

Two alternatives for the new WTP are currently being studied. One would utilize the existing Chamber's Landing lake intake, with a new WTP, to be built at one of two potential locations, and includes approximately 1,200 feet of raw water pipe from the intake to the WTP and connections to the distribution system. The other alternative would be to retrofit and use the existing lake intake at McKinney Shores Homeowners Beach, with a new WTP facility located at the HMR South Base Area. This alternative may include approximately 2,400 feet of raw water pipe in addition to connections to the existing distribution system (Homolka, 2010). Development of the new WTP and associated pipelines would be designed, evaluated and permitted by TCPUD under their existing Capital Improvement Program and according to their schedule, would occur prior to development of HMR's South Base area development (HMR MP Phase 2). TCPUD did not identify the need for any additional offsite infrastructure improvements to accommodate the proposed HMR MP implementation.

Calculations conducted for the MCWC indicate that MCWC facilities have water supply to serve the proposed HMR North Base area domestic water needs, but that some offsite improvements may be required to meet higher fire flows associated with the new development. The improvements proposed by MCWC include a new 500,000-gallon water tank and associated distribution pipelines and a new groundwater well in the vicinity of Sacramento Avenue to improve system reliability (Twomey, 2010).

TCPUD's fire flow capabilities are also deficient in the area adjacent to the South Base Area and require improvements to meet current residential fire flow requirements of 1,000 gallons per minute. The Project is expected to require 1,500 gpm and at least 429,000 gallons of storage (Nichols Consulting Engineers 2011). While capital improvement projects are already planned by TCPUD for existing service, the South Base area will require a level of fire protection beyond TCPUD's typical requirements that would be addressed through additional improvements. According to TCPUD, these improvements can occur through one of three options. One option would be to construct approximately 7,500 feet of 12-inch pipe from the Quail #1 Tank to the existing distribution system in the South Base area. This option is less desirable due to the length of pipeline and because flow duration requirements may exceed the capabilities of the Quail #1 Tank. A second option would be to construct a new water storage tank at the northern end of the District's water system to serve the South Base area, and approximately 1,000 feet of 12-inch pipe from the tank to the South Base area. The third option would be to interconnect TCPUD's water system with the proposed HMR water tanks at the Mid-Mountain area. The necessary improvements would be constructed by the TCPUD but funded by the Project Applicant.

According to HMR, the two 250,000 gallon water tanks proposed at the Mid Mountain area have been designed to provide adequate fire flows (volume and rate) necessary for the proposed HMR MP development at the Mid Mountain, South Base and North Base areas (Tirman, 12/30/10, Nichols Consulting Engineers 2011). If HMR's proposed onsite water facility design and engineering calculations are accepted by TCPUD and MCWC, then no offsite water system improvements would be required for implementation of the HMR MP. However, HMR's current water system designs do not adequately demonstrate how water stored at the Mid Mountain would be distributed to the South Base area to provide necessary fire flows requested by TCPUD. The water system plans show a connection of the Mid Mountain area water tanks to the North Base area and the MCWC existing connection, but intertie to the South Base area and the TCPUD service area. Since HMR has not demonstrated how the Mid Mountain water tanks may supply

fire flows to the South Base area (HMR MP Phase 2), this impact is considered to be potentially significant. The adequacy of fire flow and water storage tanks is not known, and would not be known, until the design review stage of the project. Therefore, impacts to fire flow is considered a significant impact.

In addition to domestic water demand, the HMR MP will increase demand for snowmaking water supplies. Existing water production and delivery infrastructure is not sufficient to meet the expected new peak demand for snowmaking with Proposed Project (~~Alternative 1~~Alternative 1/1A) and Alternatives 3, 5, and 6. The proposed snowmaking system requires installation of nearly 8 miles of onsite pipeline (4-inch to 10-inch diameter), 10 miles of electrical lines, 55 snowguns, 127 hydrants and pedestals, and electrical service connections to cover an additional 78.5 acres of existing ski runs (Snowmakers Inc. 2010). The snowmaking system has an operational capacity of 4,400 gallons per minute, with a minimum required operating pressure of 300 pounds per square inch (Snow Machines, Inc. 2010). The snowmaking plan indicates that water supplies are presently available at up to 2,400 gallons per minute (Hoopingartner 2010; Nichols Consulting Engineers ~~2010~~2011; Snow Machines, Inc. 2010). Sources include:

- The TCPUD McKinney Well No. 1, currently producing raw non-potable water at 300 gallons per minute, and tested by ~~TCPUD-Kleinfelder~~ as capable of producing up to 1,000 gallons per minute (Kleinfelder 1994);
- TCPUD domestic water from the Crystal Way Well and Lake Tahoe, supplied to the South Base area at 300 gallons per minute, available from 6:00 PM to 6:00 AM (requires the use of a cooling tower);
- HMR well in the North Base area gravel parking lot, not currently operating but capable of producing raw water at 800 gallons per minute. When operational, flows are currently restricted to 500 gallons per minute due to the size of the pipe on the discharge side of the well pump and the tank in the pump house; and
- MCWC domestic water supplied at 300 gallons per minute, available from 6:00 PM to 6:00 AM.

Current rate of flow is not sufficient to meet peak demand for snowmaking under the Proposed Project (~~Alternative 1~~Alternative 1/1A) and Alternatives 3, 5, and 6. HMR and the TCPUD McKinney-Quail Water Service Area would require upgraded extraction, pumping, treatment, conveyance, and storage capacity to serve the total new snowmaking demand for the Project area. This is considered a significant impact on water supply and mitigation is required.

Wastewater Treatment. Implementation of the Proposed Project (~~Alternative 1~~Alternative 1/1A) or Alternatives 3, 4, 5, or 6 includes the construction of new residences and affordable/employee housing units, and improved winter sports, recreational and commercial facilities. Wastewater quantities generated by the Proposed Project (~~Alternative 1~~Alternative 1/1A) and Alternatives 3, 4, 5, and 6 are expected to be similar to the demand for domestic water (Beaudin Ganze Consulting Engineers, Inc. 2007). The Proposed Project (~~Alternative 1~~Alternative 1/1A) and Alternatives 3, 4, 5, and 6 require up to 70,431 gallons per day of domestic water, and are expected to generate up to that volume during peak use periods (Beaudin Ganze Consulting Engineers, Inc. 2007).

PCSD typically provides “will serve” letters to proponents of new residential projects, indicating that PCSD will serve the Project to the best of their ability. Placer County and the PCSD have a standard of providing one officer per 1,000 residents, but this ratio method is not well suited for application to the Lake Tahoe area with its large seasonal variation in the numbers of transient visitors and residents. Based on population growth analysis of new housing units in Chapter 7 – Population, Employment and Housing, if new single-family, multi-family, and workforce housing units are fully occupied under the Project (Alternative 1/1A) would require up to 0.33/0.32 new FTE, the Project would require up to 0.314 FTE of a PCSD sheriff deputy to offset the expected increased calls for service and to maintain existing service and response times. Alternative 3 would require 0.33 FTE, Alternative 4 would require 0.04 FTE, Alternative 5 would require 0.40 FTE, and Alternative 6 would require 0.36 FTE. This impact is considered a significant impact on police services.

Telecommunications Service. The Project will expand telecommunication facilities to serve new buildings and residents. HMR will place these lines underground and will coordinate with AT&T on the location and capacity of new lines. Commercial buildings to be directly served by AT&T require a 4-inch duct from the point of feed, and single-family residences require a 2-inch duct. Existing service lines to Homewood are considered adequate to accommodate the increased demand for service within the Project area, so no off-site construction or infrastructure improvements are expected. Payment of appropriate new service connection fees is expected to cover costs to upgrade and maintain communication systems as needed. Therefore, this impact is less than significant.

Other Government Services. The Homewood Post Office is located near the Project area at 5375 West Lake Boulevard. Street delivery service is not available in Homewood or the Project area. Indirectly, the increase in residents may result in increased vehicle trips to the Post Office and potential safety concerns (especially in snow conditions). The increase in individual vehicle trips is considered in Chapter 11 – Transportation and Circulation. However, mail pickup from the post office will not affect postal operations. Therefore, this impact is less than significant.

Library services are provided in the Homewood area by the Placer County Library Department at a branch library in Tahoe City at 740 North Lake Boulevard. Placer County does not have a developer impact fee specific to library services. The Placer County Library Department will continue to provide library services from its Tahoe City branch and no specific library service issues have been identified. The existing library facility is expected to accommodate the estimated increased demand for services, and this impact is considered less than significant.

Mitigation: **PSU-1a: Water Supply Assessment and Infrastructure**

The Project Applicant shall prepare a final WSA as required under SB 610 to identify the quantity and source of domestic and raw water to serve the Project. The WSA shall demonstrate that Project infrastructure for water delivery volume, rate, pressure, and schedule meets the snowmaking demand of HMR. The Project Applicant shall obtain approval from the Placer County LAFCO for any service area adjustments required to provide water for the Project prior to the approval of Improvement Plans and the first Final Map recordation for any portion of the Project requiring water supply from the TCPUD, whichever occurs first. Because a water supplier has not been selected, details

regarding water supply engineering will be determined at the time the supplier is identified. The Project Applicant shall provide a detailed Water System Engineering Report approved by the serving water supplier (TCPUD and/or MCWC) for any portion of the Project requiring water supply from the TCPUD and/or MCWC prior to approval of Improvement Plans for any portion of the HMR MP Phase 1 development. The Report shall be prepared by a California Registered Civil Engineer and describe the necessary infrastructure required by the serving water provider to meet the Proposed Project's domestic, fire protection, and snow making water demands. The report shall include specific on-site distribution system design calculations and demonstrate that peak, maximum, and average demands as well as flow rate, pressure, and duration requirements will meet Placer County, TPRA and other relevant standards. The Project Applicant shall obtain a "will-serve" letter from the serving water provider(s) prior to the approval of Improvement Plans and the first Final Map recordation for any portion of the Project.

The Project Applicant shall incorporate into their project designs fire flow requirements based on the California Fire Code and other applicable requirements based on TRPA and Placer County fire prevention standards.

The off-site water system infrastructure improvements identified by the above Report shall be designed, permitted, and constructed prior to occupancy of any portion of the Project necessitating the improvement. The Project Applicant shall be responsible to reimburse the serving water district(s) for all costs associated with the improvement.

The identified WTP, or alternative water source solution shall be completed prior to occupancy of any portion of the Project requiring water supply from TCPUD. The Project Applicant shall be responsible to reimburse the TCPUD for their fair-share contribution to the water supply project as determined by the TCPUD.

The Project may obtain water from a combination of TCPUD, MCWC, and on-site groundwater wells and surface water. ~~HMR owns an existing right to divert 673 gallons per minute (1.5 cubic feet per second) from streams on site.~~ With the water supply source identified, the Project Applicant shall determine the location and designs of infrastructure necessary to meet peak demand and overall quantity in the Project area for domestic use, fire flows, and snowmaking. If additional onsite or offsite facilities are required for snowmaking operations (e.g., facilities not included in the proposed HMR MP), then snowmaking operations will be managed to utilize available water resources until additional studies, if necessary, are completed and approved.

The Project Applicant will be responsible for construction of infrastructure to connect to the established water system. ~~TCPUD has established connection fees consisting of two components: 1) a Water and Sewer Connection Fee (Ordinance 259a), and 2) and User Fees and Service Fees (Ordinance 295b). These fees to provide for the increased water demand of the Project.~~ TCPUD assesses a single charge to buy into the system ~~improvements necessary to and~~ fees are charged monthly for water usage based on consumption. Connection fees, however, do not accommodate additional development ~~in~~ of the TCPUD service area ~~are~~ magnitude of the Proposed Project. The Project Applicant will be responsible to enter into a development agreement with TCPUD and pay costs related to onsite infrastructure and the fair share of off-site infrastructure. The Project Applicant will be required to pay ~~both components of this new~~ the connection fee and for the construction of additional infrastructure to supply the Project with user fees charged upon connection for water usage.

MCWC has similar requirements for connection and service fees, and the applicant will be required to construct the appropriate infrastructure to utilize MCWC water supply (Marr 2009).

During the design phase of new water supply infrastructure and prior to approval of Improvement Plans, the lead and responsible agencies will determine if additional environmental review will be required for the construction and operation of any offsite facilities potentially required for HMR MP Phase 2 development (e.g., South Base area fire flows) or whether they are covered by the environmental analysis included in this EIR/EIS.

Mitigation: **PSU-1b: Coordination of Construction Waste Disposal with ERSL**

To reduce impacts to the existing solid waste handling capacity, the Project Applicant shall coordinate with the Eastern Regional Sanitary Landfill, Inc. (ERSL) to ensure that sufficient capacity to handle demolition and construction waste is available. Coordinating waste volume with handling capacity during demolition and construction will reduce impacts to solid waste services to less than significant.

Mitigation: **PSU-1c: Payment of Development Impact Fee to Placer County Sheriff's Department.**

Based on the Alternative selected, the Project Applicant shall consult with the PCSD to develop an appropriate fair share development impact fee to offset the cost of 1.0 FTE PCSD sheriff deputy per 1,000 new residents. Payment of the impact fee is expected to go towards upgrading equipment or facilities, increasing staff, or otherwise improving response times in the Project vicinity.

After

Mitigation: *Less than Significant; Proposed Project (~~Alternative 1~~ Alternative 1/1A) and Alternatives 3, 4, 5, and 6*

Implementation of Mitigation Measures PSU-1a, PSU-1b, and PSU-1c will reduce impacts to water supply, solid waste disposal, and police services to less than significant. ~~The Project Applicant shall prepare a WSA as required under SB 610 to identify the quantity and source of potable and non-potable water to serve the Project.~~ The Project Applicant shall demonstrate that water source(s) are adequate and assure that it meets State and Federal requirements for quality and quantity.

The ~~SB 610 WSA~~ and payment of connection and service fees approved by TCPUD and MCWC are expected to provide sufficient water to meet peak demand in the Project area with less than significant impacts on water supply in the vicinity. Coordination of demolition and construction waste disposal with the ERSL to handle and sort material will ensure sufficient capacity is available to handle solid waste. Payment of a proportional fair development impact fee is expected to maintain existing police services levels and reduce the potential impact to less than significant.