ljg/sft