14 PUBLIC SERVICES AND UTILITIES

This chapter discusses potential impacts on public services and utilities that could result from buildout of the proposed VSVSP. Utilities considered include water, wastewater, solid waste, electricity/gas/energy, and snow storage. Information is based primarily on the master drainage study, sewer master plan, and water supply assessment prepared for the project (MacKay & Somps 2012a, 2012b; Farr West Engineering et al. 2014). Public services considered in this analysis include parks and recreation facilities, fire protection and emergency medical services, sheriff/police services, and schools.

Chapter 13, "Hydrology and Water Quality," includes discussions regarding the proposed improvements to the on-site stormwater management system, as well as an analysis of the proposed system's ability to meet flow management and water quality standards. The provision of stormwater drainage is not evaluated further in this chapter.

Reclaimed water is not proposed to be used to serve the project's water demand and is therefore not discussed in this DEIR.

14.1 ENVIRONMENTAL SETTING

Public services and utilities in the plan area are provided by various entities, as identified in Table 14-1 and discussed in detail below.

Table 14-1 Existing Service Providers

Service	Agency/Provider
Public Utilities	
Water	Squaw Valley Public Service District Squaw Valley Mutual Water Company
Wastewater	Squaw Valley Public Service District Tahoe-Truckee Sanitation Agency
Solid Waste Collection	Tahoe Truckee Sierra Disposal
Propane	Amerigas
Electrical Service	Liberty Energy
Snow Storage	Squaw Valley Real Estate, LLC Placer County Squaw Valley resort operations Squaw Valley Public Service District (bike trail)
Public Services	
Parks and Recreation	Placer County (public parks and trails) Private entities
Fire Protection	Squaw Valley Fire Department
Police Services	Placer County Sheriff's Department California Highway Patrol
Public Schools (K-12)	Tahoe-Truckee Unified School District

Source: Squaw Valley Real Estate, LLC 2015

14.1.1 Water

CEQA Guidelines Section 15155 includes certain requirements for water supply assessments (WSA) when a project is of sufficient size to be defined as a "water-demand project." The project meets several of the criteria (example: 500 dwelling units, mixed-use project with more than 500 dwellings, etc.) to be deemed a water-demand project. Therefore, a WSA was prepared to meet the requirements of Section 15155. Among the requirements of a WSA is the determination of the lead entity for its preparation. A WSA is required to be prepared by the public water system that will serve the project, unless there is no public water system, in which case the WSA is prepared by the CEQA lead agency. A "public water system" is defined in Section 15155 as a system that provides piped water for human consumption and has at least 3,000 connections. The system that would serve the project, the Squaw Valley Public Service District (SVPSD), does not meet these criteria; therefore, Placer County is the lead agency for the WSA.

The WSA prepared for this project was completed by Farr West Engineering, HydroMetrics WRI, and Todd Groundwater for SVPSD, in consultation with and on behalf of the County. The WSA, therefore, reflects the combined input of both the SVPSD and Placer County. As lead agency, however, under Section 15155, the County is ultimately responsible for the preparation of, and must approve, the WSA (CEQA Guidelines, Section 15155 [b][2]). The WSA is included as Appendix C of this DEIR.

The WSA was prepared over a period of time, but was drafted in the summer of 2014 to evaluate the water demands associated with both the project and other development in Olympic Valley, to assess available water supplies, and to determine if sufficient water is available to meet existing and planned future demand, during normal, dry, and multiple dry water years over the 25-year construction time period of the project (Farr West Engineering et al. 2014). The project applicant estimates that the project would require approximately 25 years to achieve full buildout, and, as a result, the WSA considered all existing and planned future uses of the projected water supplies through 2040.

Information regarding the existing water supply and demand, historical water sources, and ongoing groundwater management are primarily drawn from the WSA (Appendix C), the *Olympic Valley Groundwater Management Plan* (HydroMetrics 2007), and the *Squaw Valley Creek/Aquifer Study Model Update Report* (HydroMetrics 2014), along with other background references as cited below.

WATER PROVIDERS

There are two municipal and commercial water suppliers within the Olympic Valley: the SVPSD and the Squaw Valley Mutual Water Company (SVMWC). There are also several private parties that use groundwater to serve non-potable needs, including golf course irrigation and snowmaking at the Resort at Squaw Creek (RSC), and snowmaking at the Squaw Valley Ski Resort (SVR) (Farr West Engineering et al. 2014).

The SVPSD is a Special District organized under Water Code Division 12 and incorporated in the State of California in 1964. The SVPSD provides water, wastewater conveyance, garbage collection, fire protection, limited snow removal, and emergency medical services to Squaw Valley and is governed by a five-member Board of Directors. The SVPSD currently serves 1,569 residential connections and 20 large commercial entities (39 total commercial entities) (SVPSD 2014a) from four active wells in the Basin, two horizontal bedrock wells, and a distribution network that runs through most of Olympic Valley. The SVPSD water service area (excluding the SVMWC area) encompasses about 5,350 acres. The overall SVPSD service area includes a population of approximately 924 year-round residents, with a maximum overnight population of approximately 6,573 (Placer County 2010a: Annex M.1). The SVPSD is the largest water purveyor in the Squaw Valley community and it has been identified as a potential water supplier for the project.

SVMWC provides water to 325 residential connections within a 115-acre service area that lies entirely within the overall boundaries of the SVPSD.

A few parties use un-metered groundwater from private wells. These pumpers are the PlumpJack Squaw Valley Inn (PlumpJack) and Gladys K. Poulsen. No recorded information regarding the volume or timing of the

water use or demand is available for these private parties. However, the volumes extracted by these two pumpers are considered to be limited in comparison to the four major pumpers identified above (SVMWC, RSC, and SVR). PlumpJack is a hotel that receives potable water from the SVPSD, and the private well on the property is used only for limited landscape irrigation. Based on area estimation from aerial photographs, the parcel is approximately 3.5 acres and of that only approximately 1.5 acres is irrigated. The volume of water demand associated with this small potential irrigated area is not substantial in comparison to other pumping in the western portion of the Olympic Valley Groundwater Basin (OVGB or Basin). The Gladys K. Poulsen private well is outside of the western portion of the Basin and pumping from this location would not affect water supply in the west.

Management of the Basin includes various methods of water conservation (Element 7 of the Olympic Valley Groundwater Management Plan). State and local laws requiring indoor and outdoor conservation are implemented by the SVPSD. The SVPSD also has an Irrigation Conservation Ordinance with measures to promote voluntary conservation including metered use and tiered rates, incentives, and informational programs (Farr West Engineering et al. 2014). However, the SVPSD has not implemented any mandatory water use reductions in the past. There are no provisions through which groundwater pumping by SVMWC or private parties is controlled.

WATER SOURCES

Almost all domestic, municipal, and non-potable water used in the Olympic Valley is derived from local groundwater sources, primarily from the alluvial valley fill, along with a minor amount from fractured bedrock (HydroMetrics 2007). An exception is a small amount of surface water collected in ponds and used for snowmaking. The alluvial groundwater source is the Basin, designated by the Department of Water Resources (DWR) as Groundwater Basin Number 6-108 (DWR 2006).

The alluvial groundwater system is generally unconfined, but has some areas with vertical pressure gradients. These data are consistent with the geologic patterns of mixed glacial, lake, and stream deposits and suggests that some portions of the aquifer are covered by low permeability clay and silt. Additional information describing the geologic and hydrologic characteristics of the Basin is provided in Chapter 13, “Hydrology and Water Quality,” as well as in several project-specific studies and reports (appended and/or cited herein).

The groundwater basin boundaries defined by DWR differ slightly from those established for local groundwater management planning efforts (see Chapter 13, “Hydrology and Water Quality,” Exhibit 13-6). The management plan’s basin boundary is also based on hydrogeological properties, but is modified to focus on the western and central parts of the valley, since the easternmost portion is within glacial deposits that have little groundwater yield and low permeability (HydroMetrics 2007). As the materials in the western portion of the Basin have a larger capacity for water supply production than those in the east, all the existing municipal water supply wells are located in this area. In addition to the Basin, some groundwater is present in fractured bedrock sources in the mountains above the valley floor. Studies by Lawrence Livermore National Laboratories have shown that there is not a strong connection between the Basin and the fractured bedrock groundwater system (Farr West Engineering et al. 2014), meaning that that the bedrock groundwater system does not contribute to recharge of the Basin. In addition, these studies found that the Basin discharges to Squaw Creek more often than the Basin receives infiltration from the creek; in other words, on an annual basis groundwater flow into Squaw Creek is more significant than stream recharge to groundwater.

The active vertical wells tapping the alluvial aquifer include: four SVPSD wells and one SVMWC well in the existing east parking lot area and one SVMWC well near the Olympic Channel; four SVR wells along the toe of the ski runs at the southwest end of the valley; and three RSC wells southeast of Squaw Creek in the mid-meadow (see Chapter 13, “Hydrology and Water Quality,” Exhibit 13-6). The active horizontal wells extending to the bedrock source include: two SVMWC wells on the north side slope above the valley floor and two SVPSD wells on the south side slope above the meadow. Horizontal wells are not equipped with pumps; water that enters the well is drained out of the opening by gravity. The quantity of water produced by a horizontal well is generally considered to be constant from year to year, unless the capacity of the fractures connected to the well is reduced.

EXISTING WATER USE

Long-term groundwater pumping records for all four major users in the Basin (2000-2012) indicate that total annual pumping volumes have not displayed any distinct trends or cycles (see Table 14-2). The year-to-year variations are not easily tied to a single factor (e.g., precipitation), but reflect a combination of climate patterns (e.g., mountain and valley precipitation) and demand differences related to conservation efforts, rate increases, numbers of visitors, and general economic conditions (Farr West Engineering et al. 2014). Since 2000, the SVPSD has seen a decrease in water use of over 16 percent and the SVMWC experienced a reduction of nearly 23 percent (Farr West Engineering et al. 2014).

Existing average annual water demand, compiled from all available records of groundwater use during 2000 through 2012, is 842 acre-feet per year (AFY) (Farr West Engineering et al. 2014). Nearly half of the existing average annual total is used by the SVPSD (406 AFY), over a quarter is used by RSC (233 AFY), and the SVMWC and SVR use smaller portions (132 and 71 AFY, respectively) (Table 14-2).

The total annual use since 2000 has generally been above 700 AFY, with reasonably consistent proportions by provider (Exhibit 14-1a). However, the long-term RSC irrigation and snowmaking records (2000-2012) have some missing data, and the SVR began pumping groundwater for snowmaking in 2011. The average, as presented in Table 14-2, calculates the per user average for years for which data are available.

The total annual production is dominantly drawn from the alluvial aquifer, along with a consistent, relatively small volume (averaging 69 AFY) from the bedrock sources. The bedrock sources are not pumped, since they discharge via gravity flow (Farr West Engineering et al. 2014).

Table 14-2 Historical Water Production by Source (in acre-feet-per-year)

Water Supply Source	User	2000	2005	2010	2011	2012	Average[3]
Olympic Valley Aquifer Groundwater	SVPSD	416	385	349	321	360	380
	SVMWC	106	66	69	79	76	89
	RSC[1]	244	258	193	227	272	232
	SVR[2]	0	0	1	81	62	71
	Subtotal	766	709	613	709	770	773
Horizontal Bedrock Well	SVPSD	27	36	19	24	14	27
	SVMWC	46	44	42	44	41	43
	Subtotal	73	80	61	68	55	69
Total		**839**	**788**	**673**	**776**	**825**	**842**

Note: All values in Acre-Feet per Year (AFY); RSC = Resort at Squaw Creek; SVMWC = Squaw Valley Mutual Water Company; SVR = Squaw Valley Ski Resort

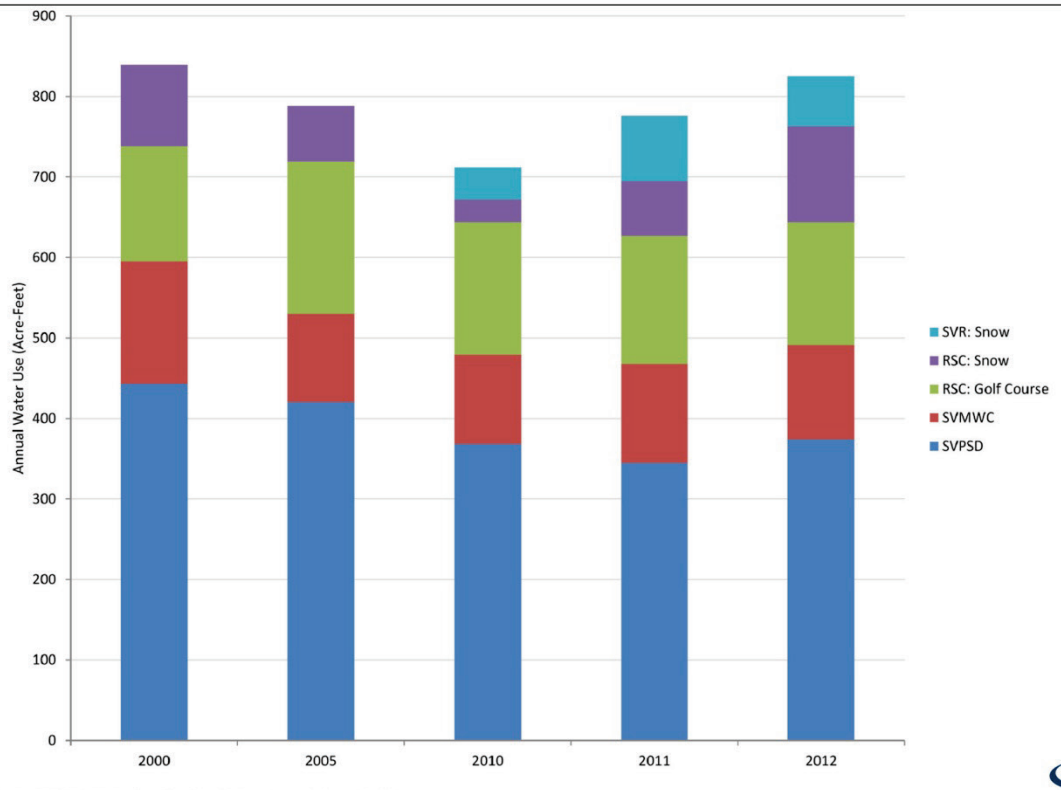
1 RSC production values not available for all years, so values presented above are interpolations from reported data. A summary of the sources for the data in the table is presented below:
2000 Irrigation from 2000 and snowmaking from 1999
2005 Irrigation from 2004 and snowmaking from 2006
2010 Irrigation interpolated between 2007 and 2012, snowmaking from 2010
2011 Irrigation interpolated between 2007 and 2012, snowmaking from 2010
2012 Irrigation and snowmaking data both available

2 SVR groundwater production from the Olympic Valley Aquifer is reported to have begun in late 2010.

3 Averages are for 2000 through 2012, as shown in Farr West 2014, Appendix A. Value may not be the same as the average of the limited dataset shown in this table.

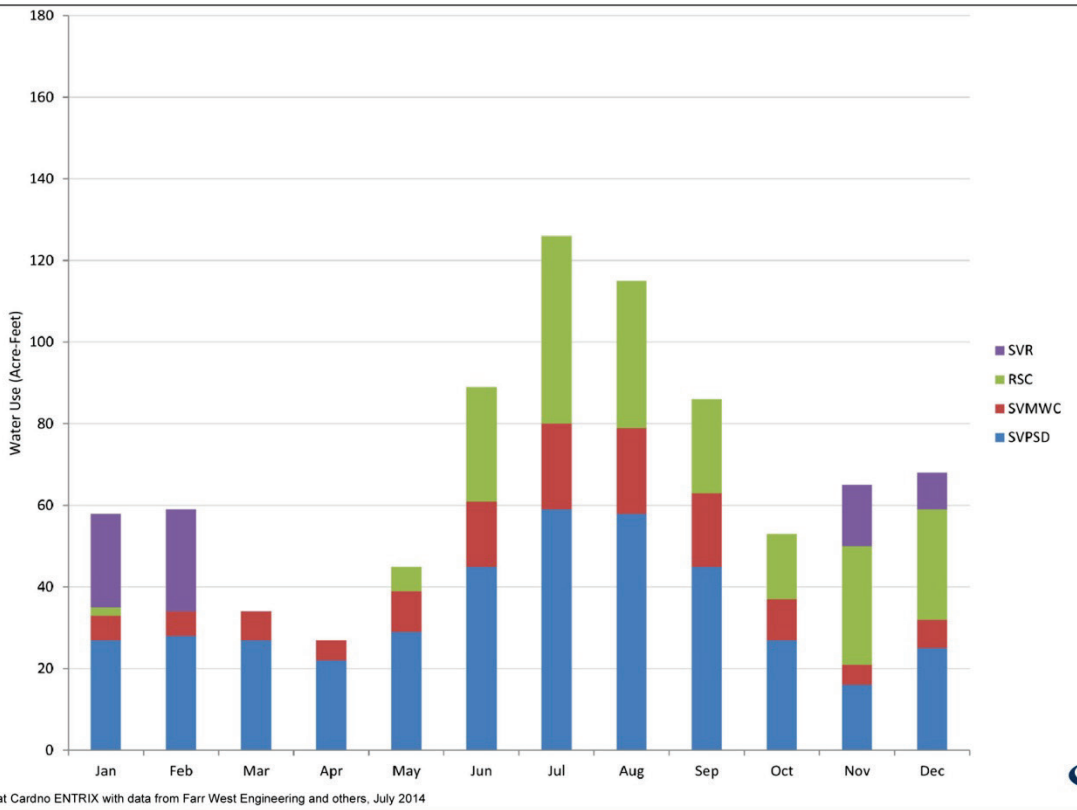
Source: Farr West Engineering et al. 2014 (Table 5-1)

The overall seasonal pattern of use reflects higher total demand in the summer months (Exhibit 14-1b), with minimal demands during the spring runoff season. The non-potable uses have distinct, nearly opposite seasonal patterns: golf course irrigation from May through October and snow making from November through February (Farr West Engineering et al. 2014).



Data Source: Virginia Mahacek at Cardno ENTRIX with data from Farr West Engineering and others, July 2014

Exhibit 14-1a **Water Use by Type**



X11010091 03 088

Data Source: Virginia Mahacek at Cardno ENTRIX with data from Farr West Engineering and others, July 2014

Exhibit 14-1b **Water Use Production by Month**

WATER DEMAND

Historic water use by each of the four major purveyors is shown in Table 14-3. Demand fluctuates based on a number of different factors, including population/use of the resorts, type of water users, and climate. There is a mixture of homes and resort-oriented temporary lodging within Squaw Valley. As a result, the full time resident population of Squaw Valley is only a part of the effective population as it relates to water demand and use.

Climate has a significant influence on water demand on a seasonal and annual basis. This influence particularly affects the portion of water demand for outside uses, specifically snowmaking and landscape irrigation. It should be noted that years of lower than average precipitation on the Olympic Valley floor do not always correspond with lower than average precipitation on the mountain.

Table 14-3 Historical Water Use

User		2000	2005	2010	2011	2012	Average[4]
Squaw Valley Public Service District Water Use		443	420	368	345	374	406
Squaw Valley Mutual Water Company Water Use		152	110	111	123	117	132
Resort at Squaw Creek Water Use	Golf Course Irrigation[1]	143	189	165	159	153	164
	Snowmaking[2]	101	69	28	68	119	69
Squaw Valley Resort Snowmaking[3]		-	-	40	81	62	71
TOTALS		**839**	**788**	**712**	**776**	**825**	**842**

Note: All values in Acre-Feet per Year (AFY); RSC=Resort at Squaw Creek; SVR=Squaw Valley Resort

[1] RSC golf course irrigation water use records not available for all time periods: 2005 value above is 2004 data, 2010 and 2011 values interpolated between 2007 (184 AFY) and 2012 (153 AFY) data.

[2] RSC snowmaking water use records not available for all time periods: 2000 value above is 1999 data and 2005 value above is 2006 data.

[3] Snowmaking water use from the Olympic Valley Aquifer by SVR began in late 2010.

[4] Average historical values (2000-2012) from Farr West Engineering et al. 2014, Appendix A of the WSA.

Source: Farr West Engineering et al. 2014; Table 4-1

STATUS OF THE GROUNDWATER BASIN

Neither DWR nor any previous studies of the local system have found the Basin to be in overdraft (HydroMetrics 2007). Several studies have attempted to quantify the volume of groundwater that can be produced from the Basin over periods of time without causing impairment(s), but the emphasis of some studies was essentially on operational yield of the well(s) rather than a sustainable yield for the Basin as a whole (Farr West Engineering et al. 2014). These analyses have been performed using a model developed by consultants working under the direction of the SVPSD.

Recent analysis with the updated, calibrated model for the project-specific WSA shows that the groundwater system is highly dynamic and responsive to the timing and spatial distribution of recharge, demand, and pumping, and that this small system has a very high volume of water moving through its contributing watershed area, far exceeding the total storage or use (Farr West Engineering et al. 2014). Simulation using the calibrated numerical model indicates that historical groundwater elevations do not display any distinct trends and that groundwater recovers to relatively consistent levels and to relatively high percent saturation on an annual basis (see Exhibits 13-8 and 13-9 in Chapter 13, “Hydrology and Water Quality”). In most years the watershed produces ample runoff, but much of it is generated when the groundwater storage is already full, so it is ‘rejected’ as recharge and leaves the watershed as surface runoff (Farr West Engineering et al. 2014).

Historical records of groundwater elevations in monitoring and production wells show that water levels peak near the same elevations every year. The elevation of these peaks is generally just a few feet below ground

surface. This suggests that during most years, there is ample recharge to fill the sediments to a maximum level; above this level, recharge is rejected because the Basin is completely or locally full. Either rejected recharge flows overland to Squaw Creek or it is quickly drained from the shallow portion of the Basin by Squaw Creek.

Even in years with below average precipitation, water levels in monitored wells rose to near the maximum elevations, indicating that the Basin was still filled to near total capacity in relatively dry conditions. Records from years with below average precipitation did show that water levels in late summer and fall are dependent on the amount of snowmelt that flows through Squaw Creek during the spring and summer. Accordingly, during this time low precipitation and high water demand could limit groundwater availability. Groundwater flow within the Basin is generally from west to east, with some flow driven from the north and south boundaries of the Basin by topographic highs. During periods of increased pumping from the municipal well field, the flow pattern is modified by drawdown cones surrounding the wells.

In general, with increased pumping water levels would be expected to decrease to lower levels throughout the summer and fall (as currently occurs). Decreased groundwater elevations can actually increase the running total volume of groundwater storage in the Basin by allowing more recharge to be captured from precipitation and snowmelt whenever they occur. In most conditions, there is ample runoff and recharge from precipitation and snowmelt to fill the Basin every winter. Because most of this runoff occurs at times when the Basin is full, water will continue to flow out of the Basin via the creek and overland flow. It is possible that during periods of extreme drought in the future (e.g., future single and multiple dry years) there might not be available runoff to fill up the Basin. These events are expected to be limited and the Basin would easily recover to maximum capacity after a year of normal precipitation, because normal runoff substantially exceeds Basin capacity.

EXISTING WATER SUPPLY INFRASTRUCTURE

The master water study prepared for the project (MacKay & Somps 2012c) identified several operational issues with the existing SVPSD and SVMCW water systems, including:

- there is a large magnitude of seasonal aquifer fluctuations;
- wells are in a common (shared) field and closely spaced;
- some existing wells have small pumping capacities and shallow screen depths; and
- some existing wells are near high transmissivity areas, so pumping at one well can interfere with production at neighboring wells.

These infrastructure issues influence the system efficiencies, and operation and maintenance requirements, but may also relate to the spatial patterns of groundwater draw down that locally impact surface water features (e.g., Squaw Creek) (see related discussion under Impact 13-5 in Chapter 13, “Hydrology and Water Quality”).

14.1.2 Wastewater

The SVPSD owns and operates the wastewater collection system that serves Squaw Valley. The SVPSD collection system is comprised of gravity sewer lines and two siphons. The existing SVPSD sewer system serving the plan area consists of a network of private and public minor collector lines, 8 inches or less, serving the previously developed areas. These minor collector lines connect to a number of 10-inch major collector lines, and the wastewater within the major collectors flows into a 15-inch trunk line located primarily along Squaw Valley Road. This 15-inch pipe serves customers within the eastern portion of the Valley as it flows towards SR 89. The current average dry weather flows (ADWF) generated by the plan area are 0.173 million gallons per day (MGD) while current peak wet weather flows (PWWF) are 0.4505 MGD

(MacKay & Somps 2012b). On the east side of the highway, the system discharges to the Truckee River Interceptor (TRI), which is maintained by the Tahoe-Truckee Sanitation Agency (T-TSA). The T-TSA is a regional entity that provides wastewater transmission, treatment, and disposal services to the SVPSD as well as the North Tahoe Public Utility District, Tahoe City Public Utility District, Alpine Springs County Water District, Truckee Sanitary District, and Truckee River Canyon area (MacKay & Somps 2012b).

The 17-mile TRI sewer line transports wastewater flows to the wastewater treatment facility located east of Truckee in the Martis Valley, which is also operated by T-TSA. The capacity of the treatment facility is 9.6 MGD on a seven day dry weather average flow basis and the capacity at the upstream end of the TRI is 6.0 MGD. Both the treatment plant and TRI are operating at approximately 80 percent of capacity. Based on this information, the remaining available capacities at the treatment plant and in the TRI are estimated to be 1.92 MGD and 1.20 MGD, respectively (MacKay & Somps 2012b).

14.1.3 Solid Waste

The Placer County Facility Services Department, Environmental Engineering Division administers and manages the countywide solid waste programs. Programs in eastern Placer County include garbage collection contracts, education and outreach, the Eastern Regional Materials Recovery Facility, Household Hazardous Waste Facility and recycling centers, and satellite recycling bins (Placer County 2010b). Tahoe Truckee Sierra Disposal provides solid waste collection and removal for the Squaw Valley area.

Solid waste collected in eastern Placer County is processed at the Eastern Regional Material Recovery Facility (MRF). The MRF is located on property owned by Placer County west of SR 89, approximately 3 miles south of Truckee and 5 miles north of the intersection of SR 89 and Squaw Valley Road. The county contracts with Eastern Regional Sanitary Landfill, Inc. to conduct the day-to-day operations and maintenance of the facility (Placer County 2010b). Solid waste is sorted at this facility to recover recyclable materials. The MRF separates and recycles marketable materials such as paper, cardboard, plastics, metals, and glass. The facility also recycles source-separated wood waste, pine needles, and inert materials. Wood waste is chipped for mulch, woodchips, or biomass fuel, pine needles are used for slope stabilization, and inert materials are crushed for reuse as aggregate or in on-site land remediation. The waste stream in eastern Placer County consists largely of glass, cardboard, paper, plastic, metal, organics, and construction debris (Placer County 2010b).

The MRF is permitted to receive 800 tons of material and 832 vehicles daily. In 2013, the MRF processed approximately 73,540 tons of solid waste or an average of 201 tons per day (Wallace, pers. comm., 2014). The MRF also includes a buy-back facility, where source-separated recyclables from residents and commercial customers are accepted. Universal wastes, including computer screens, electronics, fluorescent lamps, mercury-containing items, and household batteries are also accepted for drop-off recycling during normal business hours. Additionally, drop-off recycling centers are located throughout the east County (including within Squaw Valley) along with buy-back centers, where customers can receive money for their recyclables. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is collected at a permanent Household Hazardous Waste Facility, located next to the MRF. Materials accepted include paint, paint products, household batteries, car batteries and fluids, pesticides, household cleaners, used oil and filters, sharps, and pharmaceuticals.

After the garbage has been sorted, materials that cannot be recycled are taken to Lockwood Regional Landfill, which is a municipal solid waste facility located in Storey County, off of I-80, east of Sparks, Nevada. On average, the Lockwood Regional Landfill receives 5,000 tons of waste each day (Nevada Division of Environmental Protection [NDEP] 2014). The permitted combined disposal capacity of the landfill is approximately 265 million cubic yards (NDEP 2013). The capacity of the landfill in the current cell is approximately 40 years, with an additional 200 years of permitted capacity at the site to accommodate the buildout projections for the Tahoe Truckee Sierra Disposal Company's service area (Town of Truckee 2011: 4.12-18).

In 2012, Californians disposed of solid waste at a statewide average rate of 4.3 pounds per resident each day (CalRecycle 2013). In addition to this daily, per capita waste disposal, construction and demolition activities generate debris (including concrete, asphalt, wood, metals, gypsum wallboard, roofing, and land clearing debris such as stumps, woody material rocks, and dirt). Construction and demolition waste varies greatly by structure type. Nationally, residential construction generates 2.4 to 11.3 (4.4 average) pounds per square foot of new residential construction, and non-residential construction generates 1.6 to 4.2 (3.9 average) pounds per square foot. Demolition of non-residential structures generates an average of 155 pounds per square foot (Franklin Associates 1998).

14.1.4 Energy

The California Pacific Electric Company, LLC, (CalPeco) an element of Liberty Utilities, provides electrical service to Squaw Valley. Squaw Valley is served by the North Lake Tahoe Transmission System, one element of CalPeco's total electric utility holdings. CalPeco procures its electricity for the North Lake Tahoe Transmission System from NV Energy. Under its current contract, through 2015, NV Energy provides CalPeco with 20 percent of its energy through renewable resources (CalPeco 2013).

Service to Squaw Valley is provided via the Squaw Valley Substation, located near the northwest corner of Squaw Valley Road and SR 89. The Squaw Valley Substation is a 50 megavolt amperes (a megavolt ampere is a unit of energy similar to a megawatt) substation that is fed by both a 60 kilovolt (kV) power line and a 120 kV power line from substations in Truckee, and from Tahoe City in the south by a 120 kV line that is currently operating at 60 kV. Two main line circuits extend west from the Squaw Valley Substation along Squaw Valley Road to serve the Squaw Valley Resort; an underground 600 amp circuit and an aerial 400 amp circuit.

A 14.4 kV overhead power line runs along the southern boundary of the East Parcel, parallel to Squaw Valley Road. An underground line also follows portions of this same alignment.

Many of the existing structures in the Village also use propane, which is provided to the area by AmeriGas. AmeriGas is a national propane supplier, operating in all 50 states and with a customer base of over 2 million. (AmeriGas 2015) The primary use of the propane is to feed the boilers that supply space and water heating to the residential and commercial areas of the existing Village. Cooking, fire pits, and fire places account for the remaining propane use. The older parts of the Village (including the Red Wolf complex, the Olympic House, the Squaw Valley Lodge, and the doctor's office) are supplied by an aboveground 20,000 gallon tank located just south of the Red Dog Maintenance Building. The Village is supplied by an underground 30,000 gallon tank located to the south, and uphill from, the Snow Ventures chairlift (Capitol Utility Specialists 2014). Also, approximately eight small, standalone propane tanks serve outlying buildings within the plan area (MacKay & Somps 2015).

According to the U.S. Department of Energy, propane is a clean burning, high-energy alternative fuel. It is produced from liquid components recovered during natural gas processing, and is a produced domestically. The expansion in natural gas production has led to an expanded availability of propane gas, and the United States is a net exporter of propane (U.S. Department of Energy 2015).

Liquefied natural gas (LNG) is not currently available within Squaw Valley (MacKay & Somps 2015).

14.1.5 Snow Removal

Squaw Valley Real Estate, LLC is responsible for snow removal and storage within its own property. They currently provide snow removal on 28.3 acres of parking lots and snow storage on about 5.5 acres (MacKay & Somps 2014a). The public roads within the project site, Squaw Valley Road and Squaw Peak Road, are managed by the County. Squaw Valley resort operations also provides some snow removal services

associated with the ski area, and the SVPSD provides snow removal on the paved bike trail that parallels Squaw Valley Road.

14.1.6 Parks and Recreation

Squaw Valley is known for its recreational amenities. In addition to snow-related activities such as skiing, snowboarding, and sledding, Squaw Valley is developed with facilities for golfing, swimming, tennis, hiking, bicycling, ice skating, and other recreational activities. Popular hiking trails include Granite Chief Trail, Shirley Canyon Trail, World Cup Trail, and Thunder Mountain Trail. The Squaw Valley Bike Trail is an asphalt-paved trail that is located parallel to Squaw Valley Road and extends through Squaw Valley to a trail system that continues to Lake Tahoe.

Squaw Valley Park is located on Squaw Valley Road near the intersection with SR 89. The park is operated by the Placer County Facility Services Parks Division, which operates and maintains numerous local and community parks, trails, and some open space areas in unincorporated Placer County. Squaw Valley Park facilities include a soccer field, tot lot, pickle ball courts, restrooms, picnic areas, bike and hiking trails, and trail staging area (Placer County 2012).

14.1.7 Fire Protection and Emergency Medical Services

The Squaw Valley Fire Department (SVFD) currently provides fire protection services to a 14-square-mile area that includes Squaw Valley and the Truckee River Corridor between Alpine Meadows Road and Cabin Creek Road (approximately 2.5 miles south of Truckee). The closest SVFD station to the project site is Station 21, located at 305 Squaw Valley Road, about 0.25-mile west of the Squaw Valley Road and SR 89 intersection, and 1.5 miles east of the main Village area. A total of 13 firefighters are staffed at this station, with a minimum staffing of three firefighters at any given time. The full-time staff is augmented by part-time, paid firefighters during busy periods (SVFD 2012). At one time the fire station was located in the west end of the Valley (at the western end of Squaw Valley Road where it becomes Chamonix Place). That site was replaced by Station 21, but the SVFD still owns the building and stores equipment there.

The SVFD owns the following fire apparatus:

- 2001 all-wheel drive, Type 1 structure fire engine;
- 2001 rear-wheel drive, Type 1 structure fire engine;
- 1998 Type 3 wildland fire engine;
- 1994 Water Tender (2100 gal, 750 gpm);
- 2006 Light/Medium rescue unit;
- 2012 F150 crew-cab utility; and
- 2004 Ford Expedition command vehicle (used by the Fire Chief).

The SVFD's independent Insurance Services Office rating (a rating which can be used to assess the effectiveness of fire protection services) was reassessed in May 2014 with a Public Protection Class 2 (ratings are made on a scale of 1 to 10, with 1 being the highest). The SVFD's goal for response times to calls within its service area is to arrive on-site within 5 minutes of dispatch 80 percent of the time (Bansen, pers. comm., 2014). Depending on weather or traffic, the current response time could be 4 to 5 minutes or more from the station to the Village. However, during current periods of minimum staffing with three firefighters, all three personnel typically respond to an incident and there is not sufficient staff available to provide a reasonable response to a second simultaneous emergency (Citygate 2014).

The SVFD is a member of the Eastern Placer County Joint Powers Authority (JPA), along with Alpine Springs Community Service District, North Tahoe Fire Protection District, Tahoe City Public Utility District, Placer County Service Area 16, Placer County Service Area 21, Meeks Bay Fire Protection District, and Donner

Summit Public Utility District. The JPA provides mutual aid, as well as a shared radio repeater and equipment purchases, between other member districts. In addition, the Valley and surrounding forested areas are classified as a State Responsibility Area and receive fire protection assistance from the California Department of Forestry and Fire Protection (CAL FIRE). (Refer to Chapter 15, "Hazardous Materials and Hazards," for additional information regarding fire hazards in the plan area.)

EMERGENCY ACCESS AND EVACUATION PLANS

Access to Squaw Valley is limited by the configuration of the Valley and the Truckee River canyon; there is only one means of ingress and egress, and a single road (SR 89) connects Squaw Valley to adjoining communities. Evacuating residents or getting emergency equipment into the Valley must be accomplished within these parameters (Placer County 2010a, Annex M.9). An emergency helipad is delineated within one of the existing surface parking lots.

The SVFD has an established *Wildland Fire Evacuation Plan* (SVPSD 2014b; included as Appendix J to this DEIR) that includes an evacuation protocol, guidance for preparing homes for evacuation, and evacuation routes. The plan calls for evacuating via Squaw Valley Road to SR 89; or, if it is not possible to leave the Valley, driving to the Squaw Valley Ski Resort parking lot as a community gathering area.

14.1.8 Sheriff/Police

Law enforcement for the plan area is currently provided by the Placer County Sheriff's Department (general law enforcement services) and the California Highway Patrol (traffic-related enforcement services). The Tahoe Substation in Tahoe City (2501 North Lake Boulevard) is the closest Placer County Sheriff's substation, and is located approximately 2.5 miles north from the intersection of SR 89 and SR 28, and approximately 7 miles from the main Village area. Current staffing at this station includes one field operations lieutenant, 18 patrol deputy positions, six patrol sergeants, four detectives, one detective sergeant, one problem-oriented deputy (neighborhood disputes and Placer County code violations), one administrative sergeant, two jail deputies, one evidence technician, two community services officers, and five professional staff (Placer County Sheriff's Department 2012).

14.1.9 Schools

The Tahoe-Truckee Unified School District (TTUSD) has a total of 12 schools, four of which are designated to serve the Squaw Valley area (see Table 14-4). The district serves less than 4,000 students in a 720-square-mile service area that spans Nevada, Placer, and El Dorado counties (TTUSD 2014). Per the TTUSD, there is remaining capacity in all the schools (McGough, pers. comm., 2014).

Table 14-4 Public Schools that Serve Squaw Valley

School	Address	Grades Served	Students Enrolled for 2013–2014
Cold Stream Alternative School (independent study program)	740 Timberland Lane, Tahoe City, CA 96145	8–12	14
Tahoe Lake Elementary School	375 Grove Street, Tahoe City, CA 96145	K–4	322
North Tahoe School	2945 Polaris Road, Tahoe City, CA 96145	5–8	406
North Tahoe High School	2945 Polaris Road, Tahoe City, CA 96145	9–12	326

Source: Education Data Partnership 2014

In addition to these public schools, the Squaw Education Foundation operates two schools within the Squaw Village area, the K-6 Creekside Charter School (1916 Chamonix Place) and Squaw Valley Preparatory (1901 Chamonix Place) for middle school and high school students. These schools have been provided temporary use of land owned by Squaw Valley Real Estate, LLC and school facilities are in temporary structures. Approximately 1.5 miles east of the main Village area at 235 Squaw Valley Road is Squaw Valley Academy, a private boarding school for grades 9 through 12.

14.2 REGULATORY SETTING

The following regulations govern public services and utilities.

14.2.1 Federal

WATER

Clean Water Act

The Clean Water Act (CWA) employs a variety of regulatory and nonregulatory tools to reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. The U.S. Environmental Protection Agency (EPA) established primary drinking water standards in Section 304 of the CWA. States are required to ensure that the public's potable water meets these standards.

Section 402 of the CWA creates the National Pollutant Discharge Elimination System (NPDES) regulatory program. Point sources must obtain a discharge permit from the proper authority (usually a state, sometimes EPA, a tribe, or a territory). NPDES permits cover various industrial and municipal discharges, including discharges from storm sewer systems in larger cities, storm water associated with numerous kinds of industrial activity, runoff from construction sites disturbing more than 1 acre, and mining operations. All so-called "indirect" dischargers are not required to obtain NPDES permits. "Indirect" dischargers send their wastewater into a public sewer system, which carries it to the municipal sewage treatment plant, through which it passes before entering a surface water.

Safe Drinking Water Act

As mandated by the Safe Drinking Water Act (Public Law 93-523), passed in 1974, EPA regulates contaminants of concern to domestic water supply. Such contaminants are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. These types of contaminants are regulated by EPA primary and secondary Maximum Contaminant Levels (MCLs). MCLs and the process for setting these standards are reviewed triennially. Amendments to the Safe Drinking Water Act enacted in 1986 established an accelerated schedule for setting drinking water MCLs. EPA has delegated responsibility for California's drinking water program to the State Water Resources Control Board Division of Drinking Water (SWRCB-DDW). SWRCB-DDW is accountable to EPA for program implementation and for adoption of standards and regulations that are at least as stringent as those developed by EPA.

Pyramid Lake/Truckee-Carson Water Rights Settlement and Truckee River Operating Agreement

(Note to readers: this discussion is also included in Chapter 13, "Hydrology and Water Quality," as it relates to the groundwater use.) In 1990, to resolve litigation involving claims to the Truckee River, Congress passed the Truckee-Carson-Pyramid Lake Water Rights Settlement Act (Pub.L. No. 101-618, Title II (Nov. 16, 1990)) (the Settlement Act). The Settlement Act mandated that the States of Nevada and California negotiate an agreement for Truckee River operations, and that the resulting operating agreement be promulgated as a federal regulation (Settlement Act Section 205). After almost 20 years of negotiations between the states and Truckee River stakeholders, the Truckee River Operating Agreement (TROA) was executed in September 2008. The TROA was first published in December 2008 (73 Fed. Reg. 74031 [December 5, 2008]) and its promulgation as a federal regulation became final in January 2009. Litigation ensued. On September 30,

2014, the District Court entered an Order granting the Amended Motion to Modify the Orr Ditch Decree as requested in the Amended Motion. (*United States v. Orr Water Ditch Co.* (Case No. 3:73-cv-00031-KDG (D. Nev.) (Re: Petition to Amend or Modify Orr Ditch Decree). This order is, however, just one of several steps that must take place before the TROA becomes effective and can be implemented. These steps include final adjudication/resolution of the existing litigation, changes to (or waiver of) tribal water rights, and extension of the TROA (which is scheduled to terminate if it had not become operative by December 31, 2014).

If and when the TROA becomes effective, two elements of the Settlement Act and the TROA are relevant to new groundwater production and uses within the Truckee River Basin. First, the Settlement Act allocates 32,000 acre-feet annually of total water diversions from all sources – both surface and groundwater – to California for use in the Truckee River basin (Settlement Act Section 204[c][1]). By its terms, the allocations and restrictions from section 204 of the Settlement Act do not become effective until such time that the TROA becomes effective (Settlement Act Section 210[a][2][A][i]). In its analysis of predicted water usage in California through 2033, the Environmental Impact Statement (EIS)/EIR for the TROA included water use projections from DWR. The TROA EIS/EIR analysis predicted that California's Truckee River basin total water usage (surface and groundwater) would not exceed 22,700 acre-feet annually by 2033 (U.S. Bureau of Reclamation et al. 2008:2-24, Attachment C.) The EIS/EIR also concluded that total water use was anticipated to be the same under both the "no action" and TROA alternatives (U.S. Bureau of Reclamation et al. 2008:2-31). Compliance with California's allocation under the Settlement Act is to be implemented by DWR (Settlement Act Section 204[d][1]).

Second, the TROA, when effective, will include specifications for new wells constructed in the Truckee River basin. Section 204(c)(1)(B) of the Settlement Act requires that new wells be designed to minimize any short-term surface water streamflow reductions to the maximum extent possible. To that end, TROA section 10.B designates "special zones" and criteria for each of those zones that, if observed, will lead to a presumption of compliance with the Settlement Act's mandate. Criteria for presumptive compliance within Olympic Valley Special Zone are set forth in TROA section 10.B.2(b). Those criteria require that any well to be constructed within the Olympic Valley watershed be drilled more than 500 feet from the centerline of the Truckee River or any Truckee River lake, and certain distances away from Deer Creek or any lake or pond associated with Deer Creek.

To ensure that all new wells comply with the Settlement Act, section 10.C.1 of the TROA requires a "Notice of Intent to Construct a Well" to be filed with the TROA Administrator prior to drilling. If the Notice is properly filed, it will operate to provide presumptive compliance with the TROA and the Settlement Act, and the well may be drilled once the County issues a permit pursuant to local regulations (TROA Section 10.C.3). Although the TROA is not yet in effect, DWR has developed a well notice form to be used during the interim period before the TROA is implemented. Parties who plan to drill a well in the TROA coverage area have the opportunity to complete the form and submit it to DWR and the TROA parties to confirm compliance with TROA terms. If no objections are raised by the TROA signatories within 90 days, the documentation is submitted to the TROA Administrator, and the well is presumed to be in compliance when the TROA comes into effect. If such a pre-TROA Notice of Intent is not filed before the TROA becomes effective, for all new wells drilled after May 1, 1996, a Notice of Intent must be filed within 30 days of the date the TROA becomes effective (TROA Section 10.C.1[b]).

Neither the Settlement Agreement nor the TROA, when effective, will limit the project applicant's nor the SVPSD's right to construct wells in Olympic Valley, subject to the conditions for presumptive compliance, or to produce groundwater from the Olympic Valley Basin. All wells proposed to be constructed as part of the project must comply with all criteria for the Olympic Valley Special Zone.

14.2.2 State

WATER

The Basin is not adjudicated, meaning water supply production is governed by California common law, which allows landowners in the Basin and water purveyors to pump and use water beneath their property for reasonable, beneficial uses. The groundwater is not restricted by allocations or other specifically prescribed means.

Urban Water Management Planning Act

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610 – 10656). The act requires that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, prepare and adopt an urban water management plan. The act states that urban water suppliers should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The act also states that the management of urban water demands and the efficient use of water shall be actively pursued to protect both the people of the state and their water resources.

California Water Code, Water Supply Wells and Groundwater Management

The California Water Code (CWC) is enforced by DWR. DWR's mission is "to manage the water resources of California in cooperation with other agencies, to benefit the State's people, and to protect, restore, and enhance the natural and human environments." DWR is responsible for promoting California's general welfare by ensuring beneficial water use and development statewide. The laws regarding groundwater wells are described in CWC Division 1, Article 2 and Articles 4.300 to 4.311; and Division 7, Articles 1-4. Further guidance is provided by bulletins published by DWR, such as bulletins 74-81 and 74-90 related to groundwater well construction and abandonment standards.

Groundwater Management is outlined in the CW C, Division 6, Part 2.75, Chapters 1-5, Sections 10750 through 10755.4. The Groundwater Management Act was first introduced in 1992 as Assembly Bill (AB) 3030, and has since been modified by Senate Bill (SB) 1938 in 2002, AB 359 in 2011, and AB 1739 in 2014. The intent of the Groundwater Management Act is to encourage local agencies to work cooperatively to manage groundwater resources within their jurisdictions and to provide a methodology for developing a Groundwater Management Plan.

Sustainable Groundwater Management Act of 2014

The Sustainable Groundwater Management Act of 2014 (SGMA)[1] became law on January 1, 2015, and applies to all groundwater basins in the state (Water Code Section 10720.3). By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction (Water Code Section 10720.1).

Pursuant to the SGMA, any local agency that has water supply, water management or land use responsibilities within a groundwater basin may elect to be a "groundwater sustainability agency" for that basin (Water Code Section 10723). Local agencies have until January 1, 2017 to elect to become or form a groundwater sustainability agency. In the event a basin is not within the management area of a groundwater sustainability agency, the county within which the basin is located will be presumed to be the groundwater sustainability agency for the basin. However, the county may decline to serve in this capacity (Water Code Section 19724).

It is possible that the SVPSD or Placer County may elect to become the groundwater sustainability agency for the Olympic Valley Groundwater Basin or both agencies may elect to form a joint groundwater sustainability

[1] The SGMA is comprised of three separate bills: Senate Bill 1168, Senate Bill 1319, and Assembly Bill 1739. All three were signed into law by the Governor on September 16, 2014.

agency. Any groundwater sustainability agency established for the Olympic Valley Groundwater Basin would have additional powers under the SGMA to manage groundwater within the basin, including, for example, the power to: conduct investigations of the basin, to require registration of groundwater extraction facilities and metering of groundwater extractions, regulate groundwater extractions from individual groundwater wells or wells generally, and to assess fees on groundwater extractions (see generally, Water Code Section 10725 et seq.). Under the SGMA, the County retains its authority to permit construction of all new groundwater wells within its jurisdiction, unless the County delegates this authority to a groundwater sustainability agency (Water Code Section 10726.4[b]). In exercising its authority under the SGMA, a groundwater sustainability agency must consider the interests of holders of overlying groundwater rights, among others, and may not make a binding determination of the water rights of any person or entity (Water Code Sections 10723.2, 10726.8). The SGMA also provides local agencies with additional tools and resources designed to ensure that the state's groundwater basins are sustainably managed.

The SGMA also requires DWR to categorize each groundwater basin in the state as high-, medium-, low-, or very low priority (Water Code Sections 10720.7, 10722.4). All basins designated as high- or medium-priority basins must be managed by a groundwater sustainability agency under a groundwater sustainability plan that complies with Water Code Section 10727 et seq. If required to be prepared, groundwater sustainability plans must be prepared by January 31, 2020 for all high- and medium-priority basins that are subject to critical conditions of overdraft, as determined by DWR, or by January 31, 2022 for all other high- and medium-priority basins. In lieu of preparation of a groundwater sustainability plan, a local agency may submit an alternative that complies with the SGMA no later than January 1, 2017 (Water Code Section 10733.6).

On December 15, 2014, DWR announced its official "initial prioritization" of the state's groundwater basins for purposes of complying with the SGMA and this priority list became effective on January 1, 2015 (DWR 2014). DWR has ranked the Olympic Valley Groundwater Basin as "low priority." Groundwater sustainability plans are not required for low and very low priority basins. While the County and/or the SVPSD will still need to take steps to designate and form a groundwater sustainability agency for the Olympic Valley Groundwater Basin, these administrative obligations will not impact the availability of water to serve the project or require revisions to the WSA prepared for the project.

California Water Code, Water Supply

According to CWC Section 10910 (referenced in CEQA Guidelines Section 15155), lead agencies (in this case Placer County), are required to identify the public water system(s) that would serve a project and assess whether the water supply is sufficient to provide for projected water demand associated with a project when existing and future uses are also considered (CW C Section 10910 [c] [3]). The definition of a water-demand project is the same as CEQA Guidelines Section 15155 (see discussion in Section 14.1.1).

A lead agency (Placer County) must condition approval of a subdivision of certain sizes (including the project), upon "a requirement that a sufficient water supply shall be available" (Government Code Section 66473.7 [b][1]).

SOLID WASTE

California Integrated Waste Management Act

To minimize the amount of solid waste that must be disposed of in landfills, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties were required to divert 50 percent of all solid waste from landfill facilities by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated with the County plan. In order of priority, the plans must promote source reduction, recycling and composting, and environmentally safe transformation and land disposal.

ENERGY

California Environmental Quality Act

Under Appendix F of the State CEQA Guidelines, the State of California sets forth goals for energy conservation, including decreasing per capita energy consumption and reliance on fossil fuels, and increasing reliance on renewable energy sources. CEQA requires EIRs to describe potential energy impacts of projects, with an emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy (Public Resources Code [PRC] Section 21100[b][3]).

California Code of Regulations, Energy Efficiency Standards

Energy consumption of new buildings in California is regulated by State Building Energy Efficiency Standards contained in the California Code of Regulations, Title 24, Part 2, Chapter 2-53. Title 24 applies to all new construction of both residential and nonresidential buildings, and regulates energy consumed for heating, cooling, ventilation, water heating, and lighting. The 2013 Building Energy Efficiency Standards have improved efficiency requirements from previous codes and the updated standards are expected to result in a statewide energy consumption reduction.

Effective January 1, 2011, CALGreen became California's first green building standards code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1 and Tier 2. Cities and counties, at their discretion, may adopt Tier 1 or Tier 2 as mandatory or adopt and enforce other standards that are more stringent than the CALGreen Code. Placer County has adopted several modifications to both the residential and non-residential CALGreen mandatory sections.

PARKS

Quimby Act

The Quimby Act (California Government Code Section 66477) preserves open space and parkland in urbanizing areas of the state by authorizing local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres or more per 1,000 persons, then the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

Placer County has developed a park dedication fee program based on the Quimby Act. The fee is imposed upon new development projects in the county, and is used for acquisition of land and/or improvements to active and passive parks and open space. The County fee program is based upon the estimated cost to provide recreational facilities that maintain a ratio of 5 acres of active and 5 acres of passive parkland per 1,000 residents. (Placer County 2010c; also see General Plan Policy 5.A.3, below). The current Placer County parks fee is collected at the final map recording and an AB 1600 fee that is collected at the building permit stage. Project applicants pay $555 per single family-zoned parcel and $405 per multifamily unit at the time of subdivision to provide for improvements to accommodate increased demand for recreational facilities. Note that project applicants can provide new and expanded public recreational facilities and/or dedication of land to meet County standards, and in such cases, fees would be reduced or not be required based on the nature and extent of facilities/lands provided.

EMERGENCY SERVICES

Uniform Fire Code

The Uniform Fire Code (UFC) contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The UFC contains specialized technical regulations related to fire and life safety.

California Occupational Safety and Health Administration

In accordance with California Code of Regulations, Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Equipment," the California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for building standards (as set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise building, childcare facility standards, and fire suppression training.

SCHOOLS

Leroy f. Greene School Facilities Act of 1998

This bill, commonly known as "SB 50," was passed in 1998 and placed limitations on cities and counties with respect to mitigation requirements for school facilities. SB 50 permits school districts to levy fees, based on justification studies, for the purposes of funding construction of school facilities, subject to established limits. The limits were set in 2000, can be adjusted annually for inflation, and can be leveed based on the square footage of residential (up to $1.93 per square foot in 2000) and commercial-industrial square footage (up to $0.31 per square foot in 2000). SB 50 further states that payment of these fees by a development project is considered adequate to reduce impacts of that project on schools to a less-than-significant level.

14.2.3 Local

PLACER COUNTY GENERAL PLAN

The *Placer County General Plan* (2013) contains a Public Facilities and Services Element, which addresses public facilities and services, water supply, wastewater treatment and disposal, stormwater drainage, landfills, transfer stations, solid waste recycling, law enforcement, fire protection services, libraries, and schools. The following policies related to public facilities and services addressed in this chapter are applicable to the proposed project:

- **Policy 4.A.1.** Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

- **Policy 4.A.2.** The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

  a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means).

  b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

  c. The facilities improvements are designed and built to the current standards of the agency providing service.

- **Policy 4.A.4.** The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

- **Policy 4.B.1.** The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- **Policy 4.B.2.** The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- **Policy 4.B.3.** The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- **Policy 4.C.1.** The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

- **Policy 4.C.2.** The County shall approve new development based on the following guidelines for water supply:

  a. Urban and suburban development should rely on public water systems using surface supply.

  b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.

  c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

- **Policy 4.C.4.** The County shall require that water supplies serving new development meet state water quality standards.

- **Policy 4.C.6.** The County shall promote efficient water use and reduced water demand by:
  a. Requiring water-conserving design and equipment in new construction;
  b. Encouraging water-conserving landscaping and other conservation measures;
  c. Encouraging retrofitting existing development with water-conserving devices; and
  d. Encouraging water-conserving agricultural irrigation practices.

- **Policy 4.D.2.** The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

- **Policy 4.D.4.** The County shall promote efficient water use and reduced wastewater system demand by:
  a. Requiring water-conserving design and equipment in new construction;
  b. Encouraging retrofitting with water-conserving devices; and
  c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

- **Policy 4.H.1.** Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
  a. 1:1,000 for unincorporated areas
  b. 1:7 for jail population
  c. 1:16,000 total county population for court and civil officers

- **Policy 4.H.2.** The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
  a. 6 minutes in urban areas
  b. 8 minutes in suburban areas
  c. 15 minutes in rural areas
  d. 20 minutes in remote rural areas

- **Policy 4.H.4.** The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

- **Policy 4.I.1**. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
  a. ISO 4 in urban areas
  b. ISO 6 in suburban areas
  c. ISO 8 in rural areas

- **Policy 4.I.2.** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
  a. 4 minutes in urban areas
  b. 6 minutes in suburban areas
  c. 10 minutes in rural areas

- **Policy 4.I.3.** The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

- **Policy 4.I.9.** The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

- **Policy 4.J.6.** The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.

The Recreational and Cultural Resources Element includes standards designed to develop and maintain a system of conveniently-located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors. These include:

- **Policy 5.A.3.** The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.

- **Policy 5.A.4.** The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
  a. Floodways.
  b. Protected riparian corridors and stream environment zones.
  c. Protected wildlife corridors.
  d. Greenways with the potential for trail development.
  e. Open water (e.g., ponds, lakes, and reservoirs).
  f. Protected woodland areas.
  g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

- **Policy 5.A.5.** The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

- **Policy 5.A.10.** The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.

- **Policy 5.A.11.** Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.

- **Policy 5.A.12.** The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.

- **Policy 5.A.22.** The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.

- **Policy 5.A.23.** The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.

- **Policy 5.B.1.** The County shall encourage development of private recreation facilities to reduce demands on public agencies.

Within the Housing Element, Goal 2.G of the general plan is to increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents. The following policies were developed to meet this goal:

- **Policy 2.G.1.** All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.

- **Policy 2.G.2.** New land use patterns should encourage energy efficiency, to the extent feasible.

PLACER COUNTY CODE

Water Wells

New wells would be allowed pursuant to obtaining a permit from Placer County and complying with the state's well permit regulations (Placer County Code, Section 13.08, et seq.).

Parks and Recreation Facilities

The proposed project is a specific plan. As provided in the Placer County Code under Article 17.51 (Specific Plan District, SPL):

> The specific plan shall specify all permitted uses and land use permit requirements for the SPL district. All land uses permitted within the SPL district shall be subject to the development standards and other regulations required by the specific plan. Such development standards shall include minimum parcel size, setbacks, maximum coverage or floor area ratio, height limits, density, parking ratios, and other applicable requirements. If a standard or other regulation is not specifically addressed in the specific plan, it shall be governed by the Placer County zoning ordinance.

Thus, parks and recreation facilities requirements must either be enumerated within the specific plan or they default to requirements in the zoning ordinance. The zoning ordinance requires consistency with general plan goals (5 acres of passive and 5 acres of improved parkland per 1,000 residents), with specific ratios and credits based on development type, as defined (planned development, subdivision, etc., see Chapters 15, 16, and 17 of the Placer County Code for specific requirements).

SQUAW VALLEY GENERAL PLAN AND LAND USE ORDINANCE

The following policies provided in the *Squaw Valley General Plan and Land use Ordinance* (1983) are applicable to the proposed project:

- **Policy 121.** Adequate space shall be provided with each project for the storage of snow. A functional snow storage area shall be provided for all developments which is equal to 20% of the areas to be cleared of snow. Specific areas to be cleared shall include the full dimensions of roadways, walkways, and uncovered parking areas. Snow storage areas may not be located within the 100-year floodplain of any stream or other ·watercourse.

- **Policy 145.10.** All developments must be served with adequate water in accordance with requirements of the Placer County Health Department. Fire flow requirements as determined by the Squaw Valley Fire Department and the Uniform Fire Code must be provided without reducing the level of service to existing development.

- **Policy 145.12.** All new development shall be required to connect to the existing public sewer system operating in the Valley. Where the Health Department determines that the environmental degradation

anticipated from the construction of sewer lines exceeds the potential degradation from an onsite disposal system, such onsite systems may be permitted.

- **Policy 145.14.** New development shall contribute fees for capital improvements for fire protection according to the following schedule. One-half of such fees shall be paid prior to issuance of building permits for any portion of the project, and one-half shall be paid prior to the issuance of certificates of occupancy. [Figures are updated to current fees as of January 2015 (Bansen, pers. comm. 2015).]

  a) $1,080 per 1,000 square feet of gross floor area of commercial space.

  b) $500 per bedroom for residential uses.

- **Policy 145.16.** Solid waste shall be disposed of in a manner consistent with requirements of the Placer County Air Pollution Control District. All developments shall be required to submit a solid waste disposal plan for review and approval, which provides for regular mandatory trash pick-up service.

- **Policy 145.20.** All utility extensions shall be underground.

OLYMPIC VALLEY GROUNDWATER MANAGEMENT PLAN

The SVPSD led the development of the *Olympic Valley Groundwater Management Plan* (OVGMP) in accordance with AB 3030 and SB 1938 under the CWC (HydroMetrics 2007). The SVPSD is the only entity in the Olympic Valley that qualifies as a local agency as defined in CWC 10752 for the purpose of preparing a groundwater management plan. The OVGMP was developed in cooperation with a stakeholders group representing local groundwater users, environmental organizations, regulatory agencies, and the public. In addition to information about the existing groundwater conditions, the plan includes specific basin management goals and objectives; projects, programs, and policies to guide management of the basin resources, and outlines expected agency coordination under implementation. The GMP does not allow or impose restrictions or limitations on or by any one user. The management goals, objectives (Table 14-5), and activities are to be accomplished through cooperative management by all the basin users.

The OVGMP provides a framework under which all of the groundwater users in Olympic Valley move towards a commonly held set of goals and specific Basin Management Objectives (BMOs) (Table 14-5).

Key groundwater management issues are recognized in the OVGMP:

- avoiding overdraft;
- avoiding stream base flow depletion;
- avoiding subsidence;
- preserving groundwater quality;
- preserving the integrity of mapped wetlands;
- planning for and meeting future increases in demand;
- developing water supply reliability, particularly during dry periods; and
- addressing effects from anticipated climate change.

As previously discussed in this DEIR, the Sustainable Groundwater Management Act of 2014 (SGMA) became law on January 1, 2015, and applies to all groundwater basins in the state. The Olympic Valley Groundwater Basin has been identified as a “low priority” basin and as a result, the SBMA does not require the preparation of a Groundwater Sustainability Plan for this basin. Therefore, it is assumed that for the foreseeable future, the OVGMP will continue to be the guiding document for the Olympic Valley Groundwater Basin.

Table 14-5 Olympic Valley Groundwater Basin Management Goals and Objectives		
Goal 1 Manage the groundwater basin in a manner that provides a sustainable supply for current and future beneficial uses	Goal 2 Sustain and where possible, improve existing groundwater quality	Goal 3 Protect, promote, and improve the environmental quality of Olympic Valley
BMO 1-1: Maintain groundwater supplies sufficient to provide water for current and future domestic, municipal, commercial, private, and fire protection uses during summer and autumn of the second consecutive year of low rainfall.	BMO 2-1: Comply with existing water quality standards	BMO 3-1: Protect the structure and hydraulic characteristics of the groundwater basin by avoiding withdrawals that cause subsidence
BMO 1-2: Minimize drawdown and maximize use of basin storage	BMO 2-2: Minimize the risk of groundwater contamination	BMO 3-2: Promote viable and healthy riparian and aquatic habitats by avoiding or minimizing future impacts from pumping on stream flows
BMO 1-3: Encourage water conservation, and manage or reduce water demand	BMO 2-3: Improve groundwater quality where feasible	BMO 3-3: Minimize future impacts from pumping on identified wetlands
BMO 1-4: Estimate and acknowledge likely future water demands in management decisions	BMO 2-4: Identify and protect the recharge water quality and recharge capacity of groundwater recharge zones	BMO 3-4: Support ongoing stream restoration efforts as they relate to groundwater management

Source: HydroMetrics 2007

SQUAW VALLEY PUBLIC SERVICE DISTRICT WATER CODE

The SVPSD Water Code pertains to design, construction, modification, use and maintenance of their water supply and service system, including the issuance of permits and collection of fees related to water service through the SVPSD.

14.3 IMPACTS

14.3.1 Significance Criteria

Based on the Placer County CEQA checklist and Appendix G of the State CEQA Guidelines, the proposed project would result in a potentially significant impact on public services and utilities if it would:

UTILITIES AND SERVICE SYSTEMS

- 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;
- exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- require or result in the construction of new on-site sewage systems;
- 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;
- require new or expanded water entitlements due to insufficient water supplies available to serve the project from existing entitlements and resources;
- require sewer service that may not be available by the area's waste water treatment provider; or

- be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws.

ENERGY CONSUMPTION

- result in inefficient and wasteful consumption of energy during construction or operations or require new or expanded energy facilities that could cause significant environmental effects.

PUBLIC SERVICES

- 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:
  - fire protection
  - sheriff protection,
  - schools,
  - maintenance of public facilities, including roads, or
  - other governmental services.

SNOW REMOVAL

- result in insufficient snow removal and storage such that vehicular or pedestrian public safety is not maintained or require new or expanded snow storage facilities that could cause significant environmental effects.

PARKS AND RECREATION

- 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; or

- include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

14.3.2 Methods and Assumptions

POLICIES PROPOSED IN THE SPECIFIC PLAN THAT COULD AFFECT PROJECT IMPACTS

The following policies from *The Village at Squaw Valley Specific Plan* (Squaw Valley Real Estate, LLC 2015) are applicable to the evaluation of public services and utilities effects:

Utilities

- **Policy PU-1**: Build the necessary water, wastewater, and drainage infrastructure and dry utilities to serve the Plan Area with each phase of development.

- **Policy PU-2**: Encourage the use of water in an efficient manner, reduce wastewater flows through the use of water efficient fixtures consistent with the Uniform Plumbing Code, and incorporate storm water Best Management Practices (BMPs) and low impact development (LID) through cost effective design and feasible construction techniques.

- **Policy PU-3**: Work with the Squaw Valley Public Service District to develop a well field and operational approach that minimizes drawdown on municipal and private wells, and does not substantially diminish flows in Squaw Creek.

- **Policy PU-4**: Promote and encourage recycling of consumer and business waste in order to reduce landfill requirements and lengthen service of existing landfills. Incorporate recycling programs and inform guests about conservation opportunities and programs.

- **Policy PU-8**: All new dry utilities shall be underground and coordinated with utility providers regarding location and size of new facilities to serve the Plan Area.

- **Policy PU-9**: Coordinate with utility providers to ensure existing service is uninterrupted.

- **Policy IM-5:** The following policies shall be implemented to ensure that the required public facilities are adequately funded as needed:

    1. The fair-share cost of both on-site and off-site public infrastructure and public facilities required to support the Plan Area shall be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area.

    2. Development projects shall be required to provide up-front funding for the fair-share cost of installing and expanding infrastructure and public facilities as and when necessary to adequately serve and support their projects. Developers will be subject to fee credits or future reimbursements. The costs for public facilities will be allocated as much as possible based on a project's fair share of required improvements.

    3. Equitable Plan Area fees may be imposed for infrastructure improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required backbone improvements and public facilities will be established for each land use.

    4. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area.

    5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of Placer County's Bond Screening Committee.

    6. Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA), if any, prior to the recording of the final map

- **Policy IM-6**: The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

    1. Services shall be funded and provided to residents, businesses, and employees of the Plan Area at a level commensurate with similar communities.

    2. Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment base grows based on a project's fair share of required improvements, and as described in the Public Facilities Financing Plan and the Development Agreement.

3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.

4. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.

5. Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District for services (Services CFD) and/or the County Services Area (CSA), if any, prior to recording of the final map.

- **Policy IM-7:** As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy IM-6 above.

Waste Minimization

- **Policy CC-14**: Efforts to reduce construction waste are encouraged. All building projects within the Plan Area shall recycle or reuse a minimum of 15 percent of unused or leftover building materials.

Energy Efficiency

- **Policy CP-2:** Enhance and supplement public transit systems and alternative means of mass transportation within the Village and Olympic Valley to reduce vehicle trips and emissions.

- **Policy CP-4:** Encourage use of regional transit service and participate as appropriate in expansion of regional transit services through financial support, such as subsidies and/or funding programs.

- **Policy PU-10**: To the extent feasible, the project will explore the use of alternative energy initiatives which could include Micro-Hydro Electric, Wind, and Solar technologies as they become an economically viable resource.

- **Policy CC-1**: All new and remodeled resort-residential, commercial, institutional, and civic construction is encouraged to exceed current Title 24 State energy-efficiency requirements by at least 15 percent.

- **Policy CC-2**: All new resort-residential buildings and major renovations are encouraged to meet or exceed the guidelines for the California Energy Star Certified Homes Program or other equivalent programs.

  - The Energy Star Certified Homes Program is a joint program of the United States Environmental Protection Agency and the Department of Energy. The program establishes criteria for energy efficiency for household products and labels energy efficient products with the Energy Star seal. Homes can be qualified as Energy Star homes as well if they meet efficiency standards.

  - In California, Energy Star homes must use at least 15 percent less energy than Title 24 regulations, pass the California Energy Star Homes Quality Insulation Installation Thermal Bypass Checklist Procedures, have Energy Star windows, and have minimal duct leakage.

- **Policy CC-3**: Resort-residential development of more than six units is encouraged to participate in the California Energy Commission's New Solar Homes Partnership (NSHP).

- **Policy CC-4**: New construction of commercial buildings over 10,000 square feet in size is encouraged to incorporate renewable energy generation to provide at least 25 percent of the project's needs.

- **Policy CC-5**: Incorporating on-site renewable energy production, including installation of photovoltaic cells or other solar options installed in appropriate high sunlight locations, is encouraged. Small single-cell applications typical for use in landscape, pathway and plaza lighting are acceptable.

- **Policy CC-6**: A building's orientation, massing, and fenestration shall be designed to reduce building energy requirements, by maximizing daylighting and/or controlling heat produced by sunlight, to the extent feasible given the building's location, including its relationship to courtyards and paths, other buildings and natural features. Daylighting shall not be maximized to the extent that it causes glare and/or electric lighting loads needed to offset glare. The selection and extent of window glazing should vary depending on the criteria required by the window's location, including solar heat gain, energy performance, daylighting, views, and glare factors. Exterior some controls (including porches, overhangs, trellises, balconies, and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.

- **Policy CC-7**: A high level of individual occupant control for thermal, ventilation, and lighting systems shall be incorporated. Occupancy sensors and time clock controls shall be incorporated in the building's mechanical design to reduce energy usage.

- **Policy CC-8**: The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural devices for shading. Such deigns can reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading.

- **Policy CC-11**: Retaining a commissioning agent (a professional qualified to evaluate and certify that a building is designed, constructed, and functions in accordance with the building's specified requirements) is required. Owners may choose to have the commissioning agent produce a recommissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality.

- **Policy CC-13**: The use of Energy Star or equivalent rated windows is required within standard residential units and other areas where feasible.

- **Policy CC-15**: It is required that all units utilize Energy Star rated appliances and the most energy-efficient Energy Star rated water heater and air conditioning systems that are feasible, including but not limited to dishwashers, refrigerators, ceiling fans, washing machines, water heaters, and air conditioning systems.

- **Policy CC-17**: Using Energy Star or equivalent light fixtures is required. A broad range of choices and styles are available through many lighting manufactures, which can be found at www.energystar.gov.

- **Policy IM-2**: Incorporate incentives in the development of standards that foster the utilization of green technologies and innovative designs to reduce resource consumption.

Public Services

- **Policy PU-5**: Provide for fire, police, and other community services adequate to serve the needs of the Plan Area.

- **Policy PS-1**: Comply with existing law and fire safety measures and protocols and work with law and fire on implementing a comprehensive security and emergency system that is calibrated to current and future protocols/emergency response systems.

- **Policy PS-2**: Incorporate design features that comply with applicable safety regulations to minimize injury risk within the improved areas of the Plan Area.

- **Policy PS-3**: Design and site all new structures in a manner that minimizes the risk from fire hazards and meets all applicable State, County, and Squaw Valley Fire Department fire safety standards.

- **Policy PS-4:** Provide adequate fire protection services by working with fire department staff to determine if and when existing fire services or equipment need to be expanded to serve new phases of development.

Snow Storage

- **Policy SS-1**: Conduct snow storage and removal operations to maintain public safety for vehicular and pedestrian accessibility.

- **Policy SS-2**: Prior to recordation of a final map, a snow storage plan shall be approved, demonstrating that snow storage areas provided are consistent with the requirements outlined in the SVGPLUO.

Parks and Recreation

- **Policy LU-5**: Provide access to passive and active recreational activities that can be enjoyed by the entire Olympic Valley community.

- **Policy PR-1**: Provide a variety of indoor and outdoor facilities for year round recreational activities.

- **Policy PR-2**: Improve access and facilities at existing recreational amenities (e.g., parking, signage, and trail path extensions at trailheads).

- **Policy PR-3**: Comply with County parks and recreation policies and ordinances through dedication of parkland, construction of park and recreational facilities, and/or payment of in lieu fees. A plan for complying with park standards shall be submitted with each small lot map and approved concurrent with recordation of a final small lot map.

- **Policy PR-4**: Enhance recreational opportunities available to Olympic Valley residents by providing access to facilities within the Plan Area and/or providing park and/or recreational improvements outside of the Plan Area.

- **Policy PR-5**: Integrate educational and recreational opportunities into the Squaw Creek restoration plans in a manner that enhances understanding of the creek.

- **Policy PR-6**: Coordinate with other local trail stakeholders and foundations to develop plans for improvements and maintenance that benefit the long-term longevity and sustainability of the trails and overall visitor experience.

Schools

- **Policy SC-1**: Resort-residential projects, including employee housing, associated with the Specific Plan shall pay applicable school facilities fees.

IMPACT ANALYSIS METHODOLOGY

The proposed project would require the provision of public services and utilities for necessary services to future tourist, resort residential, and commercial uses within the plan area. The Public Services and Utilities component of the Specific Plan includes a variety of public and private services and utilities to support the needs of the plan area. Services considered in this analysis include law enforcement, fire protection, solid waste collection and disposal, and public schools. Utilities include water, wastewater, electrical service, and propane and liquefied natural gas.

It is anticipated that infrastructure will be constructed in pace with development and the appropriate level of service would be maintained per the *Infrastructure Phasing Plan* (MacKay & Somps 2014b) prepared for the project. This plan addresses infrastructure improvements for ten major backbone utilities and services and is intended to ensure that infrastructure meets the service levels identified by the County as project development proceeds. Utilities would be phased as discrete buildings or parcels are developed, providing

sufficient infrastructure capacity to support each building/parcel. Final infrastructure needs would be confirmed during the subsequent conformity review process at the time each subsequent small lot tentative map is submitted to Placer County for approval). Therefore, it is assumed that recordation of a final map would be the catalyst for completing necessary infrastructure improvements, and that such improvements would be in place prior to building occupancy. Construction of new utilities, including water and sewer lines, proposed as part of the project would be consistent with Mitigation Measure 12-2, "Prepare final geotechnical report and implement recommendations."

Utilities

Information is based primarily on studies and plans prepared specifically for the project, including a master drainage study, sewer master plan, infrastructure phasing plan, and a water supply assessment (MacKay & Somps 2012a, 2012b, 2014a; Farr West Engineering et al. 2014). Data on existing utility services and capacity was obtained through consultation with various public agencies and databases.

Water Supply

Information regarding the projections of water supply and demand for the project and cumulative conditions in Olympic Valley and the proposed water infrastructure are derived from the WSA (Farr West Engineering et al. 2014) and the updated Water Master Plan (MacKay & Somps 2014c).

Future growth in Olympic Valley will likely include a mixture of day and overnight visitors and full time residences. Because estimating future population (including distinguishing between full time residents and visitors) would require development of numerous assumptions, the WSA did not rely only on estimated population growth to predict future water demand. The information from water users (as summarized in Table 14-3) was used within the WSA to help estimate future water demand by type of land use as well as estimated population growth.

For the purposes of the WSA, precipitation on the Olympic Valley floor was used to determine single and multiple dry years. Sufficiency of supply in the WSA assesses demand and supply using the 2014 version of the SVPSD Basin numerical groundwater flow model (Model). The conceptual water balance that is included in the Model relied on precipitation on the Olympic Valley floor to estimate areal recharge to the Basin. Precipitation on the mountain contributes indirectly to recharge through creek infiltration and limited subsurface inflow.

The estimate of future water demand is based on reasonably foreseeable development that might occur in the Olympic Valley over the 25 years ending in 2040, the same period assumed for project buildout. Placer County reviewed planning records for Squaw Valley to identify approved, planned, and foreseeable projects, and evaluated land use in Olympic Valley along with local and regional historical development trends and the Squaw Valley General Plan Land Use Ordinance to create estimates of reasonably foreseeable forecasted development over the 25-year period associated with the project. These projections (consistent with the cumulative development scenario provided in Section 18.1, "Cumulative Impacts") include development in the following areas and categories:

- Approved Projects:
  - Resort at Squaw Creek Phase 2
  - Olympic Estates

- Foreseeable Projects:
  - Squaw Valley Ranch Estates
  - Mancuso
  - PlumpJack Redevelopment
  - Olympic Valley Museum

- Forecasted Development:
  - Single Family Residential in the SVPSD and SVMWC service areas
  - Resort, Condo, Hotel Units
  - General Commercial

Placer County included estimates of the number of units and commercial square footage associated with each of these projected developments to facilitate evaluation of water demand from non-project development in Olympic Valley. For more information, please see the detailed calculations found in the *Absorption Schedule Technical Memorandum*, included in as Attachment B to Appendix A in the WSA.

Public Services

Data on existing public services and capacity was obtained through consultation with various public agencies and databases. The SVPSD commissioned a report titled *Squaw Valley—Assessment of Project Impacts and Appropriate Fire Service Mitigations for the Proposed Village at Squaw Project* (Citygate 2014), which was used in the analysis of project effects on fire protection services. The Tahoe substation of the PCSD was called to inquire about the effects of the project's increased demand on sheriff/police services.

Energy

The analysis of energy efficiency is based on the energy demand assumptions in the Dry Utilities Master Plan (MacKay & Somps 2015) and the transportation energy assumptions and efficiency analysis in Chapter 16, "Greenhouse Gasses and Climate Change." The greenhouse gas analysis uses the California Emissions Estimator Model (CalEEMod) Version 2013.2 computer program, Construction emission estimates are based on project-specific information (e.g., size, amounts of demolition, area to be graded, area to be paved), where available; reasonable assumptions based on typical construction activities; and default values in CalEEMod that are based on the project's location and land use types. Operational GHG emissions were estimated using CalEEMod and estimates of project-generated vehicle trips and total vehicle miles traveled (VMT) that were developed as part of the analysis presented in Chapter 9, "Transportation and Circulation," as well as the vehicle fleet mix observed along Squaw Valley Road during field work conducted as part of the noise analysis.

14.3.3 Issues or Potential Impacts Not Discussed Further

As described in Section 3.4.3, "Storm Drainage," the project would include extensive improvements to the on-site drainage system, including drainage pipelines and water quality features, and the rerouting of the existing stormwater discharge pipeline from Searchlight Pond to the Olympic Channel. The adequacy of the storm drainage system relative to capacity and protection of water quality is evaluated in Chapter 13, "Hydrology and Water Quality." The physical environmental effects of installing the storm drainage system are evaluated as appropriate throughout this DEIR. Storm drainage is not discussed further in this chapter.

As identified in Chapter 3, "Project Description," the proposed project includes improvements to various utility systems to serve the Specific Plan development, including new groundwater wells, water transmission lines, a water storage tank, sewer line improvements, and electrical and propane distribution infrastructure. These improvements, as part of the proposed project, are part of the action analyzed in this DEIR. The environmental effects of installing and operating these improvements are disclosed as appropriate in each environmental analysis chapter. For example, the impacts to biological resources associated with constructing and operating infrastructure improvements are identified and analyzed in Chapter 6, "Biological Resources." Therefore, significance criteria related to the issue of significant environmental effects from construction of new infrastructure are not addressed further in this chapter.

This analysis does not consider the potential for recreational impacts to facilities at the Squaw Valley Ski Resort that may result from any additional skiers added by the project. Recreation impacts examine, among other things, whether a project would degrade public recreational facilities. The ski facilities at Squaw Valley are a private enterprise.

14.3.4 Impact Analysis

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

Implementation of the project would result in additional water demand on the Olympic Valley alluvial aquifer of up to 234 AFY by 2040. By 2040, other cumulative growth is estimated to require up to 129 AFY, for a total additional demand of 363 AFY by 2040. Extracting sufficient groundwater from the Basin to meet the forecasted demands would not be expected to reduce groundwater below adopted criteria if the well field is properly designed and wells are installed accordingly. However, because the wellfield that is ultimately constructed could differ from the configuration evaluated in the WSA, this impact would be **potentially significant**.

As detailed in the WSA (Appendix C), the project would generate new water demands on the Olympic Valley alluvial aquifer estimated to reach a maximum annual total of 234 acre feet at buildout in approximately 25 years (Table 14-6). The total demand is estimated from detailed analysis by MacKay & Somps reflecting all components of the illustrative land use plan, the types and number of proposed lodging, housing, commercial units, the amenities and ancillary features, and appropriate average daily demands, occupancy rates, seasonal demand patterns, conservation assumptions, and phasing plan (MacKay & Somps 2014c).

Conservative assumptions of water demand were used in these calculations, and actual water demand may be less than predicted. For example, water demand at the Mountain Adventure Camp was assumed to be the maximum required for full operation of the facility, without consideration for potential reductions in water demand according to lodging occupancy rates. The analysis also assumes that potable water from the aquifer would be used for irrigation. While this is the current plan, there is potential that the resort's snow making water supply system, which relies on a different water source, may provide irrigation water at some time in the future.

Water demand in the lodging, housing, and commercial units were derived from historical use in Olympic Valley. These unit demand values represent conservatively high estimates of future water use and do not include any reductions to account for less per-capita water use, based on compliance with existing codes, in new construction/retrofits in older buildings or demand reductions resulting from drought conditions. These conservative demand assumptions are:

- high unit demand values for all future development;
- no reductions in future demand to account for State, County, and SVPSD-implemented water demand reduction measures; and
- no assumed reduction in water demands during drought.

The WSA assumes that no reduction in water demand would occur during dry periods because SVPSD has not implemented mandatory water use restrictions in past droughts. However, SVPSD does encourage conservation through an adopted Irrigation Conservation Ordinance, which includes: establishing a tiered rate structure, requiring dedicated landscape metering on new development, requiring dedicated landscape metering for customers with high water use, requiring pressure regulators on all landscape systems, and identifying water conservation actions for Stage 1 (normal), Stage 2 (significant water shortage), and Stage 3 (critical water shortage) periods.

Table 14-6 Projected Monthly Water Demand (acre-feet) for the Village at Squaw Valley Specific Plan at Buildout (2040) for Normal Water Years

Month	Village at Squaw Valley Specific Plan Demand (Normal Water Year)
January	20
February	21
March	23
April	19
May	17
June	17
July	29
August	24
September	17
October	16
November	12
December	21
Annual Total	**234**

Source: MacKay & Somps 2014c

The project does not include a specific phasing plan dictating the pace of development. Rather, the project would develop in accordance with market demand. Nevertheless, the project would build out over time, rather than all at once, in light of the historic and expected absorption capacity of the market. Table 14-7 illustrates how the water demand for the project would change over time, based on reasonable assumptions regarding the likely pace of project development. The project is expected to be fully built out by 2040.

Table 14-7 Projected Village at Squaw Valley Specific Plan Normal Water Year Demand (acre-feet per year): 2015-2040

	2015	2020	2025	2030	2035	2040
VSVSP	0	82	129	174	210	234

Source: MacKay & Somps 2014c

Table 14-8 shows the modeled water supply by source. This analysis assumes that the supply of water from the horizontal bedrock wells would remain at an average 69 AFY and additional supply would be provided from Basin groundwater alone.

Table 14-8 Projected Water Supply by Source

Water Supplier	2015	2020	2025	2030	2035	2040
Olympic Valley Aquifer Groundwater Production	772	881	976	1,045	1,101	1,135
Horizontal Bedrock Well Production	69	69	69	69	69	69
TOTALS	**842**	**950**	**1,045**	**1,114**	**1,170**	**1,205**

Note: All values in Acre-Feet per Year (AFY). All values rounded to nearest whole number, totals may reflect the effects of rounding and columns may not sum.
Source: Farr West Engineering et al. 2014 (Table 5-2)

As indicated above, the project includes new groundwater wells, water transmission lines, and a water storage tank. The potential for these project elements to result in significant environmental effects is analyzed throughout this DEIR.

For the purposes of water supply sufficiency analysis, a set of criteria were developed using technical literature guidance on practical well design and pumping within an unconfined aquifer, minimum water elevation relative to existing well screen depths, and consideration of aquifer thickness and historical saturation levels (Farr West Engineering et al. 2014). The following criterion, which was used in the WSA analysis, emphasizes the conditions in the highly productive western end of the Basin and allows for brief periods below the percent saturation threshold to provide operational flexibility:

- Average saturated thickness in the western municipal well field wells (existing and proposed new wells) may not fall below 65 percent for more than three consecutive months or more than four times total over the entire simulation period.

Saturated thickness, which is used as an indicator of groundwater abundance, is the difference between the groundwater elevation and the bottom of the groundwater aquifer. The percent saturated thickness is the saturated thickness at the time of measurement divided by the maximum saturated thickness (i.e., the difference between the highest possible groundwater elevation and the bottom of the groundwater aquifer). Thus, "65 percent saturated thickness" means that, at that particular location, the aquifer is at 65 percent of its maximum capacity. The threshold of 65 percent saturated thickness was developed for assessing supply sufficiency based on operational considerations in existing SVPSD and SVMWC wells. It is more conservative (protective) than the literature suggests; some reports indicate that no operational problems will arise if minimum saturation of the groundwater aquifer is 33 to 50 percent (See Appendix C).

Modeling indicates that the project would contribute to an average decline in groundwater elevation of 2 feet or less in existing groundwater wells (see Chapter 13, "Hydrology and Water Quality," Table 13-11). The average decrease in percent saturation would be 1 to 2 percent; and minimum saturated thickness would be between 87 and 70 percent, compared to 89 to 74 percent under baseline conditions (see Chapter 13, "Hydrology and Water Quality," Table 13-12). As explained in Chapter 13, "Hydrology and Water Quality," although modelling shows that drops in groundwater elevations could be as much as 3 to 4 feet as a result of groundwater withdrawals for the project, the drops in percent saturation of the aquifer are small and the average percent saturation remains high.

Because WSAs require consideration of anticipated development over a 20-year period, along with the project, the WSA included consideration of cumulative development. In the case of the project, a 25-year cumulative horizon was used to match the projected buildout timeframe for the project. This provides for a more conservative analysis (more development assumed) than if only 20 years of cumulative development was projected. Model results for the cumulative 2040 conditions (see Section 18.1, "Cumulative Impacts," Exhibit 18-4 and Table 18-8) show that the average saturated thickness remains high and above the 65 percent threshold, both in the entire well field and at all individual wells. The cumulative increase in pumping does decrease percent saturation by 5 percent or more in eight of the modeled wells, and two wells have minimum percent saturations that fall to 70 percent or less. The cumulative effect of pumping reduces the percent saturated thickness relative to baseline by several percent during much of the model period, and up to nearly 8 percent in some years (Table 18-8). However, no trend of declining saturated thickness over time is evident (Exhibit 18-4). The results indicate that the cumulative demand can be met from the proposed well field with a margin of safety. The demand and pumping assumptions applied in this analysis were conservative; alternative well field orientations and pumping distributions may have different results (Farr West Engineering et al. 2014).

Modeling has been performed to estimate the effects of pumping to meet cumulative 2040 demand on groundwater elevations at each existing well, and at the location of each proposed well (see Section 18.1, "Cumulative Impacts," Exhibit 18-5 and Table 18-7). The model results show the extent to which this pumping would cause groundwater levels to decline at each well location, as compared to baseline conditions. The model indicates that pumping to meet the cumulative demand would decrease minimum

ground water elevations relative to baseline by 3 or more feet at 13 of the modeled wells, and by more than 7 feet at seven of the proposed wells. Under cumulative conditions, average groundwater elevations at most of the proposed new wells, and maximum groundwater elevations at some of the new wells, would also be lower (see Table 18-7). The project-only portion of these cumulative effects is about half of the total difference; that is, project-related pumping accounts for roughly half of the decrease in groundwater elevations, with the other half attributable to other potential development in the Basin.

The SVPSD has implemented state and local water conservation laws by adopting revisions that incorporate the water conservation standards into its Water Code. These adoptions include the DWR Model Water Efficient Landscape Ordinance, the Uniform Plumbing Code Standards, and other water saving device standards for new construction and remodeling. The SVPSD has also implemented tiered water rates through an increasing block rate structure as a means of encouraging voluntary conservation. Placer County also has conservation measures that affect water demand in Squaw Valley. As a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, water-conserving plumbing fixtures must be installed in all new construction and noncompliant plumbing fixtures for all building alterations or improvements to all single-family residential and some multifamily residential real property and commercial property types must be replaced. These conserving fixtures include water-saving shower heads, water saving aerators on kitchen sinks and lavatories, water saving toilets, shower flow control valves, and other measures. The SVPSD reports that, as a result of its conservation measures implemented since 2006, it has achieved a 26 percent reduction in per capita water use (see Appendix C).

The project proposes to implement additional water conserving measures. The Specific Plan identifies the incorporation of several water conserving development standards, including: installation of high-efficiency fixtures and fittings, use of recirculating hot water systems, implementing graywater system applications, minimizing water intensive landscape, and use of smart irrigation controllers, as detailed in Section 14.3.2, "Methods and Assumptions." The combination of SVPSD and Placer County requirements, and Specific Plan proposals, would result in likely substantial reductions in actual water use, compared to what is modeled for this DEIR which, as previously described, is based on average water use in the Olympic Valley, whether it is newer (and water conserving) development or older development.

Additional demand reduction could result from new regulations or other outside forces. For instance, in April 2014, Governor Brown issued an Executive Order directing Californians to reduce water consumption by 20 percent due to drought conditions. While the state has struggled to achieve this target, it has reduced water consumption, in comparison to the same month one year prior, by between 4.3 and 11.5 percent (State Water Resources Control Board 2015).

The cumulative groundwater elevation declines have spatial and temporal importance to surface and groundwater interactions (discussed further under Impact 18-38). Additionally, the cumulative effects to groundwater elevations at particular wells and locations include not only declines in the minimum elevations and/or the duration of minimum elevations, but also reductions in the average or maximum elevations in some dry years. This suggests incremental loss of seasonal and year-to-year recharge and recovery of the aquifer in dry conditions relative to baseline.

The model may underestimate spatial patterns and local effects on groundwater elevations, since all proposed new well locations were assumed to be active. This assumption could more broadly spread pumping effects in the model results. Additionally there is uncertainty about the exact location, depth, and pumping pattern at future wells. In combination, these factors indicate that the actual groundwater elevation minimums at specific existing or future wells could be different from the results of the modeled simulations. Based on the modeling, the cumulative decreases in groundwater elevations and minimum percent saturation would not drop below the WSA sufficiency threshold that is focused on basin-wide groundwater storage, or total groundwater available for public supplies throughout Olympic Valley. The threshold itself provides a margin of safety in considering reliability of well field operation. The WSA concludes that there would be sufficient water supply to meet both project and non-project demands under multiple dry year conditions. In addition to having enough water to supply users in the Olympic Valley, this DEIR also considers

the downstream effects to Squaw Creek (see Chapter 13, "Hydrology and Water Quality") and localized effects to fisheries (discussed in Chapter 6, "Biological Resources").

While the model period included a single dry year (2007) and multiple year dry period (1999-2001), ongoing drought conditions in the Tahoe region and throughout California may produce a more severe multiple year drought than any within the available historical dataset or model study period (Farr West Engineering et al. 2014). A change in snowmelt in the Squaw Creek watershed due to climate change would result in a relatively small decrease in groundwater recharge in the Basin, as in current conditions only a small portion of the snowmelt is captured as groundwater recharge while most of the snowmelt runs off as overland flow. It would be speculative to consider this and other scenarios beyond the 25-year horizon (which is beyond the 20-year projection requirements of WSAs). In addition, demand for water may be reduced as fewer people visit the resorts due to reduced amenity quality and availability (i.e., less snow to attract skiers).

The WSA determined that the modeled future supply would be sufficient to meet the project's projected average annual demand of 234 AFY plus the projected average annual demand of other cumulative projects of 129 AFY (Farr West Engineering et al. 2014). However, the wellfield that is constructed could differ from the configuration evaluated in the WSA. Depending on the ultimate wellfield configuration and operation, individual wells could be spaced too closely and could result in drawdown of the aquifer in a manner that interferes with the efficient operation of other wells, which could affect the availability of water supply. This is a **potentially significant** effect on water supply.

With regard to well location and the TROA, the Settlement Agreement includes criteria requiring that any well to be constructed within the Olympic Valley watershed be drilled more than 500 feet from the centerline of the Truckee River or any Truckee River lake, and certain distances away from Deer Creek or any lake or pond associated with Deer Creek. The well field for the project and cumulative development would be well outside these boundaries; the Truckee River (which is the closest of these features) is located east of SR 89, more than a mile from where any well sites are being considered.

Neither the Settlement Agreement nor the TROA, when effective, will limit the project applicant's nor the SVPSD's right to construct wells in Olympic Valley, subject to the conditions for presumptive compliance, or to produce groundwater from the Olympic Valley Basin. All wells proposed to be constructed as part of the project must comply with all criteria for the Olympic Valley Special Zone. The project applicant must obtain a well drilling permit from Placer County prior to commencing construction. Together with its well application, the project applicant would file a Notice of Intent to Construct a Well, in prospective compliance with the TROA.

Mitigation Measure 14-1a: Implement Mitigation Measure 13-4.

The project applicant shall implement Mitigation Measure 13-4. Mitigation Measure 13-4 would ensure that wellfield configuration and operation are consistent with the parameters of the WSA and applicable groundwater plans, so that there is adequate water supply to serve the proposed project and projected growth even in dry and multiple dry years.

Mitigation Measure 14-1b: Obtain water supply verification letter from the public service district.

During the Subsequent Conformity Review Process, the project applicant shall provide written verification of the availability of a sufficient water supply from the proposed water supplier to describe whether the project would trigger construction of water supply improvements.

Mitigation Measure 14-1c: Obtain will-serve requirements letter from the public service district.

Prior to Improvement Plan approval, the project applicant shall submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the SVPSD or the identified water supplier for domestic water service. The project applicant shall connect the project to this treated domestic water supply.

Significance after Mitigation

Because implementation of Mitigation Measure 14-1a would reduce the uncertainty associated with well system design and operation, and would assure that drawdown effects are managed to avoid insufficient groundwater levels, the potential impact to due to increased demand for potable and irrigation water would be **less than significant**. Further, implementation of Mitigation Measures 14-1b and 14-1c would ensure that a sufficient water supply is available to the project and that the applicable water supplier intends to serve the project.

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

The project would be served by existing and upgraded (as part of the project) sewer facilities that have sufficient capacity to collect, and convey wastewater through the project area. Further, T-TSA has sufficient capacity to treat wastewater at its treatment plant outside of Truckee. However, there may not be sufficient capacity in the Truckee River Interceptor during peak flow periods to serve existing plus project flows. The impact would be **potentially significant**.

The SVPSD owns and operates the wastewater collection system that serves Squaw Valley. The project would connect to existing SVPSD transmission lines. T-TSA would provide wastewater treatment at its existing water reclamation plant, located in Nevada County along the Truckee River, east of the Town of Truckee. The plant, which has a capacity of 9.6 MGD, provides primary and secondary treatment, phosphorus removal, biological nitrogen removal, disinfection, and effluent filtration (T-TSA 2012). The project could generate 0.350 MGD of ADWF and 0.852 of PWWF at buildout (MacKay & Somps 2014d). The remaining capacity at the treatment plant is 1.92 MGD. Therefore, the treatment plant has sufficient capacity to serve the project at buildout, even at peak wet weather flows. As of 2012, the treatment plant was operating at 80 percent of capacity (7.68/9.60 MGD) (MacKay & Somps 2012b). The project would be required to obtain a Will Serve letter from T-TSA and a T-TSA representative's signature shall be provided on the Improvement Plans.

New gravity wastewater lines would be installed within the roadway network to serve the plan area. These pipelines would generally flow from west to east, and would tie into the SVPSD main trunk sewer system, which extends from the plan area, crosses under SR 89 and the Truckee River, and discharges into the T-TSA TRI located along the Truckee River. Existing wastewater lines in the plan area that cannot be incorporated into the system would be abandoned per State and County standards.

As part of development of the wastewater collection and transfer system, the 15-inch trunk line adjacent to the Far East Road Bridge would be replaced, and the 15-inch trunk line south of Squaw Creek would be relocated to the alignment of Squaw Valley Road. In addition, the existing off-site sewer trunk line (which runs between the eastern boundary of the main Village area on the north side of Squaw Creek and along the northern boundary of the East Parcel to the T-TSA interceptor at SR 89) is anticipated to require upgrading along all, or a portion of the alignment. This upgrade is included as part of the project and the sewer line corridor is included as part of the project site (see Exhibit 3-3 in Chapter 3, "Project Description"); environmental effects of the upgrade are addressed throughout this DEIR. A new sanitary sewer line would also be installed on the East Parcel, and would connect to an existing line that crosses through the northern and is included as part of the DEIR analysis.

However, T-TSA is currently studying the TRI to confirm whether the capacity will be sufficient to accommodate the project's peak flows. The study could potentially show that the TRI, at its current size and configuration, cannot accommodate peak flows from the project. Based on uncertainty regarding capacity of the TRI, this impact would be **potentially significant**.

Mitigation Measure 14-2a: Provide sufficient on-site wastewater storage.

In the event that T-TSA finds that project-generated peak wastewater flows may exceed the capacity of the TRI, wastewater detention facilities, such as enlarged pipes, vaults, or tanks, shall be incorporated into the Specific Plan to time wastewater flows to off-peak conditions when the TRI has sufficient capacity. These facilities will

be located within the plan area and will be underground or otherwise incorporated into project's development footprint (e.g., incorporated into a building podium). The project applicant shall work directly with T-TSA to determine a sufficient volume of detention capacity and to define the methodology for determining when wastewater detention facilities should be used, and timing for releases from these facilities. A representative's signature from T-TSA shall be provided on the Improvement Plans.

Mitigation Measure 14-2b: Obtain will-serve requirements letter from the public service district.

Prior to Improvement Plan approval, the project applicant shall submit to Environmental Health Services a "will-serve" letter from the SVPSD indicating that the district can and will provide sewer service to the project. Connection of each lot in this project to a public sanitary sewer is required.

Significance after Mitigation

Implementation of Mitigation Measure 14-2a would reduce the potential impact to sewer capacity to a **less-than-significant** level because there would be adequate on-site storage to ensure that wastewater is released from the site at a time when the TRI has capacity to carry it. Further, implementation of Mitigation Measure 14-2b would ensure that the SVPSD can and will provide sewer service to the project.

Impact 14-3: Increased generation of solid waste.

Development of new resort residential and commercial uses at the project site would increase the demand for solid waste collection and disposal; however, the solid waste generated by proposed development would not exceed the permitted capacity of the Lockwood Regional Landfill, which would receive solid waste from the project site. Therefore, the impact would be **less than significant**.

Solid waste service would continue with the existing provider, Tahoe Truckee Sierra Disposal. Project construction activities, although temporary, would generate solid waste, including excess construction materials and material removed during site clearing. Development of new resort residential and commercial uses at the project site would increase the demand for solid waste collection and disposal. Table 14-9 shows the estimated amount of solid waste generated by the construction of new buildings and demolition of existing structures. Approximately 10.4 thousand tons of waste (92,000 cubic yards) would be generated by these activities. If none of the construction debris is recycled, this would account for about 0.035 percent of the total capacity at the Lockwood Regional Landfill.

Table 14-9 Estimated Waste Generated by VSVSP Construction and Demolition

Waste Type	Waste per Square Foot (pounds)	Square Feet	Total Waste (pounds)	Total Waste (tons)	Total Waste (cubic yards)
Residential Construction Waste	4.4	1,584,737	6,972,843	3,486	30,990
Nonresidential Construction Waste	3.9	441,733	1,722,759	861	7,657
Demolition Waste	155.0	77,650	12,035,750	6,018	53,492
Total Construction/ Demolition Waste			**20,731,352**	**10,366**	**92,139**

Source: Franklin Associates 1998

Any clean excess fill generated by project-related grading/excavation will be reused on (a) the snow beach area, to implement the project applicant's drainage objectives in that area; and/or (b) the ski mountain, with proper BMPs and vegetation initiatives in place, as has historically been allowed by the Lahontan Regional Water Quality Control Board.

Excavation of existing parking lots and roadways at various times throughout construction would generate large quantities of asphalt, which would be repurposed by removing it, grinding it, and then transporting it to the ski mountain to be utilized as base for the mountain road. The use of this type of material—ground

asphalt—is currently in practice today. It is expected that most, if not all, of the asphalt spoils generated over the course of construction would be repurposed in this way.

Tables 14-10 and 14-11 show the estimated ongoing solid waste that would be generated when all the resort residential units are 100 percent occupied. The rates shown would not be reached until full buildout of the project in approximately 2040. Much lower generation rates would occur at the early project phases (as early as spring of 2016), with gradual increases in the rate until full buildout. It is estimated that the Lockwood Regional Landfill receives approximately 5,000 tons of waste per day. The project would generate an estimated 7.3 tons per day at buildout and full occupancy (Tables 14-10 and 14-11). If none of the solid waste generated by the project is recycled, the project would account for a 0.1 percent increase in the daily waste received at the landfill.

However, solid waste would first go to the Eastern Regional MRF where solid waste is sorted to recover recyclable materials. The MRF receives an average 173 tons per day. The additional waste generated by the project would add less than 7 tons per day. The total solid waste that would be processed at the MRF is still much lower than the 800 tons of material the MRF is permitted to receive.

Table 14-10 Estimated Waste Generated by Resort Residential and Employee Housing Land Uses (Full Occupancy)

Residential Type	People per Unit	Units	Estimated Additional Persons	Waste per Person (pounds/person/day)[1]	Waste (pounds/day)	Waste (tons/day)	Waste (pounds/year)	Waste (tons/year)	Waste (cubic yards/year)[2]
Managed	2.8	638	1,785	4.3	7,676	3.84	2,801,558	1,401	12,451
Unmanaged	3.5	213	744	4.3	3,198	1.60	1,167,316	584	5,188
Employee Housing	NA	NA	201	4.3	864	0.43	315,470	158	1,402
Total					**11,738**	**5.87**	**4,284,343**	**2,142**	**19,042**

Notes: NA = Not Applicable

[1] NDEP 2013

[2] Calculated using 225 lbs per cubic yard per Recyclemaniacs 2014

Source: NDEP 2013, Recyclemaniacs 2014

Table 14-11 Estimated Waste Generated by Commercial Land Uses

Type	Square Feet	Waste per Square Foot (pounds/1000 square feet/day)[1]	Total Waste (pounds/day)	Waste (tons/day)	Waste (pounds/year)	Waste (tons/year)	Waste (cubic yards/year)[2]
Additional Commercial	220,083	13	2,861	1.43	1,044,265	522	4,641

Notes:

[1] CalRecycle 2014

[2] Calculated using 225 lbs per cubic yard per Recyclemaniacs 2014

Source: NDEP 2013; Recyclemaniacs 2014

At current rates, the landfill has enough capacity to take in solid waste for more than 40 years. The project would not generate enough solid waste to cause the landfill to exceed its permitted capacity. The project would also comply with all federal, state, and local statutes and regulations related to solid waste reduction and recycling. Therefore, the impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 14-4: Result in inefficient and wasteful consumption of energy.

Project implementation would result in increased demands for propane/natural gas and electricity. New and improved facilities are included in the project, and Amerigas and Liberty Utilities personnel have indicated that each utility would be able to adequately serve the plan area at full buildout. Further, the project would be designed to incorporate modern building code energy efficiency requirements and would include additional energy conservation and efficiency improvements. The impact would therefore be **less than significant**.

Both Amerigas (propane) and Liberty Utilities (electricity) have indicated that each utility has sufficient capacity to serve the VSVSP at full buildout (Capitol Utility Specialists 2014). Any changes to propane or electricity infrastructure needed to deliver these utilities to the Specific Plan area are included as part of the project and the environmental effects of implementing these improvements are evaluated throughout this DEIR. If natural gas is ultimately used on the project site rather than propane, it would be delivered and handled the same way as proposed for propane (i.e., trucked to central tanks on-site and distributed to project facilities). Therefore, environmental effects of using natural gas (such as to air quality) are also considered throughout this DEIR. The following discussion focuses on the energy demand assumed for project construction and operation.

Appendix F of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce "wasteful, inefficient and unnecessary" energy usage (Public Resources Code Section 21100, subdivision [b][3]). However, neither the law nor the State CEQA Guidelines establish thresholds that define wasteful, inefficient, or unnecessary use. Compliance with California's Title 24 Energy Efficiency Standards would generally promote energy efficiency of structures during operation. However, compliance with building codes does not adequately address all potential energy impacts during project construction and operation. For example, energy would be required to transport people to and from the project site. The following analysis evaluates the project in the context of existing and similar resort developments.

Energy would be required to construct project elements, operate and maintain construction equipment, and produce and transport construction materials. The one-time energy expenditure required to construct the physical infrastructure associated with the project would be non-recoverable. Most energy consumption would result from operation of construction equipment, and actual indirect energy consumption (e.g., waste transport and disposal) may vary from the modeled values, depending on the final design of individual structures. The energy used for project construction would not require significant additional capacity or significantly increase peak or base period demands for electricity and other forms of energy. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy efficient than those used at comparable construction sites in other parts of the State. Energy efficiency is also expected for the off-site production of construction materials, based on the economic incentive for efficiency. Non-renewable energy would not be consumed in a wasteful, inefficient, or unnecessary manner when compared to other construction sites in the region.

Project operation would be typical of hotel/lodging uses, requiring electricity and propane/natural gas for lighting, climate control, and day-to-day activities. Operational energy use would also include landscape maintenance, snow removal equipment, and groundwater well operation. Indirect energy use would include wastewater treatment and solid waste removal. The project would be required to meet Title 24 standards for energy efficiency. Implementation of the California Building Efficiency Standards (Title 24, Section 6) would result in the project requiring approximately 25 percent less propane for space and water heating and 25 to 30 percent less electricity for powering appliances and lighting than buildings constructed before 2006 (Green, pers. comm., 2014). Beyond this efficiency required by state law, policies established in the VSVSP would require buildings constructed in the Village to meet or exceed Title 24 requirements. Additional policies adopted in the VSVSP to reduce inefficient and wasteful consumption of energy support reduced use of personal vehicles through the enhancement of public transportation and development of a walkable Village (a minimum of 25 percent of new shuttle services within the Olympic Valley would use alternative

fuels and bike racks would be provided at main locations throughout the Village); encourage use of alternative energy with the goal of using 25 percent renewable energy, and participation in the NSHP and Energy Star programs; and provide incentives to foster innovation and the use of green technologies (see Section 14.3.2, "Methods and Assumptions"). These building standards, coupled with higher occupancy rates, would be expected to reduce per capita energy use when compared to existing resort amenities.

The peak electrical demand for project operation is estimated at 4.15 megavolt amperes (MVA). Load being removed through demolition of existing structures is estimated at 0.4 MVA, resulting in 3.75 MVA in net new peak demand (MacKay & Somps 2015). Propane demand for the project is estimated using records of winter (November through March) and summer (April through October) demand in the existing Village at Squaw Valley. A 15 percent increase in demand is assumed to account for the anticipated increase in occupancy of the project over existing conditions. The demand for heating of the proposed pools and spas, including the Mountain Adventure Camp, were determined using industry-accepted design standards. The estimated net increase in propane demand at full buildout of the project is shown in Table 14-12 (MacKay & Somps 2015).

Table 14-12 Estimated Annual Propane Demand

Source	Winter Demand (gallons per month)	Summer Demand (gallons per month)	Annual Demand (gallons)
Project	417,375	208,736	3,548,030
Existing Facilities to be Demolished	<11,989>	<4,942>	<94,560>
Net Increase	405,386	203,794	3,453,470

Source: MacKay & Somps 2015

A natural gas system may also be incorporated into the project as a supplement or alternative to propane. Natural gas is less energy dense than propane (it has approximately 40 percent less equivalent usable energy content). Although more natural gas would be required to meet the project demand, because more natural gas can be transported at once as liquefied natural gas (LNG) (liquefaction significantly reduces the volume of natural gas), approximately 11 percent fewer truck trips would be required to deliver LNG than propane, which would result in a net energy savings (MacKay & Somps 2015).

The VSVSP, while a luxury development, would be relatively energy efficient when compared to existing resort amenities in Olympic Valley and other developments in its class. The project would provide recreation opportunities in relative proximity to major population centers, including Sacramento and San Francisco in California, and Reno in Nevada. In approximately 2017, when the VSVSP is expected to be 20 percent complete, vehicle trips associated with the project are anticipated to consume approximately 457,079 gallons of gasoline per year. When the VSVSP is 100 percent built out, which could occur as early as 2037, vehicle trips associated with the project are anticipated to consume approximately 1,346,175 gallons of gasoline per year. Fuel consumption associated with vehicle trips generated by the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. The project encourages use of public transportation and is located in a relatively accessible location where additional development is anticipated in planning documents. In fact, by providing overnight lodging, the project may reduce day skier travel when compared to existing conditions (skiers would stay locally rather than drive to and from the resort). However, the extent to which this may occur is speculative. As discussed further in Chapter 16, "Greenhouse Gases and Climate Change," the project would meet the GHG efficiency standard established in the 2020 statewide GHG emissions target. Energy efficiency would be further encouraged through implementation of Mitigation Measures 10-2 and 16-2, which limit emissions of ozone precursors and GHGs.

According to Appendix F of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall per capita energy consumption, decreasing reliance on natural gas and oil, and increasing

reliance on renewable energy sources. While the project would increase the overall energy demand in the Valley, the policies described herein would reduce per capita energy use, thereby providing a relatively energy efficient resort project, and would encourage use of renewable energy sources and alternatives to travel by personal vehicle. With the implementation of various energy conservation code requirements and energy conservation policies included with the Specific Plan, the project would not result in an inefficient or wasteful consumption of energy. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 14-5: Result in insufficient snow removal and storage.

The project would be designed to accommodate snow removal activities and provide adequate snow storage. The impact would be **less than significant**.

Section 121 of the SVGPLUO requires that projects provide snow storage area equivalent to 20 percent of the areas that must be cleared of snow (Placer County 1983). As discussed earlier in this chapter, the existing snow storage program in the Village area provides just under 20 percent of the snow removal area. With project implementation, the snow plow areas would account for 19 acres while the snow storage areas would account for 3.8 acres (20 percent of snow removal areas).

As established in Policy SS-2, the project applicant would develop a Snow Storage Plan that would demonstrate compliance with SVGPLUO requirements. The project includes a program for snow storage and removal to maintain vehicular and pedestrian access within the plan area. Activities would include on-site storage and relocation, natural snow melt, active snow melt, hauling off-site, and in situ snow retention. In situ snow retention refers to allowing snow to accumulate and melt without intervention on locations such as rooftops, between buildings, landscaped areas, natural areas, and open space.

Potential on-site storage locations include areas adjacent to roadways (e.g., snow is plowed or blown onto the side of the road), open spaces, between buildings, and bunkers incorporated into the Lot 11 and Lot 12 parking structures (see Exhibit 3-13 in Chapter 3, “Project Description”). These bunkers, one per lot, would replace existing snow storage areas that would be lost as a result of project development. The bunkers could accept snow transferred from anywhere within the plan area. They would be walled-in areas, with no roof, constructed concurrently with the Lot 11 and Lot 12 parking structures. Snow would be pushed and plowed into the bunkers from the ground and the top of the parking structures for storage and melting. Sunlight would be employed to melt the snow. Water quality and filtration systems would be used to capture and treat the snow melt runoff. Treated runoff would flow into the drainage network, and, once properly filtered, would recharge the aquifer or flow into Squaw Creek.

Active snow melt practices, such as heated walkways, may be used in areas that are determined to require high accessibility. The option of off-hauling of snow may be utilized when warranted and would be highly dependent upon the snow conditions within any given snow season. Due to the extra expense associated with off-hauling, it would typically only be used during exceptionally heavy snow conditions when on-site storage options have reached their maximum capacity. If off-hauling is used, snow would be transported by truck to various available off-site locations within 20 miles of the plan area that comply with Lahontan Regional Water Quality Control Board standards and properly impose appropriate Storm Water Pollution Prevention Plan and water quality BMP programs.

The Snow Storage Plan would require snow removed from roadways, surface parking, and open rooftop parking areas. There is adequate area in which to store the snow removed from these spaces, therefore the impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 14-6: Increased demand for parks and recreational facilities.

The project includes new recreation and other facilities, the potential effects of which are addressed throughout this DEIR, and would not increase the use of existing facilities such that they would experience deterioration. The impact would be **less than significant**.

As stated in Specific Plan Policy PR-4, the project would "enhance recreational opportunities available to Olympic Valley residents by providing access to facilities within the plan area and/or providing park and/or recreational improvements outside of the plan area."

Recreation amenities within the plan area would include playgrounds, an ice rink, and swim and fitness centers that would be open to the public on a fee-for-use basis. The Mountain Adventure Camp could include activities such as indoor rock climbing, water-based recreation and rides in an extensive indoor/outdoor pool system, and additional entertainment options such as a 300-seat theatre, simulated sky diving, bowling alley, and an arcade.

The project would create new and expanded public recreational facilities within and outside of the plan area, including: extension of a Class I bicycle trail through the plan area; public trail connections within and outside the plan area; public access to backcountry trails; a meadowlands interpretive park and stream restoration area; and the physical construction or payment of in-lieu fees for improvements to the Squaw Valley Community Park that may include new flush restrooms, sewer hookup, and/or other amenities. The project would include a network of village pedestrian spaces, trails, and bike paths that would provide enhanced access to existing public amenities, and would include features such as picnic areas, employee recreational areas, interpretive graphics, signage, trailheads, and new restrooms. Improvements to the Granite Chief and Shirley Canyon trailheads, as part of the project, would include parking, signage, and bike parking. A hiking trail and Class I path would be constructed through the East Parcel to connect to an existing trail. Improvements to other existing trails, such as the World Cup Trail and Thunder Mountain Trail, at the base of the resort, would include new signage and trail improvements designed to enhance the visitor experience. Bike lanes would be provided on all primary roads and a Class I bike path would be provided along Squaw Creek to provide a non-vehicular route with gathering spots, interpretive signage, and informational graphics on restoration areas.

Policy 5.A.3 of the *Placer County General Plan* requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents. The amenities to be provided by the developer to meet General Plan policies may include on-site and off-site constructed public facilities. The existing Squaw Valley Community Park currently provides significant improved parkland amenities for Olympic Valley. Therefore, the preferred approach for the VSVSP will not be to provide standard active park acreage, but to work with the County and community to provide a suite of active recreation amenities that are consistent in value to the cost of providing 5 acres of improved parkland, but are more consistent with the character and demand of the community. Along with the provision of active and passive parkland, the project applicant would also participate in a Community Facilities District, County Service Area Zone of Benefit, or other funding mechanism if available to provide fair share ongoing maintenance and operation of public recreation amenities.

Policy 5.A.4 of the *Placer County General Plan* provides guidance for how the County would calculate the 5-acre requirement for passive park area. Areas that could be used to credit towards this requirement include floodways, protected riparian corridors and stream environment zones, protected wildlife corridors, greenways with the potential for trail development, open water (e.g., ponds, lakes, and reservoirs), protected woodland areas, and protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species).

The County is evaluating the project plans for compliance with the park standards. The project must comply with Placer County's parks and recreation policies and ordinances through dedication of parkland, construction of park and recreational facilities, and/or payment of in-lieu fees. A plan for complying with park standards would be submitted to the County with each small lot map and approved concurrent with recordation of a final small lot map. The project includes amenities that qualify as park and recreational resources as required by County standards. These amenities are described above. The construction and/or dedication of these amenities would therefore help meet the project's obligations under County policy. To the extent these amenities would not fully meet the project's obligations, the project would be required to pay Quimby Act fees. By constructing and/or dedicating recreational facilities, and/or paying Quimby Act fees, the project would meet its obligation to address the increased demand for parks and recreational facilities. Because the County would not approve the subdivision map without the project applicant showing adequate dedication of open space and parkland, or provision of other recreational facilities and/or in lieu fees, the project would not provide inadequate recreational facilities or result in the increased use of existing facilities such that they would experience deterioration. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

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

The project would include development which would increase demand for fire protection and emergency medical services. If a new fire substation is not constructed to serve the west end of Squaw Valley, existing fire protection facilities and staffing may not be able to maintain targeted response times under all conditions. This impact would be **significant**.

The project includes new resort residential units and new commercial space, which would increase the demand for fire protection and emergency services. New buildings would be equipped with sprinkler systems, and fire hydrants would be installed at various locations in the Specific Plan area for fire protection. Specific hydrant locations and fire flow would be determined during the design phase through consultation with the SVFD.

Squaw Valley Road provides the emergency access route to the Village area. The project would contribute to congestion on this roadway during peak periods, both during construction and long-term operation. In addition, temporary lane/road closures, increased truck traffic, and other roadway effects that could slow or stop emergency vehicles could occur during construction. If traffic congestion sufficiently impedes movement along this route, the SVFD may not be able to meet response time goals (arrive on-site within 5 minutes of dispatch 80 percent of the time) in the case of an emergency. Increased demand for fire and emergency medical services generated by the project in the west end of the Valley could increase the number of incidents where response time goals would not be met.

As discussed in the environmental setting, the current SVFD standard staffing does not allow the fire department to respond to two simultaneous events in a reasonable amount of time. When emergency calls occur, the entire crew of three to four firefighters from Station 21 is committed and out of service to respond to other emergencies. Because the SVFD responds to a large service area, the crew may be taken outside of Squaw Valley, further extending travel time if the crew were to immediately receive a second call in the west end of the Valley.

An independent review of the fire and emergency medical service risks associated with the project was conducted for the SVPSD. This report concluded that, to avoid impairment to service in the Valley, a new fire station would be required when approximately 50 percent of the lodging units have been constructed in the plan area (Citygate 2014). If provision of additional staff and construction of the substation is not concurrent with the demand generated by the proposed development, there could be short-term effects on fire protection services.

As described in Section 3.4.3, "Public Services and Utilities," the project would make a fair share contribution to the establishment of a West Valley Fire Substation somewhere in or near the Village area that is of sufficient size to house a two person crew and provide two apparatus bays. This facility and the staff located there would support more rapid responses in the Village area, particularly during periods of inclement weather or heavy traffic on Squaw Valley Road that could slow emergency vehicles travelling from the existing fire station on the east side of the Valley.

The project applicant may provide land within the main Village area to the SVFD for construction of the substation. The substation may also ultimately be constructed outside the VSVSP, or the "old" fire station on Chamonix Place could be renovated to serve as the substation. The potential impacts of a new fire substation within the plan area are addressed in this DEIR. Separate permitting and environmental review would be required if the substation were built outside the plan area, as indicated in Section 3.4.3, "Public Services and Utilities." If the new substation were established at the old station on Chamonix Place, renovations would likely be relatively minor; resulting in few environmental effects. Construction of a new facility would have similar environmental effects to other relatively small development projects in Olympic Valley, including construction and operational traffic, air emissions, and noise (see Chapter 11, "Noise," for a discussion of noise impacts from emergency facilities).

Because the project would result in increased construction-related congestion on Squaw Valley Road that could increase response times, and increased demand for fire protection and emergency medical services that could increase the number of incidents where response time goals are not met, this impact would be **significant**.

Mitigation Measure 14-7a: Implement Mitigation Measure 9-7.

The project applicant shall implement Mitigation Measure 9-7, provided in Chapter 9, "Transportation and Circulation," which would require that a Construction Traffic Management Plan be developed, and that measures contained therein be implemented to maintain emergency vehicle access on area roadways.

Mitigation Measure 14-7b: Provide additional fire protection facilities and staffing.

To ensure that there is sufficient funding and resources to maintain desired response times, the project applicant shall enter into a development agreement with the SVPSD containing defined benchmarks for staffing, facilities, and equipment at various phases of project development. A copy of this agreement shall be provided to Placer County prior to approval of the initial Small Lot Tentative Map. If benchmarks cannot be met with funding from development-generated fees and taxes, the project applicant shall provide the additional funding needed to meet the benchmarks to ensure that adequate levels of service are maintained.

The following development benchmarks that trigger staffing additions may occur in any order, but the staffing increases outlined in the five steps below shall be followed in order, until the fifth staffing measure is met.

- development in Lots 1 through 8 triggers a staffing mitigation phase (described below),
- a single condo hotel on Lot 1 triggers a staffing mitigation phase,
- a single condo hotel on Lot 13 triggers a staffing mitigation phase,
- both condo hotels in Lots 14 and 15 cumulatively trigger a staffing mitigation phase,
- residential development at 25 percent plus any single condo hotel triggers a staffing mitigation phase, or
- medium-density residential development in Lots 16 and 18 cumulatively trigger a staffing mitigation phase.

Fire Staffing Mitigation Phases:

1. Provide a career staffing level of four personnel on-duty 24/7/365 at the Certificate of Occupancy of the first of any of the development phases described above.

2. Provide one part-time firefighter on 52 weekends for 10 hours per day at the Certificate of Occupancy of the second of any of the development phases described above.

3. Add a second part-time firefighter on 22 weekends for 10 hours per day at the Certificate of Occupancy of the third of any of the development phases described above.

4. Add a fifth career position 24/7/365 and drop the part-time firefighter on 22 weekends for 10 hours per day at the Certificate of Occupancy of the fourth of any of the development phases described above.

5. When the last phase, that includes one or more hotels and 75 percent of the residential units, has already been built, add a sixth career position 24/7/365 and drop the part-time firefighter on 52 weekends.

Also included in the development agreement will be the provision for project applicant support of a new fire substation in the western Olympic Valley area. Support could consist of the provision of land within the Specific Plan area for the substation, provision of land elsewhere in the Village area, assistance with conversion of the "old" fire station on Chamonix Place to the substation, or other measures. The development agreement will include the condition that by the time 50 percent of any combination of the condo hotel units has been built, the SVFD will have the fire substation in place and active. The substation will, at a minimum, have the capacity to house a two-person crew on weekends and peak activity holidays. The apparatus bay shall be large enough for one quick attack unit and one fire department reserve unit or specialty unit (two bays wide, one unit deep). The developer will be responsible for funding it's equitable share of any gap in financing for the new fire substation, which is more specifically defined as it's pro-rata share of the cost (based on qualified assessment benefit engineering) less incremental and cumulative tax revenues earned by the SVPSD that are specifically related to development of the project that have not been employed in funding gaps for other required mitigation obligations of the project.

Significance after Mitigation

Fees and tax revenue generated by the resort residential units included in the project would increase funding to the SVFD. This funding could be used to increase daily staffing of the existing fire station and to develop a new substation, allowing more opportunities to have sufficient active staff on a daily basis to respond to simultaneous calls for service. To ensure there is sufficient funding and resources to maintain desired response times, the project applicant would enter into a development agreement with the SVPSD containing defined benchmarks for staffing, facilities, and equipment at various phases of project development, as described in Mitigation Measure 14-7. This mitigation measure codifies the timing for addition of staff and substation construction by obligating the project applicant to fund and support the provision of fire protection services that are described in Chapter 3, "Project Description," and analyzed in this DEIR. Mitigation Measure 14-7 also alleviates the potential for congestion of Squaw Valley Road to impair emergency response during project operation by both limiting the potential for construction activities to adversely affect energy response times and locating adequate emergency staff near anticipated emergency events. With implementation of Mitigation Measure 14-7, adequate fire protection access, staffing, and facilities would be available to maintain response time goals. Implementation of Mitigation Measure 14-7 would reduce the potential impact to fire protection and emergency services to a **less-than-significant** level.

Impact 14-8: Increased demand for sheriff/police services.

The project would not result in the need for additional or expanded sheriff/police service facilities and would not result in decreased sheriff/police service levels. The impact would be **less than significant**.

Law enforcement in Squaw Valley would continue to be provided by the Placer County Sheriff's Department (PCSD) and the California Highway Patrol. The project includes new resort residential units and new commercial space, which could increase the demand for sheriff/police protection. Projects with commercial and recreational uses have the potential to lead to certain crimes, including: property crimes such as vandalism (i.e., graffiti); burglaries and thefts (i.e., businesses, vehicles); false alarms; nuisance crimes, (i.e., noise and loitering); and crimes against persons (i.e., assaults). Emergency response times to the plan area and the remainder of the PCSD service area could increase due to increased calls for service, especially during peak periods.

The *Placer County General Plan* (Policy 4.H.1) requires that the County strive to maintain a staffing ratio of one officer per 1,000 residents in unincorporated Placer County, within the County's overall budgetary constraints (Placer County 2013). This ratio method is not well suited for application to the Truckee-Tahoe region with its large seasonal variation in the numbers of transient visitors and residents.

According to the PCSD (Walsh, pers. comm., 2014), the greatest impact on sheriff/police services is made when Squaw Valley hosts a large event such as a concert or festival. These events are part of the existing context for Squaw Valley and when planned, are required to obtain a permit from the PCSD for additional police services. PCSD would provide a "will serve" letter to proponents of new residential projects, indicating that PCSD would serve the project to the best of their ability. Per the PCSD, there would be no additional need for new facilities due to additional demands on police services (Walsh, pers. comm., 2014). The impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 14-9: Increased demand for public schools.

The project would add new resident employees to the Squaw Valley area and to nearby communities, thus adding new students to the TTUSD school system. Given existing capacity associated with declining enrollment in area schools, the limited potential for employment to generate new school demand in the area, and the requirement that developers pay applicable school facility fees, this impact would be **less than significant**.

The new resort residential units that would be developed as part of the project are anticipated to be used as condominium hotel units, timeshares, and vacation rentals which would not be likely to generate substantial, if any, demands on local schools to accommodate new students (few if any full time residents and students). The project would add new resident employees to the Squaw Valley area and to nearby communities. However, resort employees that typically relocate to ski/outdoor recreation tend to be younger adults rather than families with children. While some families with children could relocate to the region for employment opportunities, it is unlikely that the project would substantially increase the demand on local schools. This, in combination with declining enrollment trends in the region, suggests that the project would not adversely affect any schools by bringing new students into the community that would exceed the capacity of existing facilities. Further, school impact fees would be paid, as applicable, as part of the development of new project housing.

School capacity (existing and future) is based on a variety of elements, including the type of development within the school district and the fees generated by development. At this time, there is adequate capacity in each of the schools serving the project and additional capacity could be made available if needed (McGough, pers. comm., 2014). Given this existing capacity in local schools, the limited potential for project-related employment to generate new school demand in the area, and the requirement that developers pay applicable school facility fees, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required.