



THE VILLAGE AT SQUAW VALLEY



SPECIFIC PLAN

APRIL 2015

DRAFT



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INTRODUCTION



1.1 PURPOSE AND INTENT

1.2 PLAN AUTHORITY

1.3 RELATIONSHIP TO OTHER DOCUMENTS

1.4 PROJECT LOCATION AND CONTEXT

1.5 PROJECT BACKGROUND

1.6 SPECIFIC PLAN ORGANIZATION





INTRODUCTION

1.1 PURPOSE AND INTENT

The Village at Squaw Valley Specific Plan (Specific Plan) establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 94 acres of the previously developed Squaw Valley Village located at the western end of the Olympic Valley. The Specific Plan is designed to preserve the legacy of Squaw Valley, respond to community concerns, and to create a strong, sustainable future for the valley. An important aspect of the Specific Plan is to comprehensively address environmental quality, sustainability and appropriate development approaches to creating a world-class, recreation-based, all-season mountain resort community.

The Specific Plan was first submitted to Placer County in December 2011 and revised in June 2013. That initial submittal and first revision covered a larger Village area (approximately 101.5 acres) and did not include the East Parcel. The Specific Plan was revised again in January 2014 to include a smaller Village area (approximately 85 acres) and to include the East Parcel. In addition, policies, text and exhibits were revised to address public and County comments and concerns.

In October 2014, another interim draft Specific Plan was released. The October plan remained consistent to the project boundaries as described in the January 2014 version, but included revisions and refinements to exhibits, policies and programs. This March 2015

draft Specific Plan now includes approximately 94 acres and has been further vetted and refined to better represent the proposed project. This Specific Plan is also consistent with that which has been studied in the Draft Environmental Impact Report for the project.

The Plan Area lies within the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) area. This Specific Plan builds upon the goals and policies set out in the SVGPLUO as well as the 1994 Placer County General Plan (General Plan) to provide a coherent road map and an implementation strategy to direct growth within the Plan Area consistent with environmental, physical, social, and economic constraints. The purpose of the SVGPLUO is to “ensure that Squaw Valley is developed into a top quality, year-round, destination resort.” The SVGPLUO is intended to ensure that the area has “the capacity to serve and house the optimum number of tourists, visitors, and residents....without adversely impacting the unique aesthetic and environmental assets of Squaw Valley” (SVGPLUO, page 4). The Specific Plan is intended to implement these General Plan goals by providing for a wide range of accommodations and amenities to serve the visitor and resident populations year round.

Additionally, the Specific Plan is designed to provide a stable and significant source of tax revenue for the County, including transient occupancy tax, sales tax, and property tax.

The Specific Plan amends the SVGPLUO and designates the Plan Area as a Specific Plan Area subject to detailed Standards and Guidelines contained in Appendix B.

1.2 PLAN AUTHORITY

Placer County is authorized to adopt this Specific Plan following the provisions of Article 8 (Sections 65450 through 65457) of the Title 7 Planning and Land Use Law, California Government Code and Section 17.58.200 of the Placer County Zoning Ordinance. These provisions require that a Specific Plan be consistent with the adopted general plan of the jurisdiction in which the Specific Plan is located. All subsequent projects within the Plan Area, including subdivisions and public works projects, shall be consistent with this Specific Plan, the SVGPLUO, and the Placer County General Plan.

1.3 RELATIONSHIP TO OTHER DOCUMENTS

This Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of the intent of the SVGPLUO.

Development in the Olympic Valley is governed by three Placer County documents. The Placer County General Plan serves as the “blueprint” for development in the County, and includes land use designations, policies and implementation measures for a wide variety of topics. The Squaw Valley General Plan and Land Use Ordinance serves as the Community Plan for the Olympic Valley, providing additional details on land use designations and the desired direction of development in the Valley. The Placer County Zoning

Ordinance (PCZO) prescribes development standards and other requirements for each land use zone in the County. Items that are not specifically addressed in the ordinance portion of the SVGPLUO would be governed by the PCZO.

Squaw Valley General Plan and Land Use Ordinance (SVGPLUO)

The SVGPLUO is comprised of the Plan Text, Land Use Ordinance, Plan Map, and Environmental Impact Report, and was adopted in 1983 to direct growth within the 4,700 acre valley consistent with environmental, physical and economic constraints. The SVGPLUO is the underlying land use regulatory authority for the Specific Plan.

The land use designations, zoning, development standards, and design guidelines in this Specific Plan supersede the land use designations, public works standards, and other applicable regulations of the SVGPLUO and other applicable County regulations. To the extent that Standards or regulations are not specified in this Specific Plan and do not conflict with the implementation of the Specific Plan, the SVGPLUO or Placer County Zoning Ordinance shall continue to apply. This Specific Plan includes definitions in Appendix A that are intended to supersede the definitions in the SVGPLUO and Placer County Zoning Ordinance. To the extent this Specific Plan uses terms that are not defined in Appendix A, any applicable definitions in the SVGPLUO or Placer County Zoning Ordinance shall apply.

Ultimately, the SVGPLUO allows for growth that reaches a seasonal peak of an overnight population of 11,000 to 12,000 people, and a maximum skier capacity of 17,500 persons per day within the Olympic Valley. The ultimate build-out of this Specific Plan is consistent with the future growth level anticipated in the SVGPLUO.

ONE - INTRODUCTION

As outlined in the SVGPLUO, the following guidelines are to be followed in development of areas within the Olympic Valley:

- ✦ Both the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological and environmental assets of Squaw Valley.
- ✦ Future development in Squaw Valley should occur only where public facilities and services, including transportation, can be efficiently provided.
- ✦ Intense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.



FIGURE 1.1-REGIONAL CONTEXT

- ✦ Decisions regarding future development should be based upon sound social, economic, and environmental practices.
- ✦ In planning for the future growth and development of Squaw Valley, an optimum balance of activities and facilities, which recognizes the strengths, weaknesses, and inter-relationships of various segments of the Truckee, Olympic Valley, and Tahoe area economies should be encouraged (Page 4, SVGPLUO).

Placer County General Plan

The Placer County General Plan (General Plan) provides the broader guidelines and policies that guided the development of the SVGPLUO:



FIGURE 1.2-SITE CONTEXT

“with the increasing importance of the recreation industry to Placer County, maximum use should be made of its potential consistent with good conservation and development practices” (page 3, SVGPLUO).

With this in mind, the Specific Plan also looks to the General Plan for related goal and policy guidance to provide a plan that meets the overall guidelines of the SVGPLUO.

Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified on **INSERT DATE** and the Specific Plan was adopted on **INSERT DATE**. The EIR provides a programmatic assessment of the environmental impacts that would result from development under the Specific Plan.

Section 65457(a) of the Government Code and Section 15182(a) of the State of California Environmental Quality Act Guidelines provide that no EIR nor negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Additional CEQA review may be required for subsequent phases of the Specific Plan that are non-residential projects and/or that are not consistent with the Specific Plan as described and analyzed in the Program EIR.

1.4 PROJECT LOCATION AND CONTEXT

The Plan Area is an approximately 85 acre site located at the west end of Squaw Valley (see Figure 1.1 – Regional Context, Figure 1.2 – Site Context and Figure 1.3 – North Tahoe Context). The area is

generally bounded by Squaw Valley Road on the north, ski lifts and related ski operations on the south, lodging, single family homes, and undisturbed areas to the west, and the meadow and golf course to the east. Access to the Plan Area is provided by Squaw Valley Road. Three bridges connect Squaw Valley Road to internal private roads and parking areas. (See Figure 1.4 – Existing Conditions).

In addition, the Specific Plan includes the approximately 8.8 acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District building and Fire Station 21). It is planned for employee housing, off-site parking, community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution.

1.5 PROJECT BACKGROUND

1.5.1 HISTORY

Development in Squaw Valley originally began in the 1940’s when Wayne Poulsen, a former ski racer, acquired approximately 2,000 acres in the Olympic Valley from the Southern Pacific Railroad. He then partnered with Alex Cushing to create a ski resort fashioned after European ski resorts. After a disagreement over the future of the resort, Alex Cushing ended up controlling the resort and successfully brought the 1960 Winter Olympics to Squaw Valley. The Olympics greatly accelerated the development of Squaw Valley. They were the first to be televised live and attracted millions of viewers, which provided a significant boost to the visibility of American skiing and the California Sierra Nevada snow belt.



FIGURE 1.3-NORTH TAHOE CONTEXT

Interest in all forms of winter sports continued to grow in northern California after the Olympics. Over the years, Squaw Valley has developed a variety of on-mountain winter and summer recreational facilities as well as conference, residential, and commercial uses.

1.5.2 EXISTING CONDITIONS

The Plan Area encompasses land historically used for resort facilities including skier services, parking, lodging and commercial uses. The Plan Area is located primarily on lands that have previously been either developed or disturbed. The area is served by Squaw Valley Road, the main road into the Valley, which connects to State Route 89 approximately 2 miles to the east. The Specific Plan locates new development primarily in areas that have been previously developed. Existing buildings and facilities within the Plan Area include recreational facilities, ski lifts, lodging, skier services, resort-residential, parking lots and maintenance facilities (See Figure 1.4 – Existing Conditions).

Squaw Creek runs west to east through the Plan Area in an engineered channel before flowing into the meadow area to the east of the Plan Area. Most of the existing trees within the Plan Area are located along the westernmost portion of Squaw Creek. The remaining trees are scattered throughout the Plan Area and on the outward edges as the developed portions of the site transition to surrounding forested areas.

The topography of the Plan Area is a gently sloping plain that generally tilts from west to east while also draining into Squaw Creek. There is approximately 70 feet of elevation change from the highest to the lowest point on the site. The Plan Area is generally bounded by steep

slopes which rise about 2,000 feet to the north and south and almost 3,000 feet to the west. (See Figure 1.5– Slope Analysis).

1.5.3 CURRENT OWNERSHIP

The Plan Area consists of all or part of 22 parcels, 20 of which are entirely owned or controlled by Squaw Valley Real Estate, LLC and Squaw Valley Resort, LLC. (See Figure 1.6– Ownership Plan and Appendix D for existing Assessor Parcel information).

1.5.4 EXISTING LAND USE / ZONING

The zoning for these parcels currently includes Village Commercial, Heavy Commercial, High Density Residential, Forest Recreation, Conservation Preservation, Low Density Residential, and Entrance Commercial as shown on Table 1.1- Existing Land Use/Zoning and Figure 1.7– Existing Land Use/Zoning.



FIGURE 1.4-EXISTING CONDITIONS

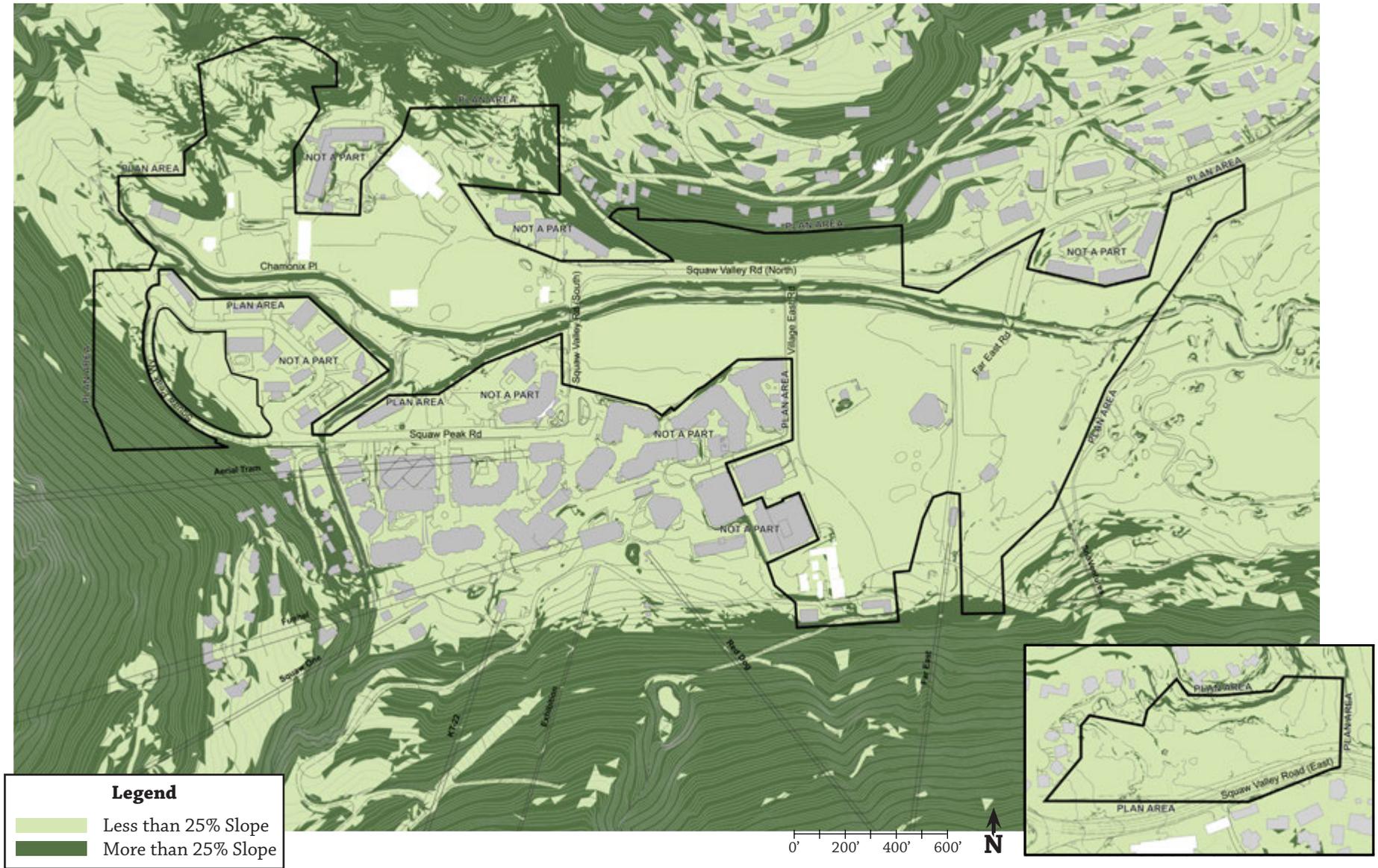


FIGURE 1.5-SLOPE ANALYSIS

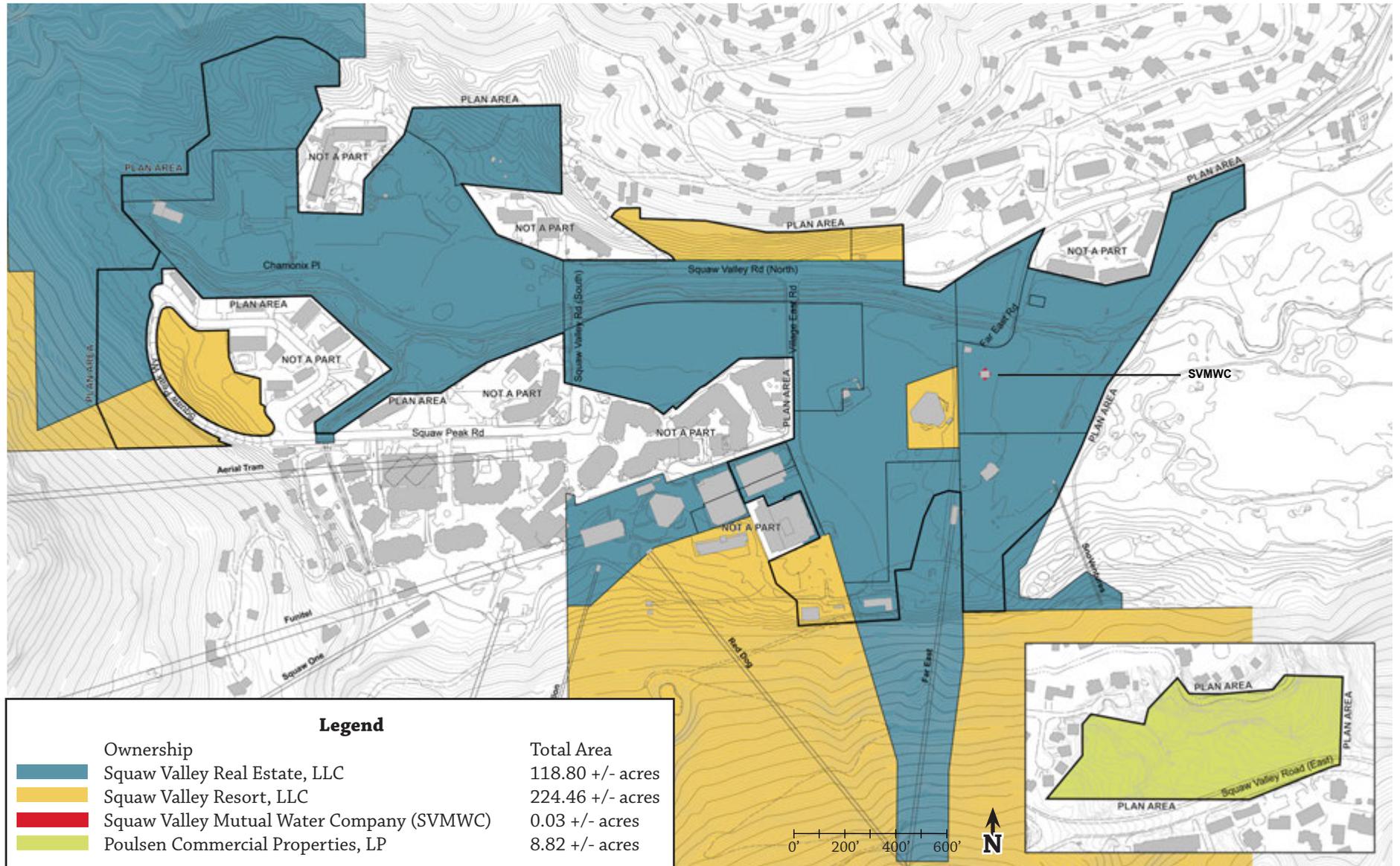


FIGURE 1.6- OWNERSHIP PLAN

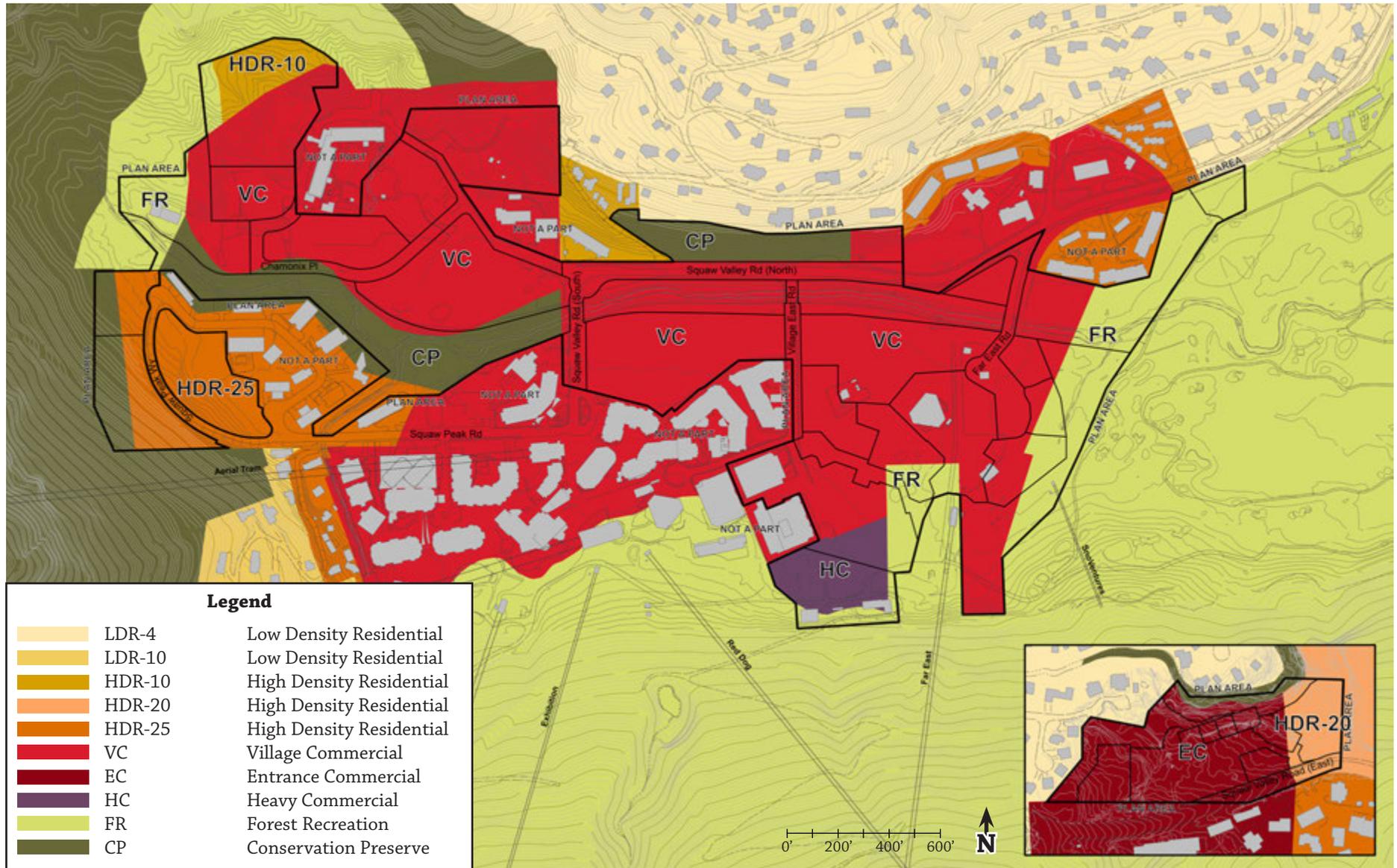


FIGURE 1.7-EXISTING LAND USE/ZONING

ONE - INTRODUCTION

Land Use / Zoning Designation			Area (ac)	Allowed Units ¹	Allowed Units + Density bonus ²	Allowed Bedrooms	Allowed Bedrooms + Density bonus ²
	HDR-10	High Density Residential	1.76	9	9	18	18
	HDR-25	High Density Residential	7.72	97	97	193	193
	HC	Heavy Commercial	2.69	--	--	--	--
	VC	Village Commercial	53.17	1,337	1,671	2,674	3,343
Subtotal			65.34	1,442	1,777	2,885	3,554
	FR	Forest Recreation	11.12	--	--	--	--
	CP	Conservation Preserve	8.05	--	--	--	--
Subtotal			19.17	--	--	--	--
Total Village			84.51	1,442 units¹	1,777 units¹	2,885 bedrooms	3,554 bedrooms
East Parcel							
	EC	Entrance Commercial	6.54	82	82	164	164
	CP	Conservation Preserve	0.47	0			0
	HDR-20	High Density Residential	1.81	18	18	36	36
Total East Parcel			8.82	100	100	200	200
Specific Plan Total			93.33	1,542 units¹	1,877 units¹	3,085 bedrooms	3,754 bedrooms

TABLE 1.1—EXISTING LAND USE/ZONING

Note: The assumed conversion rate from bedrooms to units is 2.0 bedrooms/units, consistent with the average rate yielded from the mix of products shown in Figure 2.1-Illustrative Concept Plan. Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.

1.6 SPECIFIC PLAN ORGANIZATION

1.6.1 CHAPTER STRUCTURE AND FORMAT

Generally, each of the Specific Plan chapters begins with a chapter overview or land use concept discussion, followed by project background information and references to other related documents pertinent to the chapter. Each chapter includes the Goals and Policies intended to meet the Specific Plan's overall goals described in Section 2.2. The following definitions describe the nature of the statements of Goals, Policies, and Development Standards and the format in which these are used in this Specific Plan.

Goals - Are overarching statements describing the objectives of the Specific Plan written in a way that is general in nature and not measurable. Goals are provided at the beginning of each chapter.

Policies - Are specific statements that provide guidance and/or make a commitment to an action intended to further achievement of the applicable goal(s). Policies are identified by two letters and a number, such as "LU-1."

Development Standards - Are specific and sometimes quantified regulations used to guide development under the Specific Plan to achieve the goals and policies of the plan. Development standards will supersede or supplement the SVGPLUO and Placer County Zoning Ordinance as noted herein. Development Standards are provided in Appendix B.

1.6.2 SPECIFIC PLAN CONTENTS

The Specific Plan ultimately guides growth and development within the Plan Area. Detailed goals, policies, standards, and concepts are provided to ensure that all projects within the Plan Area are consistent with the unifying vision of the Specific Plan. This Specific Plan is organized into eight chapters and related appendices as listed below:

- ✦ Chapter 1 - Introduction - Presents the purpose and intent of the Specific Plan, lists the necessary entitlements and approvals, summarizes the regulatory framework, and summarizes the context, history, and physical characteristics of the area.
- ✦ Chapter 2 - Vision and Plan - Presents the overall structure of the Specific Plan, the vision, project objectives, and the concepts and policies related to land use, open space, resource protection, circulation, and public services.
- ✦ Chapter 3 - Land Use - Presents the land use framework, concepts, and policies for development and conservation.
- ✦ Chapter 4 - Open Space - Presents the open space framework, concepts, and policies for the pedestrian network, landscape corridors, and the Squaw Creek corridor.
- ✦ Chapter 5 - Circulation and Parking - Presents the circulation network, concepts, and policies related to vehicular circulation, parking, public transit, and pedestrian and bicycle circulation.

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- ✦ Chapter 6 - Public Services and Utilities - Presents the services and utilities needed to support development of the Plan Area.
- ✦ Chapter 7 - Resource Management - This section identifies the environmental resources in the Plan Area and outlines sustainable strategies for their conservation, protection and management.
- ✦ Chapter 8 - Implementation - This section outlines the implementation measures, details the amendment and modification process, explains the project phasing, and lists the financing methods and applicable fees.
- ✦ Appendices - The Appendices contain documentation to support and supplement the information contained in this document. The following Appendices have been included:

A. *Definitions* – Capitalized terms used throughout the document that supplement or replace the definitions in the SVGPLUO and/or Placer County Zoning Ordinance.

B. *Development Standards and Design Guidelines* – The Development Standards and Design Guidelines (Standards and Guidelines) is the companion document to the Specific Plan to implement the regulatory framework and planning concepts. This document includes the development regulations, guidelines, and design review process for all development projects within the Plan Area, including site, infrastructure, landscape, architectural, and sign design.

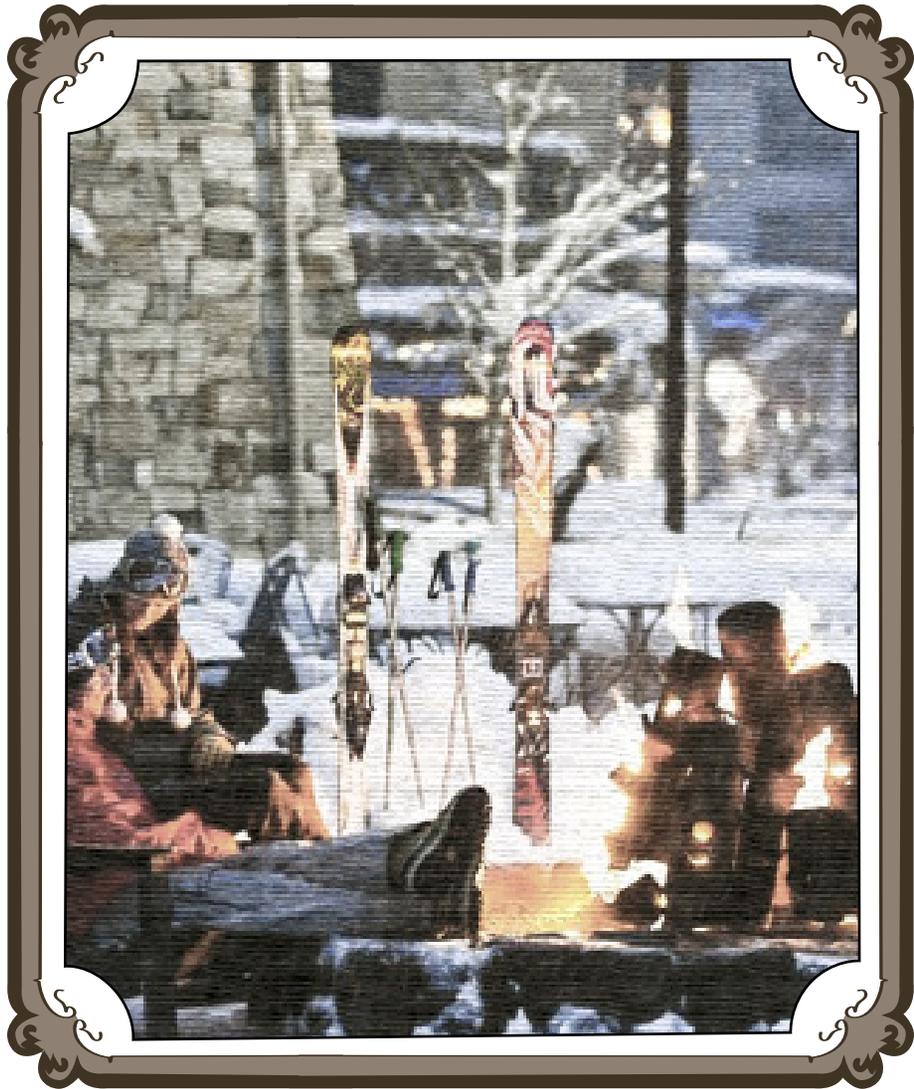
C. *Approved Plant List* - A list of plants suited to the Plan Area, including trees, shrubs, ground covers, and grasses.

D. *Existing Assessor Parcels* – A detailed list of existing Assessor Parcel Numbers and owners within the Plan Area.

E. *Sustainability Index* – This index compiles all of the sustainable measures required or recommended for all improvements within the Specific Plan, and notes the specific sections as to where detailed information can be found.

2

VISION AND PLAN



2.1 THE VISION

2.2 GUIDING GOALS





VISION AND PLAN

2.1 THE VISION

The Specific Plan envisions the evolution of a sustainable mountain resort that preserves the Olympic legacy and day skier experience while expanding opportunities for families and other visitors. The Specific Plan offers a diversity of resort-residential (such as condos used for short to extended stay lodging or timeshares), visitor accommodation, retail, health and well-being, and recreational opportunities while protecting and strengthening view corridors and ski operations, and restoring Squaw Creek.

Development within the Plan Area would be focused on a pedestrian-oriented mixed-use core at the heart of the Village, where cultural events, and commercial and recreational opportunities create an active, healthy, and vibrant resort atmosphere.

The Specific Plan consists of two main zones within the Village, organized on lands that have been largely developed or disturbed in the past:

- ✦ The Village Core – This zone is the core of the Village at Squaw Valley, with a wide mix of uses and activities concentrated in close proximity to the ski slopes and the existing Village. The Village Core includes higher density lodging, the Mountain Adventure Camp, and a variety of retail and restaurant space along with pedestrian-friendly paths and gathering spaces.

- ✦ The Village Neighborhoods – This zone consists of medium density resort-residential neighborhoods and smaller-scale neighborhood serving commercial uses.

In addition, the Specific Plan includes the approximately 8.8 acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District building and Fire Station 21), which is planned for employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving and distribution.

The intent of the Specific Plan is to provide a logical guideline for growth, enhancement, and renewal in the Village area while proposing high standards of resort design that advance smart growth principles. Figure 2.1- Illustrative Concept Plan provides one conceptual example of the development that could result from implementing the Specific Plan. The Illustrative Concept Plan is consistent with the policies, land use designations, zoning and development standards and design guidelines of the Specific Plan. The actual development that occurs in the plan area could differ in one or more aspects from Figure 2.1, but any and all development must be consistent with the policies, land use designations and other requirements of the Specific Plan.

2.2 GUIDING GOALS

This Specific Plan provides a blueprint for development of the plan area for the foreseeable future. The principles set forth in the Specific Plan build on the goals and policies set out in the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO). The following Goals establish the framework for the Specific Plan:

1. Implement the guidelines contained in the SVGPLUO to realize a balanced, vital, year-round destination resort center that is consistent with the community envisioned in the Specific Plan, and reposition the resort to compete effectively with it's international word-class peers and competitors.
2. Preserve the legacy and undisturbed lands of the Olympic Valley by focusing resort-related development in proximity to the existing Village and mountain activities and in areas that have been disturbed in the past.
3. Respect and honor the cultural and environmental setting by establishing a sustainable level of development consistent with the Olympic Valley's history and current resource management and development practices.
4. Revitalize, enhance, and renew the Village areas to create a series of compact, tourist-related mixed-use neighborhoods that are connected, safe, and walkable.
5. Value flexibility and anticipate change while providing an innovative, dynamic development framework.
6. Reinforce community character and create a sense of place by anchoring the Village to the mountain environment through the use of a diversity of architectural expression; cohesive integration of lodging and new amenities with the mountain, and the establishment of a robust pedestrian open space network.
7. Create a resort with significant sustainable interests and a self-contained resort core that provides all necessary destination resort services and amenities to guests and residents on site.
8. Provide a comprehensive circulation, transit, and parking plan that reinforces the creation of a convenient, sustainable, and vibrant resort.

The Specific Plan achieves the above goals in a myriad of ways. New development is concentrated primarily in areas that have been disturbed in the past, such as the extensive existing parking lots within the Plan Area. The high-intensity uses and largest buildings are concentrated in the Village Core, near the existing Village and the ski area (see Chapter 3). The inclusion of retail, food service, and recreational uses will promote a largely self-contained resort, minimizing the need for additional vehicle trips.

Extensive trails and pedestrian paths are provided throughout the plan area to connect lodging and other uses, and to provide safe and efficient bicycle and pedestrian circulation (see Chapters 4 and 5). Adequate parking is provided for both day skiers and resort guests, and transit facilities and operations will be enhanced (see Chapter 5). The Development Standards and Design Guidelines (Appendix B)

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reflect the community character and mountain environment, while providing flexibility for innovative design and responses to future needs. Appendix E summarizes the many measures included in the Specific Plan that promote sustainable development and operation of the Resort.

Throughout this document, Policies are described that support achieving these Goals.



FIGURE 2.1-ILLUSTRATIVE CONCEPT PLAN

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

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3

LAND USE



- 3.1 LAND USE CONCEPT
- 3.2 LAND USE AND GOALS
- 3.3 LAND USE DESIGNATIONS
- 3.4 ZONING DESIGNATIONS
- 3.5 EMPLOYEE HOUSING





LAND USE

This chapter sets forth the overall land use planning framework for both development and conservation within the Plan Area and on the East Parcel. In tandem with the Development Standards and Design Guidelines (Appendix B) this section establishes the overall policies and development standards applicable to the land use activities within the Plan Area. It includes the types and intensities of uses for land and buildings in proposed development areas. Figure 3.1-Site Land Use and Zoning illustrates the pattern of development permitted within the Plan Area.

The Land Use Plan implements the SVGPLUO goals by designating land for tourist-related resort-residential, visitor accommodations, commercial services, recreation facility development, and employee housing. Development permitted under this Plan stays within the carrying capacity of the Plan Area as well as the development levels described in the SVGPLUO (see Appendix B for additional information).

Under SVGPLUO zoning, up to approximately 3,550 bedrooms could be constructed within the Plan Area, equating to approximately 1,775 dwelling units (not including employee housing) using standard rates of 2.0 bedrooms per unit. The Specific Plan allows for a maximum of 1,493 bedrooms and 850 units, a substantial reduction. The East Parcel zoning would allow for up to 264 bedrooms.

The Land Use Plan designates land uses; however, refinements to the boundaries between land uses, in substantial compliance with this Plan, may be required to accommodate technical issues that arise during subdivision design.

This chapter is to be used in conjunction with the other chapters of the Specific Plan. The Standards and Guidelines presented in Appendix B establish the specific regulations for the various land use designations in the Plan Area. These standards amend and supersede the applicable sections of the SVGPLUO as it applies to the Plan Area. However, standards or regulations that are not specified in the Specific Plan shall default to the SVGPLUO for applicable provisions.

3.1 LAND USE CONCEPT

Squaw Valley has long been identified by Placer County as an important recreation resource where “maximum use should be made of its potential consistent with good conservation and development practices” (page 3, SVGPLUO). In addition to downhill skiing, the Village contains recreation opportunities such as ice skating, cross-country skiing, biking, access to hiking trails, horseback riding, and swimming. As described in Chapter 1, the intent of the Specific Plan is to guide the growth and development of the Village area as a recreation-based, all-season mountain resort.

The Land Use Plan envisions tourist-related neighborhoods that include a range of year-round transient lodging, resort-residential, commercial, and recreational uses clustered around a distinct Village Core. The development pattern has been compactly organized to fit into the existing developed areas while simultaneously preserving important scenic vistas, providing convenient access to the mountain, and creating a vibrant mixed-use environment. The Specific Plan is generally organized into two main environments from the most intensely developed areas in the Village Core, to the less intensely developed areas in the Village Neighborhoods. See Figure 3.2 for the locations of the two neighborhoods, and individual descriptions below:

- ✦ The Village Core – The heart of the Village with a wide mix of uses and activities concentrated near the ski slopes and the existing Village. The highest intensity of land use including lodging, the Mountain Adventure Camp, and commercial establishments will be focused here around a network of pedestrian paths and gathering spaces.
- ✦ The Village Neighborhoods – Primarily high-density mixed-use/resort-residential areas, including condo hotels, fractional, and timeshare uses. In the northern areas, medium density fractional properties provide a transition from resort residences to the surrounding forested areas.

3.2 LAND USE AND GOALS

The following land use goals and policies emphasize creating a distinct Village Core, from which the surrounding tourist-related neighborhoods and recreational facilities are connected to create a recreation-based mountain resort:

- Goal LU- 1: Create an active, integrated resort atmosphere centered on a pedestrian-oriented Village Core. Promote vertical development to reduce sprawl and create a walkable village.
- Goal LU- 2: Promote development that is sensitive to the natural environment and the Olympic Valley community, particularly principal views of the mountain peaks and hillsides to reinforce connections to the mountain environment.
- Goal LU- 3: Develop a resort community that is vibrant throughout the year.
- Goal LU- 4: Draw visitors year-round and enhance the economic base of the community by offering a diversity of recreational, resort-residential, commercial and lodging options beyond those specifically geared toward the winter season.
- Policy LU- 1: Establish a conservation corridor for Squaw Creek to allow for a comprehensive, coordinated approach to future enhancement and restoration.
- Policy LU- 2: Provide for educational and recreational opportunities that promote conservation and a healthy, active lifestyle (e.g. recreation facilities, interpretive signage at restoration areas, multi-purpose trails).

THREE - LAND USE

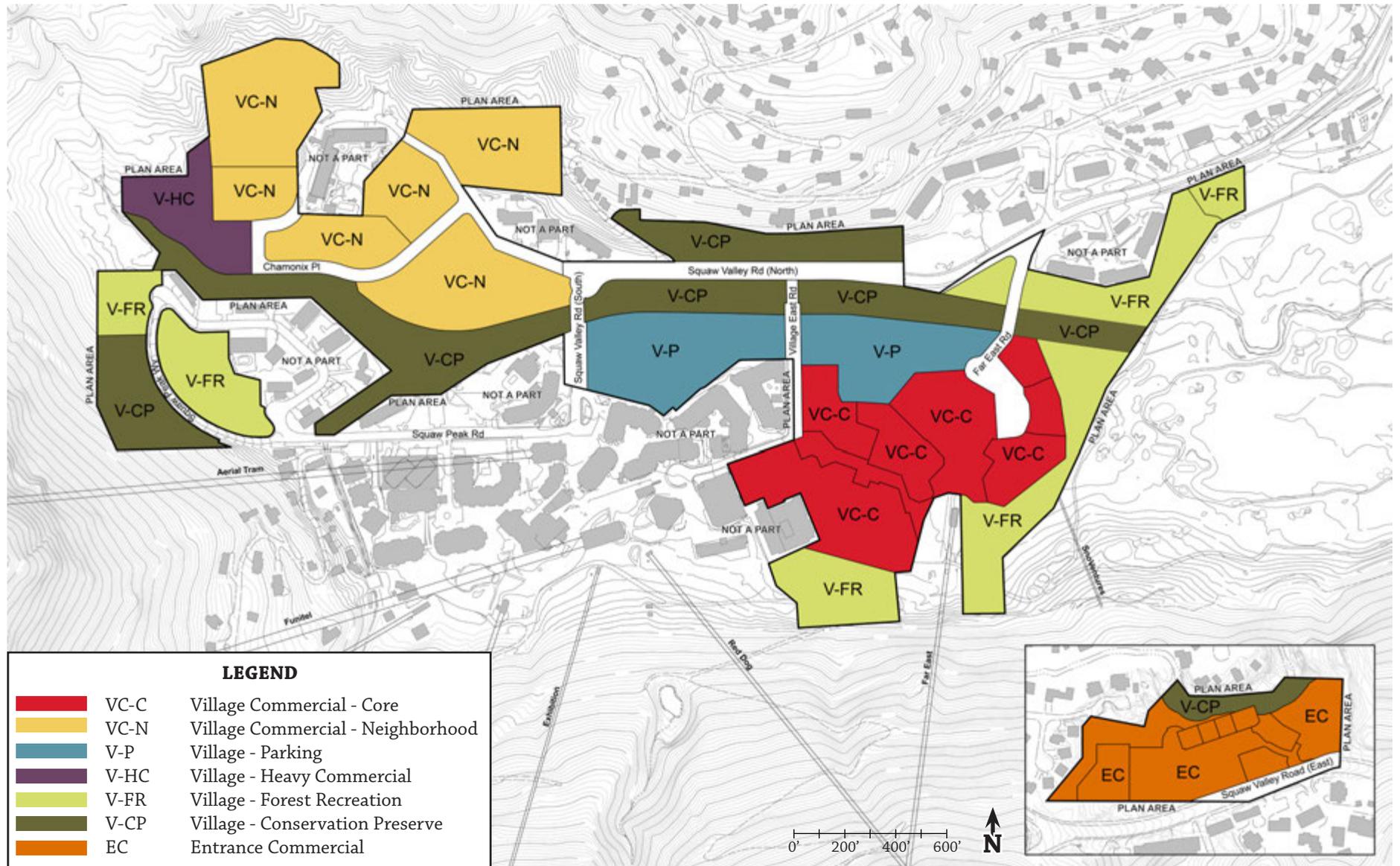


FIGURE 3.1- SITE LAND USE AND ZONING



FIGURE 3.2- PROJECT NEIGHBORHOODS

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

THREE - LAND USE

Policy LU- 3: Concentrate development in already disturbed or developed areas.

Policy LU- 4: Provide a diversity and critical mass of visitor accommodations and resort-residential units (e.g. hotel rooms, rental or ownership condominium units, timeshare condominiums, single family units, multi-family units).

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

Policy LU- 6: Provide an array of services and amenities within the Plan Area in order to minimize the reliance on vehicles and provide adequate pedestrian and circulation improvements with each phase of development.

3.3 LAND USE DESIGNATIONS

The following section describes the intent of each of the Specific Plan land use designations and the types of land uses that are allowed in each category. Refer to Figure 3.1– Site and Land Use Zoning, Table 3.1– Land Use Summary, and Table 3.2– Allowed Uses. The land use designations and the accompanying figure and table provide the framework for future land use decisions within the Plan Area. The Development Standards and Design Guidelines in Appendix B are crafted to ensure that commercial and resort-residential development is of high quality, and consistent with the land use policies identified above. Additionally, a Design Review application

will be submitted to the County for each project or every parcel to ensure compliance.

Section 8.3.4 in Chapter 8, Implementation, describes the mechanism to be used to ensure that the densities shown in Table 3.1 and the total bedroom count for the Plan Area are not exceeded.

The Specific Plan includes the following land use designations:

VILLAGE COMMERCIAL - CORE (VC-C)

The intent of the Village Commercial - Core land use designation is to guide the development of a pedestrian-oriented, mixed-use central area. As the focal point of social and economic vitality within the Plan Area, this area provides an environment that is interesting to pedestrians, contains opportunities for events and gatherings, and removes conflicts between pedestrian and vehicular circulation. Pedestrian circulation shall be safe and convenient, and well connected to all facilities by a network of walks, sidewalks, plazas, and courtyards. Facilities in this area shall provide ample cultural and recreational opportunities within walking distances of each other.

Despite the higher density nature of a pedestrian retail core, principal views of the surrounding mountain peaks and hillsides guide the development pattern to ensure the connection to the mountain environment. Uses include resort-residential and tourist commercial (multi-family, single-family, timeshare, fractional, vacation clubs, hotels, condo hotels), recreation, skier services, parking facilities, and other recreation and resort based amenities.

Land Use Designations			Area (acres)	Maximum Total Units	Maximum Total Bedrooms	Maximum Bedroom Density per Lot	Average Bedroom Density per Lot	Maximum Commercial Space	Existing Commercial Space to be Removed	Percentage of Plan Area
Main Village Area										
	VC-C	Village Commercial - Core	13.66	517	883	125 bed/ac	85 bed/ac	223,369	54,937	14.6%
	VC-N	Village Commercial - Neighborhood	18.47	333	610	71 bed/ac	39 bed/ac	40,364	36,585	19.8%
	V-P	Village - Parking	8.79							9.4%
	V-HC	Village - Heavy Commercial	2.85					10,000		3.1%
Subtotal			43.77	850	1493			273,733	91,522	46.9%
	V-FR	Village - Forest Recreation	15.40							16.5%
	V-CP	Village - Conservation Preserve	17.78							19.1%
Subtotal			33.18					0	0	35.6%
Total Main Village Area			76.95					273,733	91,522	82.5%
East Parcel						Max. Employees				
	EC	Entrance Commercial	7.01	50 ¹	150	300		20,000		7.5%
	V-CP	Village - Conservation Preserve	1.03							1.1%
Total East Parcel			8.04	50	150			20,000	0	8.6%
Other										
	Roads		8.34							8.9%
Total			93.33	900	1643			297,733	91,522	100.0%

TABLE 3.1- LAND USE SUMMARY

Note: This Commercial square footage includes replacement of existing commercial uses and maintenance facilities. Development within the Plan Area shall not exceed the maximum units and commercial square footage shown.

¹ Employee units may include a mixture of dormitory housing, studios, condominiums, and apartment units

THREE - LAND USE

The Mountain Adventure Camp, the primary activity center of the Plan Area, is in Village Commercial-Core (allowable uses outlines in Table 3.2). These uses are intended to include amenities that attract guests in both all year round. Many of the services and amenities will be available both to resort guests, day visitors, and members of the broader community.

VILLAGE COMMERCIAL - NEIGHBORHOOD (VC-N)

The intent of the Village Commercial - Neighborhood land use designation is to guide the development of mixed-used neighborhoods that have a village hospitality emphasis and are complementary to the Village Core. These areas are well connected to the Village Core via a network of walks, sidewalks, plazas, and courtyards. Uses include resort-residential and tourist commercial (multi-family, timeshare, fractional, vacation clubs, hotels, condo hotels). In addition, spas and health care services, skier services, recreational and resort based facilities, and related ancillary uses would be allowed.

VILLAGE - HEAVY COMMERCIAL (V-HC)

The intent of the Village - Heavy Commercial land use is to establish an area for uses related to ski resort and related operations. This land use provides space for heavy equipment maintenance, storage, and construction-related shop space. Uses in this area include offices, mountain maintenance facilities, service stations, and parking.

VILLAGE - FOREST RECREATION (V-FR)

The intent of the Village - Forest Recreation land use designation is to retain the general character of the forest environment while at the same time permitting active recreational development. Recreational

facilities in these areas may be privately or publicly funded. The development of new ski lifts shall be coordinated with development of parking, circulation, and transit to adequately meet the needs of the increased lift capacity. Structures within these areas shall not adversely affect the general character of any adjoining Village - Conservation Preserve areas. Setback distances from adjoining Village - Conservation Preserve areas shall be determined through the Design Review process. Uses in these areas include ski lifts, ski trails, mountain amenities, snow storage, tennis courts, playgrounds, parks, surface parking, and other mountain related amenities.

VILLAGE - CONSERVATION PRESERVE (V-CP)

The intent of the Village - Conservation Preserve land use designation is to preserve the natural beauty and ecological resources of the Olympic Valley by identifying land to be preserved or restored to a natural or near-natural state. The Squaw Creek stream environments covered by this land use designation allow for important ground water recharge functions, natural filtration, storm drainage, and fish and wildlife habitats. Within these areas recreational facilities consistent with adopted standards shall be allowed. These developments shall be limited to those which are compatible with the natural open space characteristics of the areas and which generally do not require significant grading, large impervious surfaces, or significant alteration of land. Uses within these areas include public serving accessory buildings under 400 gross square feet, passive recreational uses that do not require structures or impervious surfaces greater than 400 square feet, multi-purpose trails, and picnic areas.

VILLAGE - PARKING (V-P)

Two large parcels located between Squaw Valley Road and the Village are dedicated to meeting the day skier, day visitor, and related

parking needs of the project. Allowable uses include surface parking, parking structures and temporary uses such as farmer's markets and civic and community or commercial events.

ENTRANCE COMMERCIAL (EC)

This zone applies to the East Parcel and allows for employee housing, parking, and resort-supporting services such as warehousing and distribution, as well as limited commercial and retail uses.

3.4 ZONING DESIGNATIONS

The Specific Plan establishes zoning districts which implement the desired densities and character of the Plan Area. The zoning districts are the same as the land use designations in this plan. Regulations or components not described within the Specific Plan shall default to the SVGPLUO and/or the Placer County Zoning Ordinance for applicable provisions.

THREE - LAND USE

A. Residential

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Single-family Dwellings	--	C	--	--	--	--	--
Community Care Homes	--	C	--	--	--	--	--
Fractional Ownership Residential Properties	CUP	CUP	--	--	--	--	--
Multi-family Residential	CUP	CUP	--	--	--	--	--
Planned Unit Developments	CUP	CUP	--	--	--	--	--
Timeshare Condominiums	CUP	CUP	--	--	--	--	--
Condominiums	CUP	CUP	--	--	--	--	--
Rooming and Boarding (not to exceed 4 persons)	A	A	--	--	--	--	--
Employee Housing	MUP	MUP	--	--	--	--	MUP
Accessory Buildings	A	A	--	--	--	--	A

B. Public Serving

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Library	MUP	MUP	--	--	--	--	
Structures/Corporation Yards/ Uses for the Operation of a Public Utility	MUP	MUP	MUP	--	--	--	MUP
Structures/Uses for the Performance of a Governmental Function	MUP	MUP	MUP	--	--	--	MUP
Public Water Supply Wells	A	A	A	A	A	A	A
Accessory Buildings (not to exceed 200 sf gross floor area)	A	A	A	A	A	A	A
Public Restroom	A	A	A		A	A	A

Key to Permit Requirements (as defined Placer County Zoning Ordinance):

A	Allowed uses
MUP	Minor Use Permit
CUP	Conditional Use Permit
TOE	Temporary Outdoor Event
C	Zoning Clearance Required
--	Not Allowed
*	Projects under 20,000 gsf allowed; over 20,000 gsf require MUP
+	Projects that disturb less than 2,500 sf allowed; more than 2,500 sf of disturbance requires MUP
°	These events are allowed if attendance is less than 750 people. Events with more than 751 people shall require a TOE
◇	Restricted to trailhead parking with a maximum of 20 spaces in any one location

TABLE 3.2- ALLOWED USES

Note: Refer to Appendix A- Definitions for land use definitions. Existing uses are allowed to remain until they are no longer in use and/or are replaced.

C. Recreation, Education, and Public Assembly

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
<i>Amusement and Recreational Enterprises</i>	+	+	--	--	--	--	+
<i>Child Day Care Centers</i>	C	C	--	--	--	--	--
<i>Houses of Worship</i>	*	*	--	--	--	--	--
<i>Helicopter Skiing</i>	--	--	--	--	--	--	MUP
<i>Linear Parks and Trails</i>	A	A	A	A	A	A	A
<i>Private Recreation Facilities</i>	+	+	--	--	--	--	--
<i>Public Recreation Facilities</i>	+	+	--	--	--	--	+
<i>Riding, Hiking, and Cross-country Ski Trails</i>	--	A	--	A	A	--	A
<i>Picnic Areas</i>	A	A	--	A	A	--	A
<i>Outdoor Amphitheater</i>	MUP	MUP	--	--	MUP	--	
<i>Public and Private Playgrounds and Parks</i>	MUP	MUP	--	--	MUP	--	MUP
<i>Stables and Corrals</i>	--	--	--	--	MUP	--	--
<i>Ski Lifts, Ski Trails and Mountain Amenities</i>	--	--	--	--	CUP	--	--
<i>Tennis Courts</i>	C	C	--	--	C	MUP	C
<i>Schools (public or private)</i>	--	C	--	--	--	--	C
<i>Arcades</i>	A	A	--	--	--	--	A

**Key to Permit Requirements
(as defined Placer County Zoning Ordinance):**

A	<i>Allowed uses</i>
MUP	<i>Minor Use Permit</i>
CUP	<i>Conditional Use Permit</i>
TOE	<i>Temporary Outdoor Event</i>
C	<i>Zoning Clearance Required</i>
--	<i>Not Allowed</i>
*	<i>Projects under 20,000 gsf allowed; over 20,000 gsf require MUP</i>
+	<i>Projects that disturb less than 2,500 sf allowed; more than 2,500 sf of disturbance requires MUP</i>
°	<i>These events are allowed if attendance is less than 750 people. Events with more than 751 people shall require a TOE</i>
◇	<i>Restricted to trailhead parking with a maximum of 20 spaces in any one location</i>

Note: Refer to Appendix A- Definitions for land use definitions. Existing uses are allowed to remain until they are no longer in use and/or are replaced.

THREE - LAND USE

D. Tourist Commercial

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Clubs and Lodges	C	C	--	--	--	--	C
Hotels and Condo Hotels	CUP	CUP	--	--	--	--	--
Condominiums	CUP	CUP	--	--	--	--	--
Restaurants without drive-up windows	C	C	--	--	--	--	C ¹
Nightclubs and Taverns	C	C	--	--	--	--	--
Spa	C	C	--	--	--	--	--

E. Neighborhood Commercial

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Retail Establishments	C	C	--	--	--	--	C
Financial Institutions without drive-up windows	C	C	--	--	--	--	C
Grocery and Liquor Stores	MUP	MUP	--	--	--	--	MUP
Services Establishments	C	C	--	--	--	--	C
Home Occupations	--	C	--	--	--	--	--

F. Office / Business Services

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Offices	C	C	C	--	--	--	C
Real Estate Sales Office	C	C	--	--	--	--	--

Key to Permit Requirements (as defined Placer County Zoning Ordinance):

A	Allowed uses
MUP	Minor Use Permit
CUP	Conditional Use Permit
TOE	Temporary Outdoor Event
C	Zoning Clearance Required
--	Not Allowed
*	Projects under 20,000 gsf allowed; over 20,000 gsf require MUP
+	Projects that disturb less than 2,500 sf allowed; more than 2,500 sf of disturbance requires MUP
°	These events are allowed if attendance is less than 750 people. Events with more than 751 people shall require a TOE
◇	Restricted to trailhead parking with a maximum of 20 spaces in any one location

Note: Refer to Appendix A- Definitions for land use definitions. Existing uses are allowed to remain until they are no longer in use and/or are replaced. Clubs and Lodges, Restaurants without drive-up windows, nightclubs and taverns, and spas need MUP if over 20,000 sf.

G. Miscellaneous

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Stand Alone Parking Garages	MUP	MUP	--	--	--	MUP	MUP
Service Stations	MUP	--	MUP	--	--	--	--
Ski Maintenance Facilities	MUP	MUP	MUP	--	--	--	MUP
Surface Parking Lots	A	A	A	--	CUP◇	A	A

H. Temporary Uses

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Civic/Community Events	A	A ^o	--	--	--	A ^o	TOE
Festivals	A ^o	A ^o	--	--	--	A ^o	TOE
Live Entertainment Events	A ^o	A ^o	--	--	--	A ^o	TOE
Seasonal Camp Facilities	TOE	TOE	--	--	--	TOE	TOE
Seasonal Parking	TOE	TOE	--	--	--	A	TOE
Schools (Public or Private)	MUP	MUP	--	--	--	--	A ^o
Construction Facilities	A ^o	A ^o	A	--	--	A ^o	A ^o
Interim Ski Services	A ^o	A ^o	A	--	--	A ^o	A ^o

**Key to Permit Requirements
(as defined Placer County Zoning Ordinance):**

A	Allowed uses
MUP	Minor Use Permit
CUP	Conditional Use Permit
TOE	Temporary Outdoor Event
C	Zoning Clearance Required
--	Not Allowed
*	Projects under 20,000 gsf allowed; over 20,000 gsf require MUP
+	Projects that disturb less than 2,500 sf allowed; more than 2,500 sf of disturbance requires MUP
^o	These events are allowed if attendance is less than 750 people. Events with more than 751 people shall require a TOE
◇	Restricted to trailhead parking with a maximum of 20 spaces in any one location

Note: Refer to Appendix A- Definitions for land use definitions. Existing uses are allowed to remain until they are no longer in use and/or are replaced.

THREE - LAND USE

USE	TYPE	PARAMETERS
Mechanical Rooms	General	
Parking	General	
Restrooms	General	
Service Area	General	
Storage	General	
Arcades	Dry	
Arts and Crafts	Dry	
Bowling	Dry	Maximum 30 Lanes
Fitness Facilities	Dry	
Food and Beverage Facilities	Dry	Maximum 15,000 square feet
Group Meeting Venues	Dry	Maximum 12,000 square feet
Locker Rooms	Dry	
Member's Lounge	Dry	
Miniature Golf	Dry/WET	
Performing Arts	Dry	
Retail	Dry	
Simulated Sky Diving	Dry	
Theatre	Dry	Maximum 300 seats
Skate Park	Dry	
BMX Park and Course	Dry	

USE	TYPE	PARAMETERS
Trampoline/Jump Centers	Dry	
Rock/Boulder Climbing	Dry/Wet	
Ropes Course	Dry/Wet	
Zip Lines	Dry/Wet	
Action River	Wet	
Aerial Training Facilities	Wet	
Jacuzzis/Hot Tubs	Wet	
Kids Pools	Wet	
Lazy River	Wet	
Rafting	Wet	
Rope Swings	Wet	
Saunas	Wet	
Showers	Wet	
Steam Rooms	Wet	
Stand Up Paddle Board	Wet	
Swimming Pools	Wet	
Therapeutic Pools	Wet	
Wading Pools	Wet	
Wake Boarding	Wet	
Water Games	Wet	
Water Skiing	Wet	
Water Slides	Wet	
Waterfalls	Wet	
Wave Pool	Wet	
Wave Rider	Wet	

TABLE 3.3—ALLOWABLE ACTIVITIES, AMENITIES AND USES IN MOUNTAIN ADVENTURE CAMP

3.5 EMPLOYEE HOUSING

Squaw Valley provides a range of residential and lodging types, but as a mountain resort oriented community, much of the housing is not affordable to many resort employees, particularly seasonal employees. This creates not only a hardship for those working at the resort facilities, but may have adverse environmental consequences if employees have to drive long distances between work and home.

The Placer County General Plan requires that new development in the Sierra Nevada and Lake Tahoe areas provide for housing for 50 percent of the full-time equivalent (FTE) employees generated by a development project. Figure 3.3- Squaw Valley East Parcel shows one potential solution. Squaw Valley would add more employees as new resort-residential, transient, and related development occurs.

Goal HS- 1: To provide affordable opportunities for employees to live in proximity to their place of work, consistent with Section 2-C of the Placer County General Plan.

Policy HS- 1: Provide affordable housing for a portion of its employees as specified in the Placer County General Plan through one or a combination of the following measures:

- ✦ Construction of on-site employee housing;
- ✦ Construction of off-site employee housing;

- ✦ Dedication of land for needed units; and/or
- ✦ Payment of an in-lieu fee.

Policy HS- 2: The calculation of the number of required employee housing units shall be based on the full time equivalent number of new employees associated with new development under the Specific Plan. In addition, any existing units that are currently used for employee housing and are removed to accommodate new development shall be added to the calculation of units required to be provided within the phase during which the units are removed. Employee housing units within the Plan Area shall not be counted toward the calculation of maximum density.

Policy HS- 3: Provide incremental employee housing for 50% of full time equivalent employees (FTE) generated by the project by the end of the phase during which the job was created. A minimum of 50% of the requisite housing will be located within the Olympic Valley.

Policy HS- 4: Where feasible, employee housing shall be located in close proximity to transit and to goods and services needed by the employee population (e.g., grocery stores, restaurants) . This will minimize the distances employees must travel by car and alleviate long travel times for employees without vehicles.

THREE - LAND USE

- Policy HS- 5: Provide enhanced common areas, appropriate kitchen facilities, centralized laundry, fitness center, outdoor recreation areas, and other comparable services.
- Policy HS- 6: Prior to recordation of each small lot tentative map, the applicant shall prepare and the County shall approve, an Employee Housing Plan that describes how the employee housing requirement for that map will be met.
- Policy HS- 7: Efforts shall be made to identify affordable housing sites within the Olympic Valley that are obtainable and economically feasible for the developer and convenient for employees. Employee housing may also be located outside of the Olympic Valley.



FIGURE 3.3- SQUAW VALLEY EAST PARCEL

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

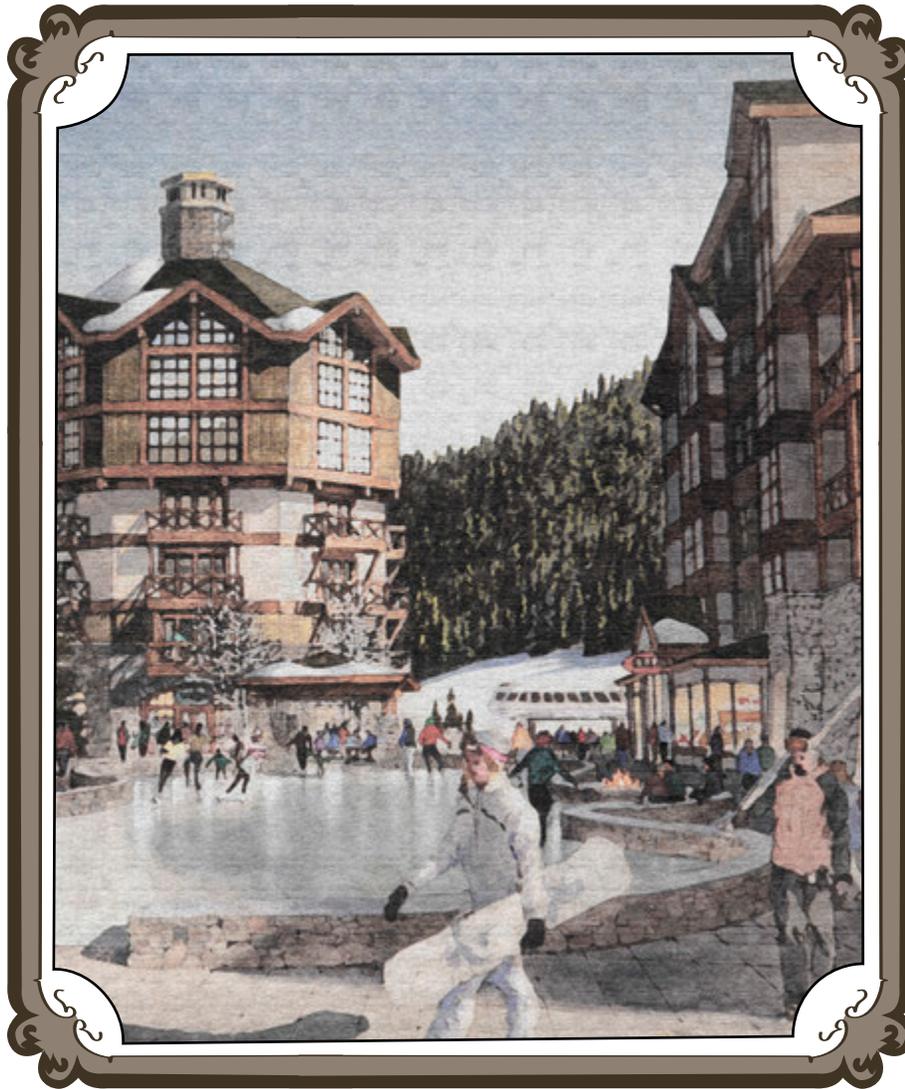


VISUAL RENDERING OF CONCEPTUAL PLAN FOR THE EAST PARCEL

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

4

VILLAGE OPEN SPACE NETWORK



4.1 VILLAGE OPEN SPACE CONCEPT

4.2 OPEN SPACE GOALS AND POLICIES

4.3 THE COMPONENTS

4.4 LANDSCAPING AND PLANT MATERIALS





VILLAGE OPEN SPACE NETWORK

The Village open space network highlights Squaw Valley’s spectacular mountain setting by establishing a network of natural and pedestrian-oriented open spaces that weave through the Plan Area, providing views to the surrounding mountainsides, forests, and meadow. There is additional open space acreage provided; approximately 35 acres (V-CP and V-FR) within the Village, including approximately 10 acres for the Squaw Creek corridor (V-CP). Further, additional approximately 4 acres of open space is provided on the East Parcel. Additional open space acreage is provided throughout the Village Commercial area, which includes a vibrant pedestrian network and generous landscape buffers and corridors that bring the natural setting “into” the Village. This network is the portal to the over 6,000 acres of adjacent recreational lands that surround the Village areas.

4.1 VILLAGE OPEN SPACE CONCEPT

The Specific Plan is organized around a Village pedestrian and open space network that provides links to all neighborhood areas and adjacent recreational areas. It provides a pattern of landscaped buffers and corridors that seek to bring the forest into the Village. This network enhances and renews the Village areas so they are connected, safe, and walkable. Refer to Figure 4.1- Village Open Space Network. This network is made up of six basic components:

- ✦ Primary Pedestrian Corridors – The main pathways that interconnect all neighborhoods within the Village;

- ✦ Secondary Pedestrian corridors – The smaller passageways, alleys and lanes within each Village neighborhood;
- ✦ Pedestrian Parking Lot Corridors – Pathways that provide safe pedestrian circulation between the surface parking lots and the Village;
- ✦ Gathering Spaces – The Snow Beach (southern edge of the Plan Area), plazas, courtyards and event venue spaces along the pedestrian corridors;
- ✦ Landscape Corridors and Buffers – Generously landscaped open spaces within neighborhoods that provide visual buffers and links to the surrounding forested areas; and
- ✦ The Squaw Creek Preservation Corridor – A generous open space corridor set aside for future enhancement and restoration activities.

4.2 OPEN SPACE GOALS AND POLICIES

- Goal OS-1: Emphasize an all-season pedestrian environment within the Village.

- Goal OS- 2: Employ open space areas as opportunities for environmental enhancement and protection.
- Goal OS- 3: Connect open space areas within the Village to the larger natural context of the Olympic Valley.
- Policy OS- 1: Provide a system of landscaped pedestrian pathways and corridors (streets, plazas, courtyards, recreation and event venues, outdoor dining areas, etc.) for all-season safe and functional passages and community gathering spots throughout the Village.
- Policy OS- 2: Provide a system of pedestrian corridors as the unifying network that provides strong links to all Village areas, activity nodes, adjacent recreational areas, and to the existing Granite Chief and Shirley Canyon trailheads.
- Policy OS- 3: Extend the natural mountain landscape into the Village by requiring the use of native or naturalized vegetation along pedestrian corridors, within gathering areas and for landscape buffers and green spaces.
- Policy OS- 4: Protect and improve water quality with site-specific stormwater Best Management Practices (BMPs) that slow the delivery of water to receiving channels and offer treatment through filtration, nutrient uptake, and sediment sequestration. This will

include incorporation of stormwater drainage into landscaped and open space areas, using measures such as vegetated bioswales, rain gardens, naturalized channels, and floodplain systems, in addition to traditional stormwater treatment structures.

- Policy OS- 5: Take advantage of the mountain frontage for primary gathering spaces and organize the pedestrian network to converge at these areas.
- Policy OS- 6: Protect Squaw Creek by providing an appropriate open space corridor, and limiting activities to those that do not degrade water quality or the stream and riparian habitat within the corridor. Appropriate activities within the Squaw Creek corridor may include sediment collection and/or sediment removal facilities and equipment, minor streambed alterations to improve flood control, and habitat or water quality, trail construction, fishing, and signage and other interpretive elements.
- Policy OS- 7: Integrate landscape corridors throughout each neighborhood to preserve mountain views, provide transition zones to surrounding natural areas, and to create visual buffers.

4.3 THE COMPONENTS

The open space network provides a multi-layered system that creates a high quality pedestrian mountain environment which encourages

FOUR - VILLAGE OPEN SPACE NETWORK

walking, recreating, and socializing. All plantings throughout the Plan Area utilize natural or naturalized plantings from the Approved Plant List (see Appendix C). This list takes its cue from the surrounding mountain plant palette. The components of the open space network are:

4.3.1 PRIMARY PEDESTRIAN CORRIDORS

These corridors are the main passageways that interconnect the Village neighborhoods with the “Snow Beach” along the southern edge of the Plan Area. These are primarily pedestrian environments and can include corridors utilizing road right-of-ways combined with bike trails. These pedestrian corridors vary in width to create variety, and are generally 20 to 50 feet wide. Where corridors also act as Emergency Vehicle Accessways (EVAs), routes shall be at least 20 feet wide with minimum 2 foot wide shoulders. These corridors are articulated by a variety of building frontage uses such as retail, resort-residential, lodging, and recreation. Landscape treatments along pedestrian corridors bring the surrounding natural plant palette into the Village to further reinforce these corridors by highlighting entries and main gathering spots, and to help give buildings scale and context.

4.3.2 SECONDARY PEDESTRIAN CORRIDORS

These are the smaller passageways that provide the connections within neighborhoods, such as residential walkways, paths, or pedestrian bridges. These corridors are pedestrian dominant environments with the exception of where they overlap with bike trails. These pedestrian corridors vary in width, but are generally 12 to 20 feet wide and would be articulated by a variety of building frontage uses such as retail, resort-residential, lodging, and

recreational opportunities. EVAs, when needed shall be a minimum of 20 feet wide with 2 foot wide shoulders. Landscape treatments are provided along these passageways to define secondary gathering spots, bring the forest “into” the Village, and help to screen service and utility structures as they occur.

4.3.3 PEDESTRIAN PARKING LOT CORRIDORS

These are pedestrian connections that safely move people across the parking lots. They have landscape and curb buffers to physically separate and protect pedestrians from vehicles and vehicular traffic in the parking lots. These paths connect the pedestrian paths along Squaw Valley Road and the Village neighborhoods to the Village core. They can include bike trails. They also provide safe routes for pedestrians moving from their parked cars to the Village. They are landscaped to reinforce the integration of the forest plant palette “into” the Village and will be lit with low spill lighting. These pedestrian corridors are generally 8 to 12 feet wide and are articulated by landscaping and curbs. Primary and Secondary Gathering Spots may not be located on these passageways.

4.3.4 PRIMARY AND SECONDARY GATHERING SPOTS

These are a series of spaces along the pedestrian corridor system that provide the main gathering spaces for seasonal and cultural events, recreational opportunities, water features, art and sculptures, outdoor dining, or pocket parks. The main gathering spot is the Snow Beach at the southern edge of the Plan Area where multiple recreational, entertainment, and cultural activities occur. Secondary spaces such as plazas, courts, and pocket parks occur along these pedestrian corridors to animate the Village areas.

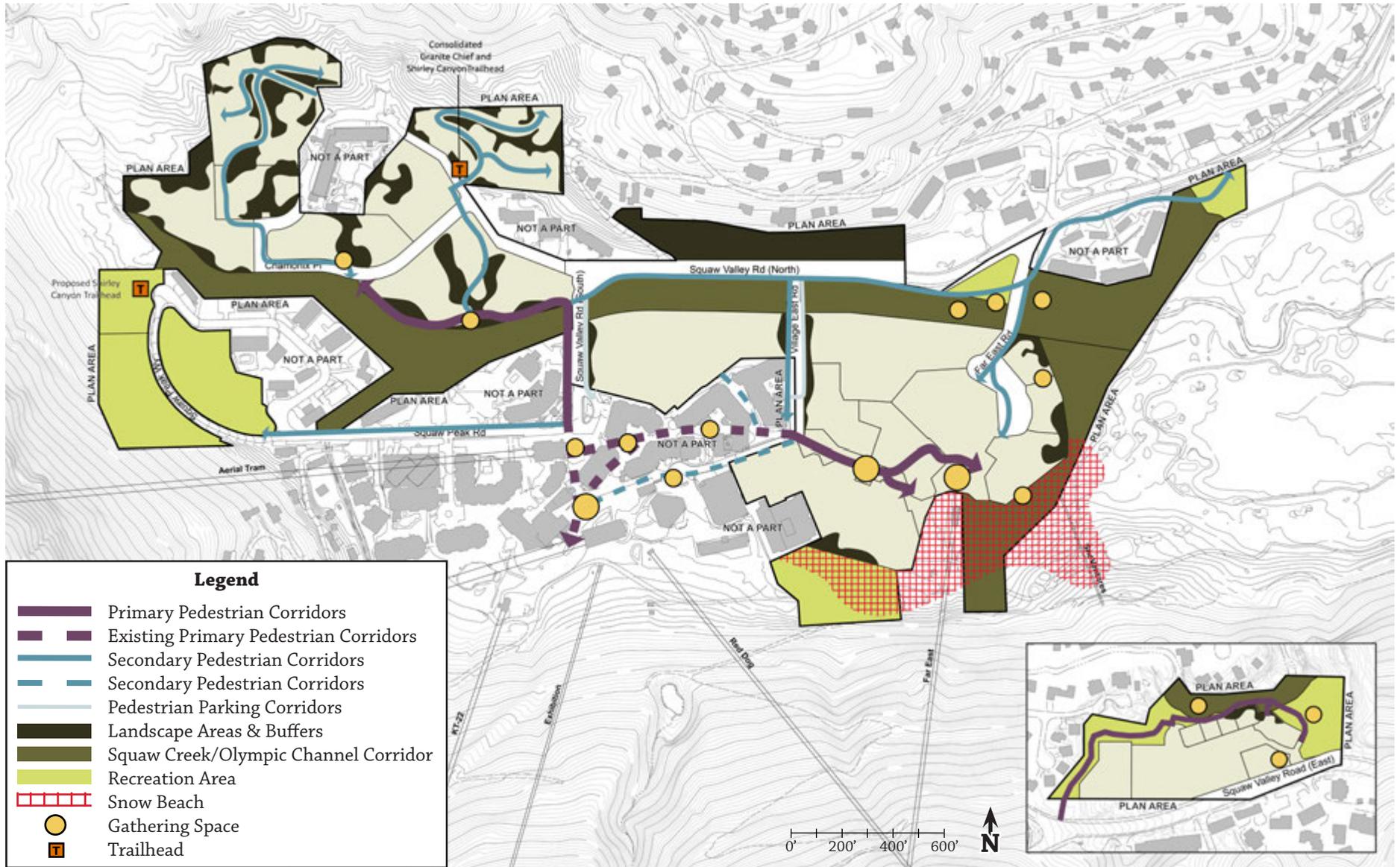


FIGURE 4.1-VILLAGE OPEN SPACE NETWORK

FOUR - VILLAGE OPEN SPACE NETWORK

4.3.5 LANDSCAPE CORRIDORS AND BUFFERS

Landscape corridors and buffers are used as a transition to the Plan Area and connect to the surrounding natural landscape and recreational lands. They bring the natural setting “into” the Village. All landscaped corridors utilize the Approved Plant List (Appendix C), which emphasizes native or naturalized plantings. The Development Standards and Design Guidelines (Appendix B) set aside generous buffers and open space areas for each neighborhood to ensure that adequate landscape buffers are established.

4.3.6 SQUAW CREEK CORRIDOR

The Squaw Creek stream environment has been set aside in lands designated as “Village - Conservation Preserve.” This corridor ranges from 150 to 200 feet and will accommodate maintenance and/or improvement of riparian functions, and values which includes groundwater recharge, sediment deposition, terrestrial, avian, and aquatic habitat, and flood protection. Allowable uses within this corridor include multi-purpose trails, passive recreational uses, and picnicking. Refer to Section 7.3 for Squaw Creek improvements.

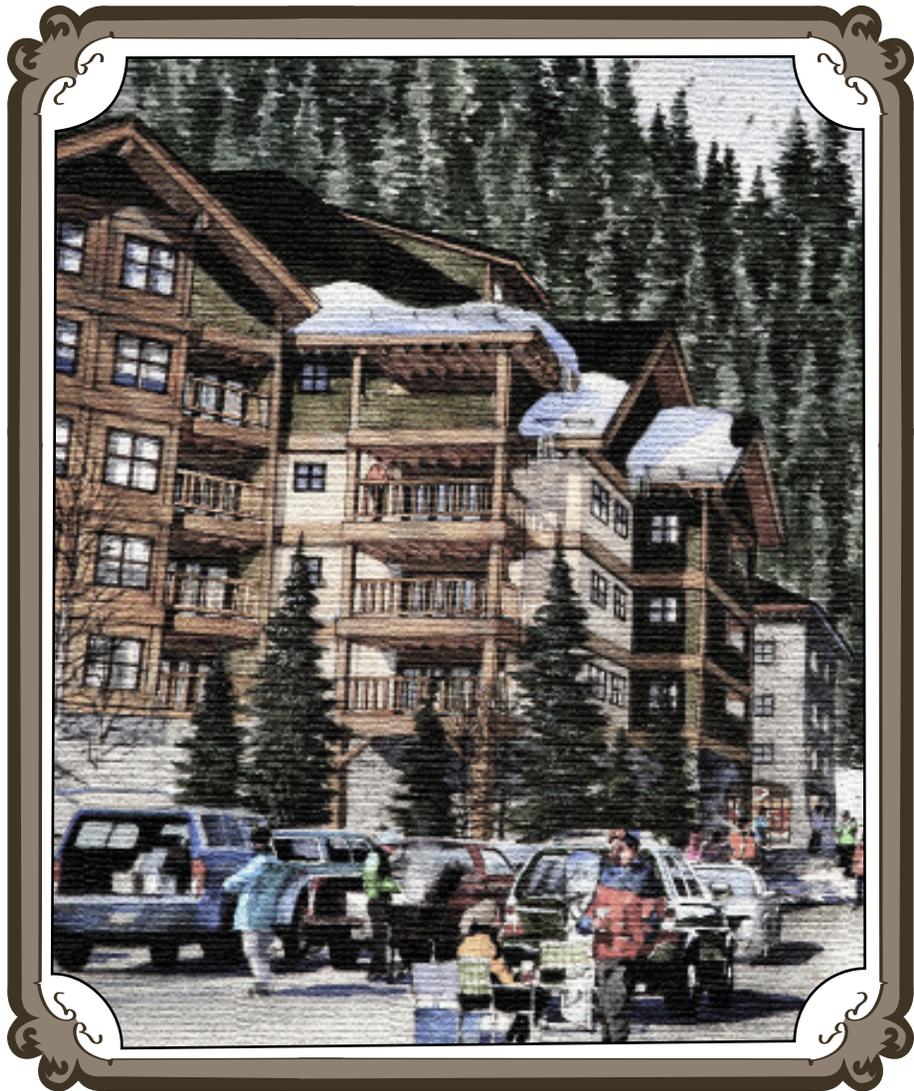
4.4 LANDSCAPING AND PLANT MATERIALS

The Village open space network relies on the use of a native dominant plant palette to renew, enhance, and extend the forested mountain environment throughout Village areas. In general, the planting design for the landscape corridors and pedestrian network takes its cue from the surrounding forested areas. An Approved Plant List is provided in Appendix C. The main objectives of the establishment of a healthy mountain landscape are:

- ✦ Revegetate disturbed areas with native or naturalized plant materials so that the demarcation between new and existing landscaped areas is obscured.
- ✦ Use plant materials and tree groupings to anchor buildings to the site, define gathering places, screen service areas, and animate pedestrian corridors.
- ✦ Utilize native or naturalized plant materials to decrease the reliance on intensive irrigation, and use plant species that celebrate Native American culture and heritage.
- ✦ Establish landscape buffers and open space plantings that provide a gradual transition to the adjacent forested environment and recreation areas.

5

CIRCULATION AND PARKING



- 5.1 CIRCULATION AND PARKING CONCEPTS
- 5.2 CIRCULATION AND PARKING GOALS
AND POLICIES
- 5.3 CIRCULATION AND PARKING SETTING
- 5.4 ROADWAY CLASSIFICATIONS
- 5.5 BICYCLE AND PEDESTRIAN CIRCULATION
AMENITIES
- 5.6 PARKING
- 5.7 EMERGENCY VEHICLE ACCESS
- 5.8 TRANSPORTATION MANAGEMENT



5

CIRCULATION AND PARKING

Consistent with the Squaw Valley General Plan and Land Use Ordinance goals for the Olympic Valley area, the creation of a diversity of transportation options is a central tenet of the Specific Plan for the Village at Squaw Valley. This Specific Plan section provides a circulation and parking framework to adequately serve the proposed land uses, while also improving the current circulation and parking system throughout the Valley.

A comprehensive and appropriate circulation and parking network is necessary to provide safe and efficient access to recreation and lodging opportunities at the Village. The strategy for reducing vehicle trips, is based on the destination resort concept of the visitor “parking once”, and leaving the vehicle behind, or arriving by transit or other means, to enter into a pedestrian dominant environment. Proposed improvements would enhance safety and include circulation patterns that accommodate privately-owned vehicles, while expanding opportunities for regional and local transit use, walking, and biking.

5.1 CIRCULATION AND PARKING CONCEPTS

The Specific Plan encourages the development of an all-season destination resort that reduces reliance on the use of private vehicles. The roadway hierarchy and Village visitor parking system is designed to allow arriving resort visitors to park quickly and efficiently, and enjoy a complete vacation experience (or daytime visit) in an environment that prioritizes walking, bicycling, and

transit use. The Plan Area is interlinked with a network of pedestrian and bicycle corridors, and provides a framework that supports a local and regional transit system.

The Specific Plan includes components of transit enhancements in cooperation with regional and out-of-area partners that have an interest in providing alternative modes of transportation. The Specific Plan also includes a Transit Center, enabling the Village at Squaw to become a key transit hub in the North Tahoe/Truckee regional transportation system, thus further encouraging the use of both private and public transit options.

Several physical and functional aspects of Squaw Valley Road will be improved to help accommodate general and peak traffic flows, including entry into the Village.

Plan Area Circulation System

Improvements will be made to all three primary Village entryways, including vehicular and/or pedestrian oriented enhancements to the three corresponding bridges over Squaw Creek and connections to the Village. The eastern boundary of the Specific Plan area, at the intersection of Squaw Valley Road and Far East Road, represents the first of the three primary Village entryways. This entryway serves the Mountain Adventure Camp, new mountain teaching and skier services facilities, and provides the primary access to resort day visitor parking. This entryway also provides the most convenient

access to the new Snow Beach located south of the expanded Village.

The second entryway, at the intersection of Squaw Valley Road and Village East Road, provides direct access to additional resort day visitor parking, and more specifically, to the existing Village lodging and reservations office, Members Locker Room, preferred parking, Red Wolf Lodge, and the main access point to the main arrival and parking for new lodging facilities.

The third entryway, at the intersection of Squaw Valley Road and Chamonix Place, represents the closest arrival point to the main area of the existing Village. This entryway also provides direct access to additional resort day visitor parking, a central visitor drop-off point for incoming vehicles, and includes the entrance to the new Transit Center. It also provides closest access to the Tram building, the Funitel and Red Dog chairlifts, and the main plaza area located south of the existing village. Chamonix Place provides access to additional Village and private lodging, as well as various commercial uses. This third entryway also provides access to residential neighborhoods west of the Tram building, accessible at the intersection of the southbound leg of Squaw Valley Road, and Squaw Peak Road.

A hierarchy of primary and secondary neighborhood roads and lanes leads visitors and residents west of the Village to several neighborhoods. Each neighborhood accommodates lodging guests and resort-residential parking needs without the need for on-street parking. The Village Core is comprised of a network of pedestrian streets and landscaped corridors, which also accommodates emergency vehicle access (EVA) as needed. These pedestrian thoroughfares converge at the Snow Beach and are populated with gathering spaces, passive and active recreational nodes, and other points of interest. A series of radiating pedestrian thoroughfares and Class II bicycle paths link the easternmost areas of the Village Core

with the westernmost Village Neighborhoods and the major valley-wide biking and walking trail adjacent to Squaw Valley Road.

As a whole, conveniently located surface and structured parking provides direct access to day skier/visitor parking immediately upon entering the Village from Squaw Valley Road’s several access points. As a result, the traffic volumes on internal streets are minimized, thereby enhancing the pedestrian/bicycling environment and providing a true “village” feel while also accommodating day visitor traffic. This parking plan, combined with the enhanced pedestrian, bicycle and mass transit networks, implements a “park once” strategy by which travelers arriving by automobile (or other means) will have multiple non-automobile options for mobility during the course of their stay.

5.2 CIRCULATION AND PARKING GOALS AND POLICIES

The following circulation goals and policies define a safe and efficient system that supports various modes of travel to, from, and within The Village at Squaw Valley:

- Goal CP-1: Provide for safe and efficient access to, and circulation through, the Plan Area that meets the mobility and parking needs of lodge visitors, day skiers/visitors, guests, employees, and delivery services.
- Goal CP-2: Create and maintain a complete “multi-modal” transportation system (e.g., addressing mobility through public transit, private (dedicated) transit, walking, bicycling, personal vehicles) in order to

FIVE - PARKING & CIRCULATION

reduce dependency on automobiles, and to minimize emissions of air pollutants and greenhouse gasses.

Goal CP-3: Provide physical and functional roadway improvements and adequate parking to minimize disruptions to existing residents.

Policy CP-1: Design and construct roadways and associated facilities that generally meet applicable County standards and roadway levels of service (LOS). During peak periods, LOS F is acceptable within the Plan Area for the following reasons:

- ✦ Resort areas have atypical traffic conditions, with moderate traffic levels during most of the year, and more congestion during high peak periods;
- ✦ Peak periods at Squaw Valley occur for limited periods of time and during a relatively small number of days per year;
- ✦ The primary improvement that would result in acceptable LOS during peak periods is the widening of Squaw Valley Road to four lanes, which is not feasible for economic and environmental reasons;
- ✦ Other measures are available to manage the peak traffic flows, such as three-lane operation with cones, signage, and traffic personnel; and

- ✦ Improvements necessary to achieve the adopted LOS would create capacity that was unneeded during the majority of the year.

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-3: Accommodate regional transit access at a Village Transit Center that encourages mass transit use by providing convenient and efficient transit routing, minimizes congestion between mass transit vehicles and other traffic, provides convenient walking access to ski portals, and enhances the environment for passengers waiting at the Transit Center.

Policy CP-4: Encourage use of regional transit services (including services from commercial airports) and participate as appropriate in expansion of regional transit services through financial support, such as subsidies and/or funding programs.

Policy CP-5: Encourage alternative fuel transportation in order to enhance air quality. A minimum of 25 percent of new shuttle services within the Olympic Valley will use alternative fuels.

Policy CP-6: Extend the existing Class 1 multi-purpose biking/

walking trail along Squaw Valley Road to the west (it currently terminates northeast of the Village at the Squaw Valley Meadows condos). Construct new trails and recreational areas north and west of the Plan Area by the end of Phase I, with flexibility to augment them to accommodate Phase II development.

Policy CP-7: Provide a robust pedestrian network that connects to multiple destinations within the Plan Area and to the regional trail network.

Policy CP-8: In order to reinforce the pedestrian environment, vehicular travel lanes shall be the minimum width necessary to provide for safe pedestrian, bicycle and vehicular travel.

Policy CP-9: Provide ample landscape corridors that create a safe and attractive pedestrian environment, while accommodating snow storage and incorporating drainage features.

Policy CP-10: Provide adequate parking to accommodate day skiers within Squaw Valley on all but the four busiest ski days.

Policy CP-11: Prepare a Peak Day Parking and Transportation Management Plan that addresses parking and circulation for day skiers and others on peak use days.

Policy CP-12: Design the circulation system so that emergency vehicles can gain access quickly and safely, and in compliance with Squaw Valley Fire Department standards.

Policy CP-13: All phases of development shall provide day skier/visitor parking for 10,663 day skiers, 3,100 spaces in valley, in addition to the parking supply required to serve each phase of development

5.3 THE CIRCULATION AND PARKING SETTING

The Specific Plan intends to build on the existing circulation infrastructure and parking facilities serving the Plan Area, including:

- ✦ Key regional access is provided by Interstate 80, connecting the Bay Area and Central Valley to the west and Reno to the east. State Route 89 (SR 89) connects with I-80 in Truckee to the north and provides access south through the Truckee River corridor to Lake Tahoe at Tahoe City. The regional road network provides convenient access to Sacramento International Airport, Reno Tahoe International Airport, and Truckee Tahoe Airport. (See Figure 1.2- Site Context). Squaw Valley Road (a Placer County roadway) provides access west from SR 89 into the Plan Area.
- ✦ The large majority of existing (and post-project) parking at Squaw Valley consists of surface and structured parking lots, along with underground parking beneath the existing

FIVE - PARKING & CIRCULATION

Village. A preferred parking structure, where frequent resort visitors can purchase seasonal parking passes, also exists.

- ✦ Current regional transit services consist of the following (see Figure 5.1- Transit System):
 - ✦ The Tahoe Area Regional Transit (TART) program, operated by Placer County, connects the Olympic Valley (including the Village) with Truckee to the north, along the North and West Shores of Lake Tahoe to the south year-round. TART also operates a route in winter and summer that connects Squaw Valley directly to Crystal Bay at night.
 - ✦ The Truckee/North Tahoe Transportation Management Association (TNT-TMA), in partnership with the Tahoe Transportation District (TTD), the North Lake Tahoe Resort Association (NLRTA), Squaw Valley Resort and several other regional partners, provides evening services connecting the Olympic Valley, including the Village, with North and West Shores of Lake Tahoe in both the summer and winter.
 - ✦ Squaw Valley provides skier shuttle services between Squaw Valley and Alpine Meadows ski resorts.
 - ✦ The North Lake Tahoe Express, which is sponsored by the TNT-TMA in partnership with the TTD and the NLTRA, provides airport shuttle service to and from the Reno-Tahoe International Airport.
- ✦ Squaw Valley is located within an extensive sierra trail network, which includes pedestrian, bike and equestrian trails (see Figure 5.2- Regional Trail Network.)
- ✦ The existing primary bicycle/pedestrian trail is the Squaw Valley Trail, which is a Class 1, paved multi-purpose path along (and separated from) Squaw Valley Road between the Village area and SR 89. It connects with the Truckee River Trail, which is a Class 1, paved multi-purpose path along (and separated from) SR 89 south to Tahoe City and beyond. Currently, there are pedestrian plazas and sidewalks in the Squaw Valley base area, but insufficient sidewalks in the surrounding communities. In addition, further reaches of the Plan Area lack connectivity to the regional bike and pedestrian network.
- ✦ The project will add additional paved multi-purpose trails beginning at the present termination of the Squaw Valley Trail at the northeastern corner of Squaw Valley Meadows condos adjacent to Squaw valley Road. The trail will be a year-round facility. This bicycle/pedestrian trail will continue along the north property boundary of the Squaw Valley Meadows Condos (along the Squaw Valley Road right-of-way) proceeding westward. At the intersection of Squaw Valley Road and Chamonix Place, the bike path will branch off into multiple directions allowing guests to safely continue toward their chosen destination. This trail will have, along its route, paved nodes and/or overlook platforms along the Squaw Creek corridor to enjoy scenic vistas and present interpretive or educational displays. A connection to the proposed Granite Chief/Shirley Canyon Trailhead will be provided along this trail extension as well, and will include bike racks and parking along with other proposed trail improvements.



FIGURE 5.1-TRANSIT SYSTEM

FIVE - PARKING & CIRCULATION

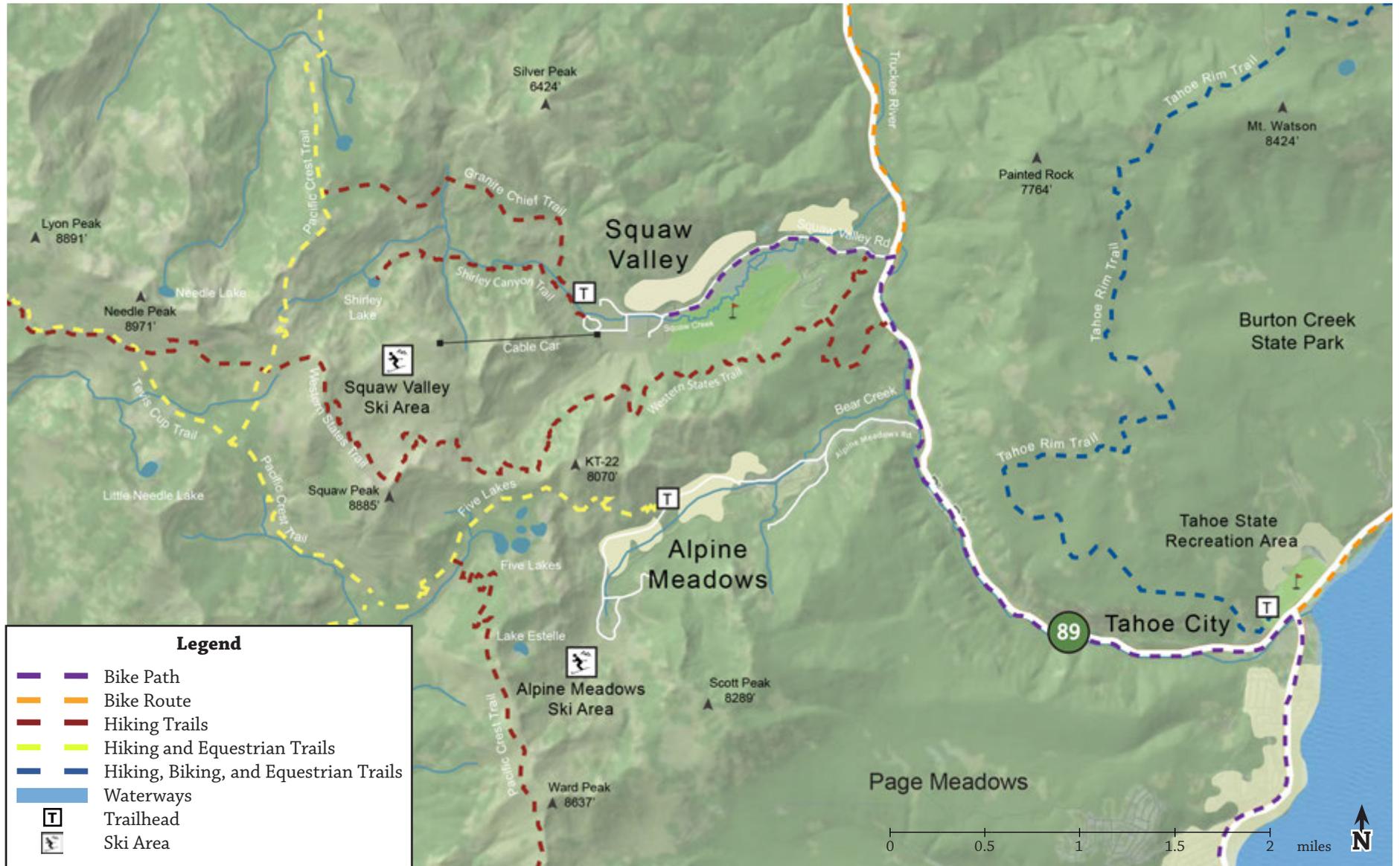


FIGURE 5.2-REGIONAL TRAIL NETWORK

5.4 ROADWAY CLASSIFICATIONS

The following classifications reflect the ultimate improvements to roads and bridges within the Plan Area. Figure 5.3- Vehicular Circulation, shows the roadway network. Figure 5.4 shows whether roads are public or private.

SQUAW VALLEY ROAD

Squaw Valley Road is the primary arterial connecting the project area to State Route 89, which connects to Interstate 80 to the north, and Tahoe City to the south. While Squaw Valley Road is predominantly striped as a two-lane roadway with wide paved shoulders, on peak skier days it is sometimes reconfigured by Squaw traffic and parking staff (with temporary cones) to provide a three-lane configuration—two lanes of traffic in the peak flow direction, and one lane in the off-peak direction. Squaw Valley Road enters the northeastern corner of the Plan Area at the intersection of Far East Road. According to the Specific Plan, from this point westward, the roadway will be striped with two 12 foot travel lanes, a 12 foot two way left turn lane (TWLTL), and 10 foot shoulders on both sides (plus 3 foot curb and gutter sections, as shown in Figure 5.6).

The TWLTL will be utilized as a left turn lane at the intersection of Squaw Valley Road and Village East Road. Beyond the intersection, the TWLTL will provide an acceleration lane for westbound turn movements from Village East Road onto Squaw Valley Road. A Class I bicycle/pedestrian path is located along its southern edge. Squaw Valley Road then continues southward from the intersection with Chamonix Place, going into the Village resort core as a two-lane road (see Figure 5.7).

PRIMARY ROADS

Far East Road, Village East Road, and Chamonix Place are designated primary roads within the Plan Area. Each primary road will have two vehicle lanes and associated improvements. Far East Road improvements include curb and gutter snow storage and pedestrian walkways (see Figure 5.5). Village East Road improvements include on-street bike lanes, landscaped walkways, and curbs and gutters (see Figure 5.8). Chamonix Place includes on-street bike lanes and walkways on both sides of the street (See Figure 5.9).

SECONDARY STREETS

Secondary streets provide access off of the primary roads into development areas. Typically these will have sidewalks where traffic volumes suggest a need for pedestrian separation. (See Figure 5.10).

LANES

Lanes are provided where vehicular traffic is minimal due to low-density development, and pedestrians may safely share the paved travel lane. (See Figure 5.11).

Note: Lanes may utilize roadside ditches as an alternative to curbs and gutters, in order to maximize water treatment opportunities.

BRIDGES

Three existing bridges will provide access across Squaw Creek to the Village Core area. The existing Squaw Valley Road bridge (the most westerly bridge) provides two 12 foot travel lanes, a 7 foot shoulder, and 8 foot sidewalk in each direction. The bridge will be

FIVE - PARKING & CIRCULATION

widened to provide a 10 foot sidewalk on the west side of the road. The resultant Squaw Valley Road bridge section is shown on Figure 5.14. The existing Village East Road bridge (center bridge), as shown on Figure 5.13, will be preserved in its current configuration. The bridge provides two 12 foot travel lanes, two 8 foot shoulders, and a 7 foot sidewalk on the west side of the structure and a 5 foot path on the east side. The third bridge, located near the northeasterly corner of the Plan Area, is the existing Far East Road crossing. The bridge will be kept in its current location and reconfigured into two 12 foot travel lanes, and 10 foot sidewalks going in each direction. It will also have 4.5 foot shoulder/bike path, curb, and gutter. (See Figure 5.12)

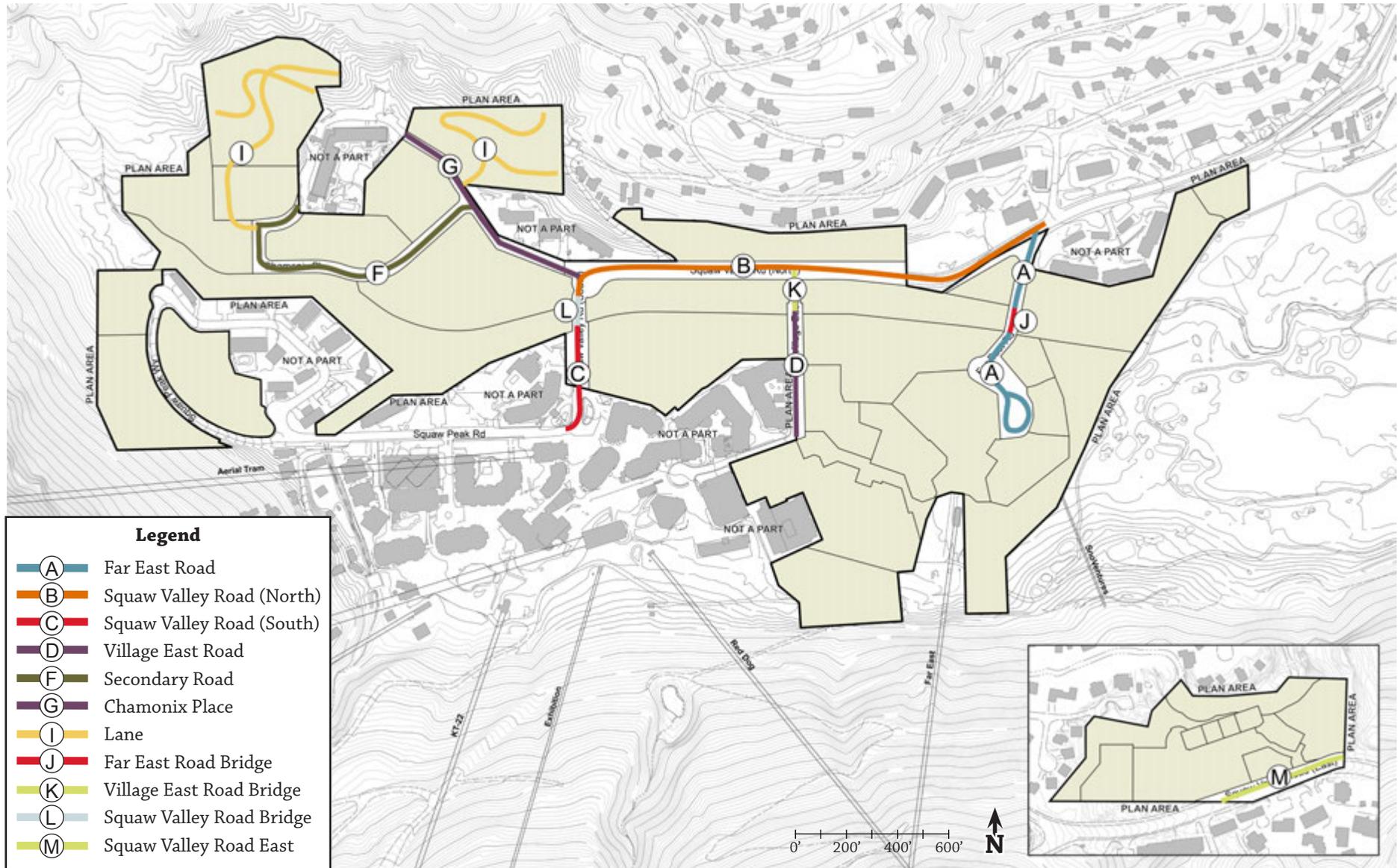


FIGURE 5.3-VEHICULAR CIRCULATION

FIVE - PARKING & CIRCULATION

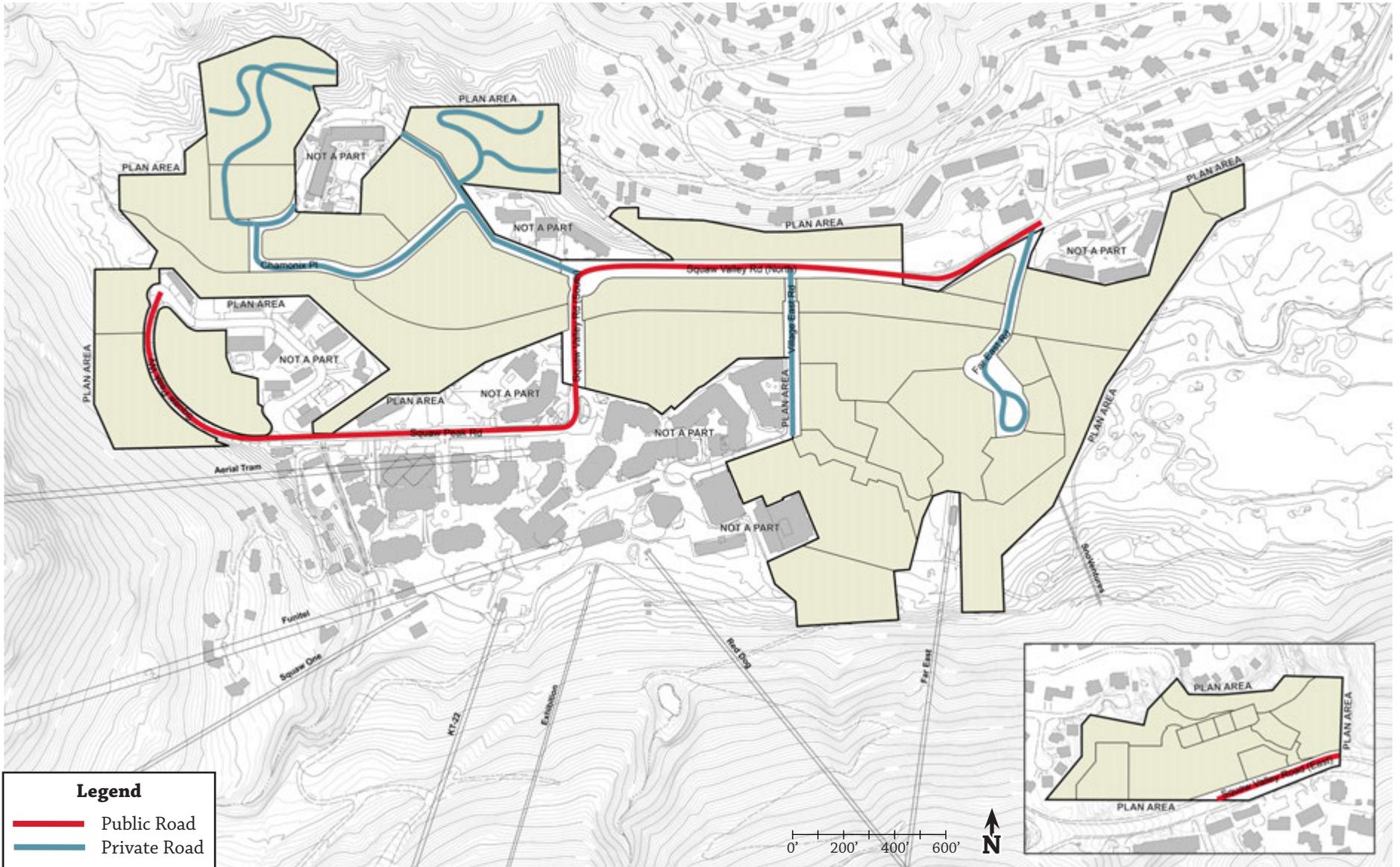


FIGURE 5.4-PUBLIC AND PRIVATE ROADWAYS

Note: All marked roadways to be maintained by Squaw Valley Resort, LLC.

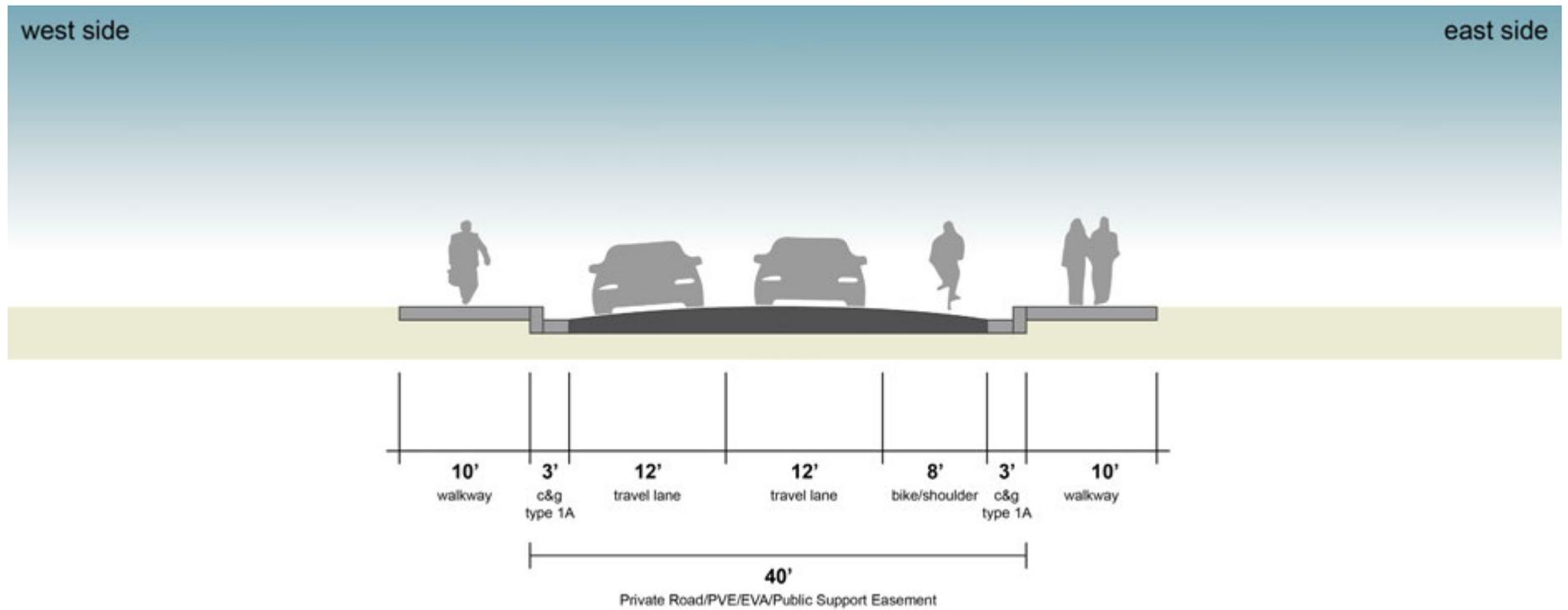


FIGURE 5.5- SECTION A: FAR EAST ROAD

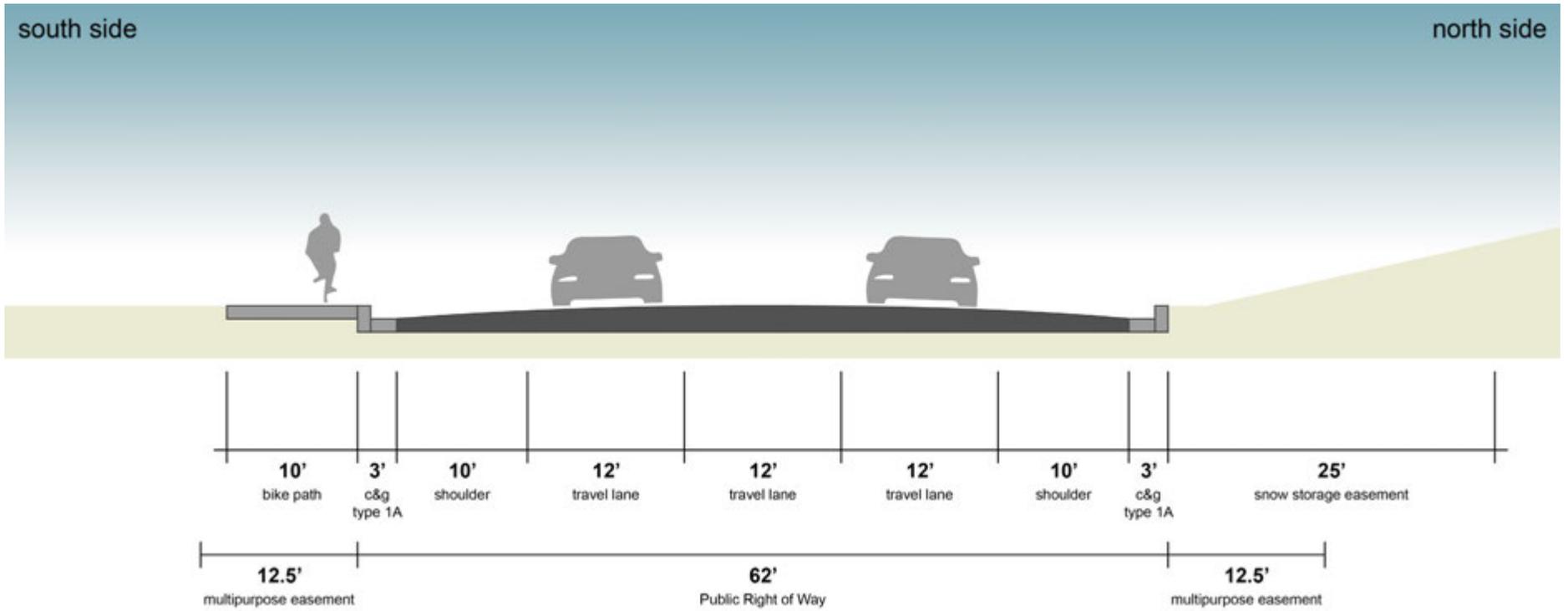


FIGURE 5.6- SECTION B: SQUAW VALLEY ROAD (NORTH)

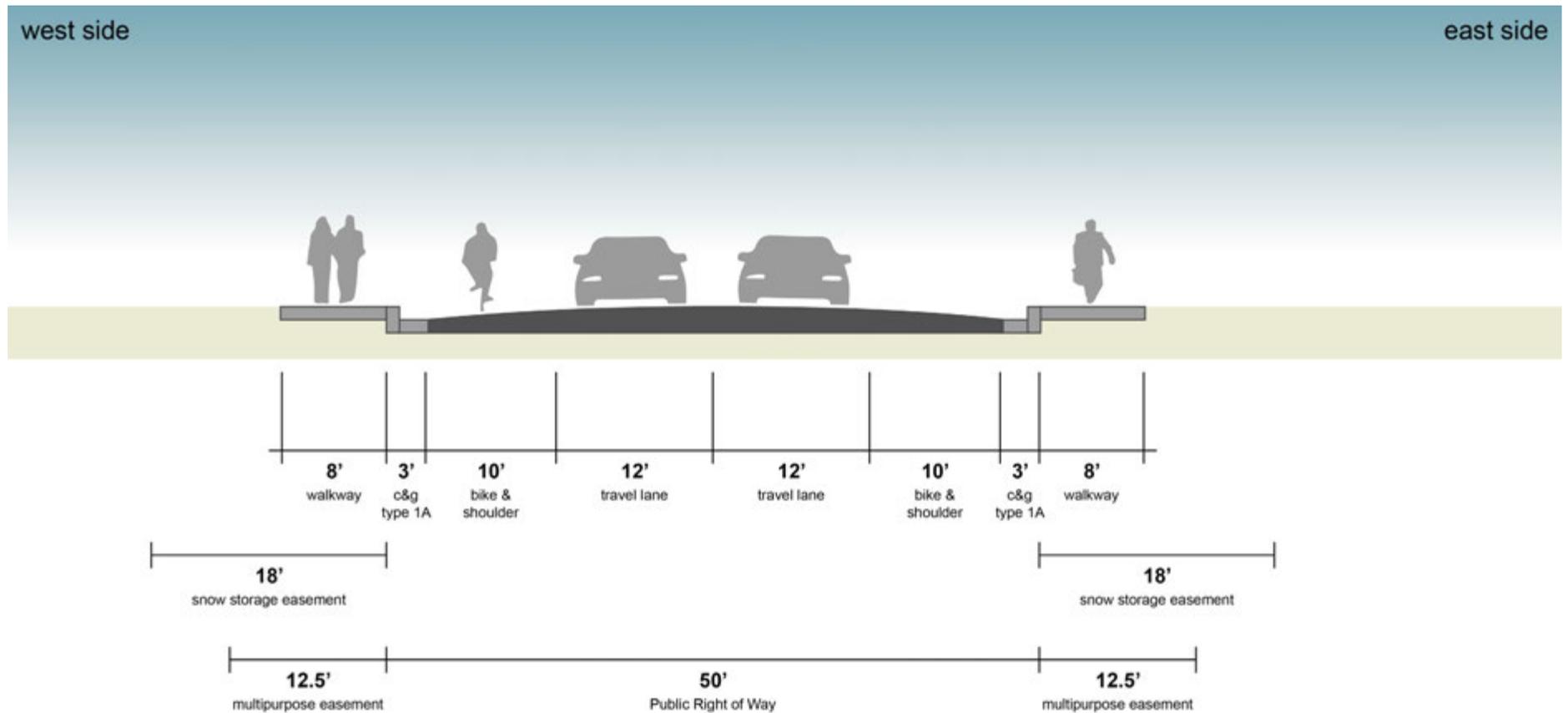


FIGURE 5.7- SECTION C: SQUAW VALLEY ROAD (SOUTH)

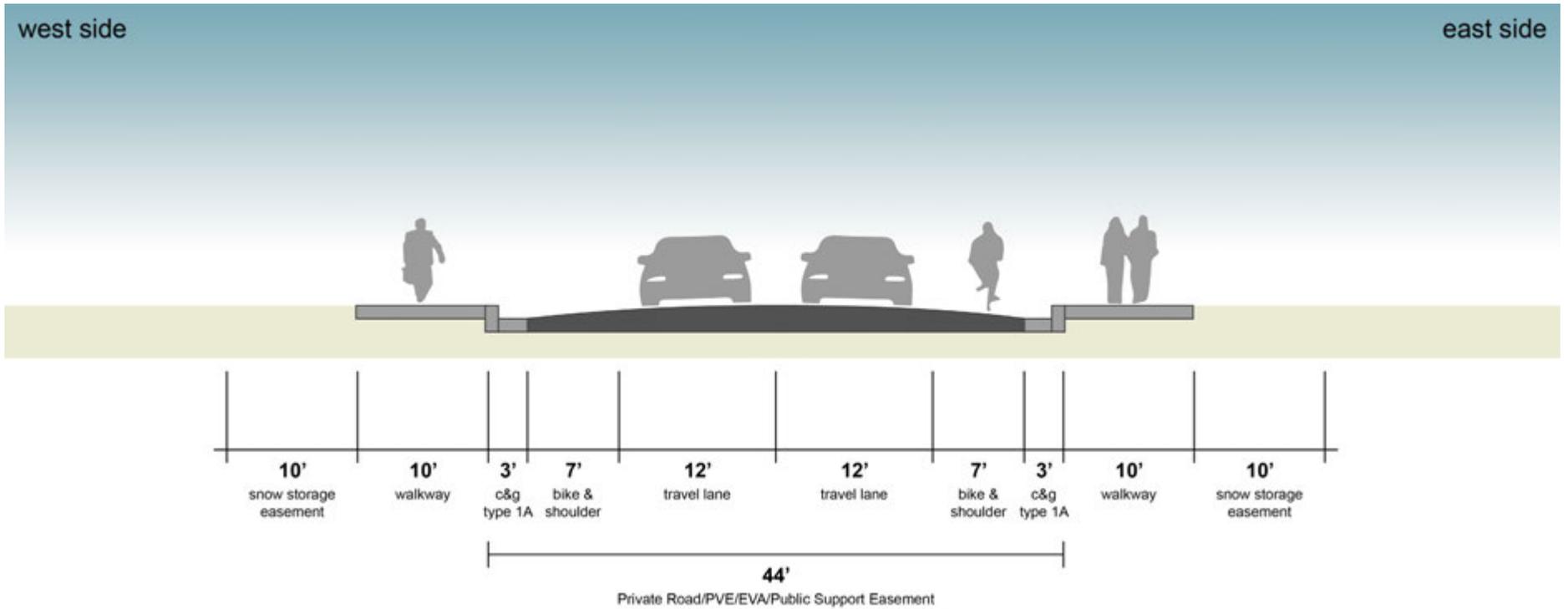


FIGURE 5.8- SECTION D: VILLAGE EAST ROAD

Note: Where adequate space for snow storage is unattainable, an alternative storage location will be identified.

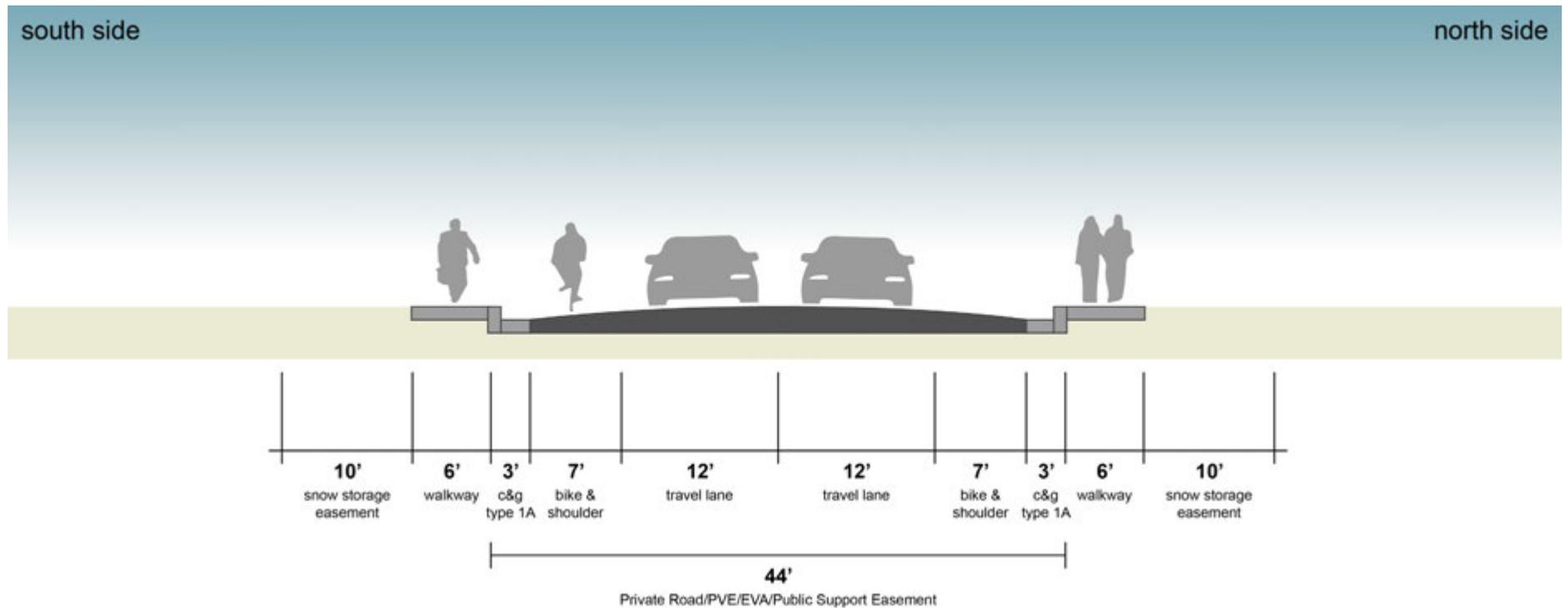


FIGURE 5.9- SECTION F: SECONDARY ROAD

Note: Where adequate space for snow storage is unattainable, an alternative storage location will be identified. The pedestrian walking path can be on either side of the road

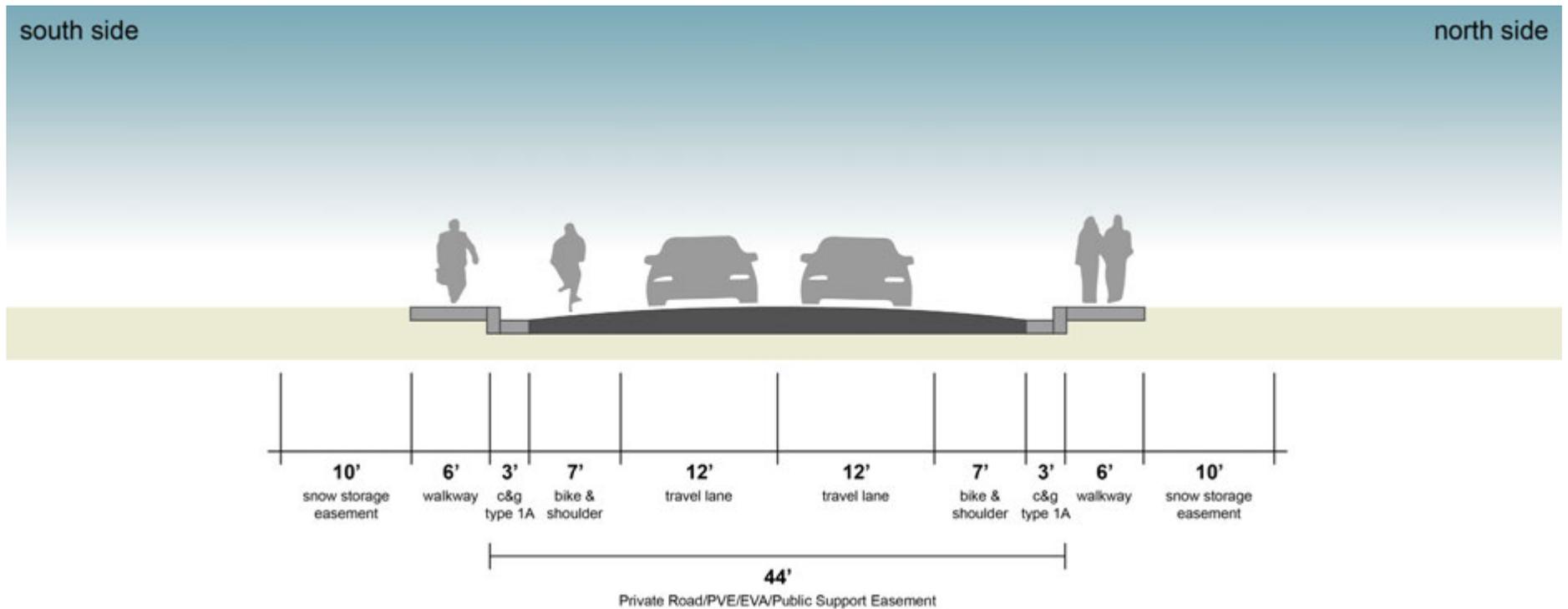


FIGURE 5.10- SECTION G: CHAMONIX PLACE

Note: Where adequate space for snow storage is unattainable, an alternative storage location will be identified. The pedestrian walking path can be on either side of the road.

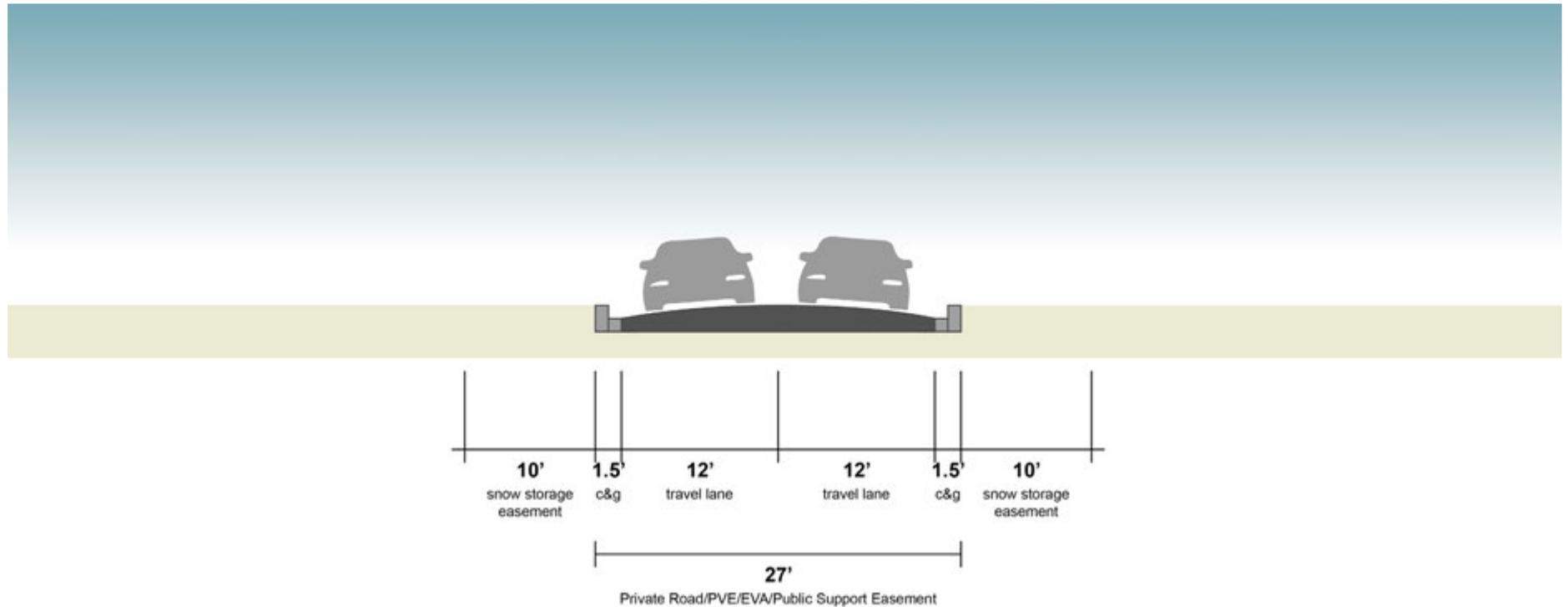


FIGURE 5.11- SECTION I: LANE

Note: Where adequate space for snow storage is unattainable, an alternative storage location will be identified. Roadside ditches may be used in lieu of modified curb and gutter. A 6' sidewalk or meandering path will be required for commercial or condominium hotel projects developed within parcels served by "Lane" roads.

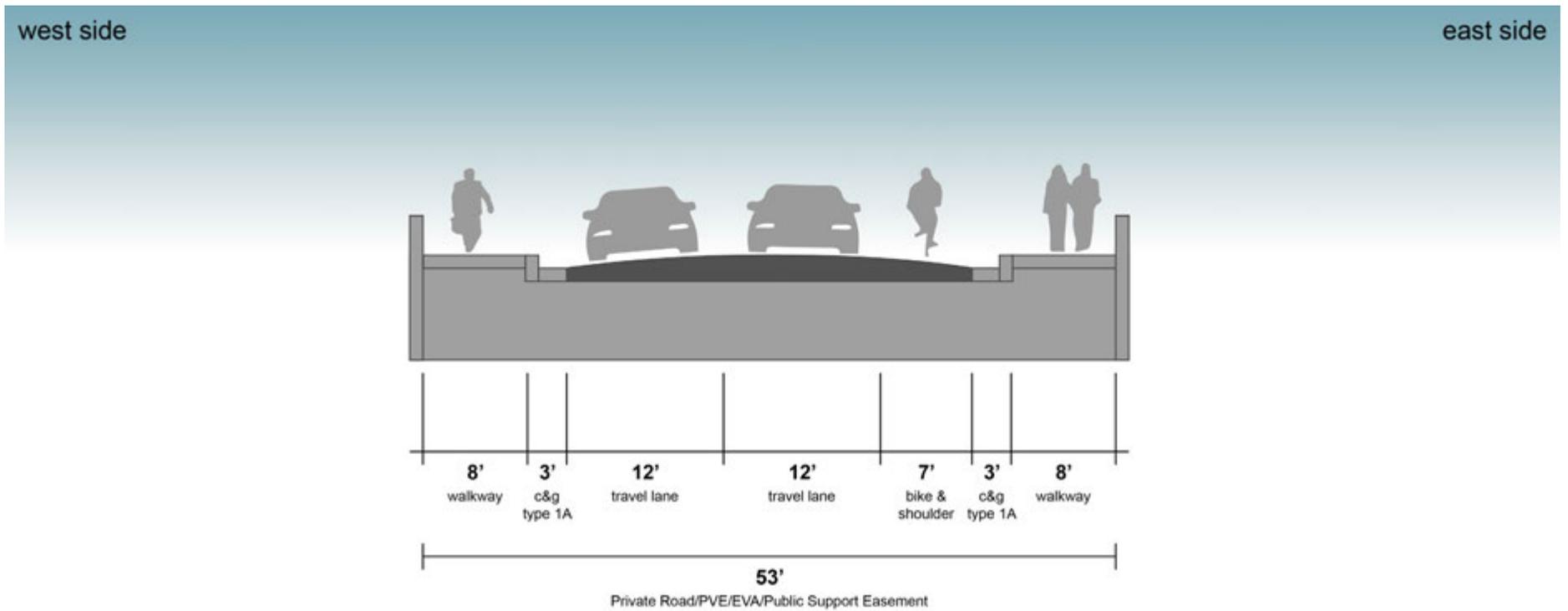


FIGURE 5.12- SECTION J: FAR EAST ROAD BRIDGE

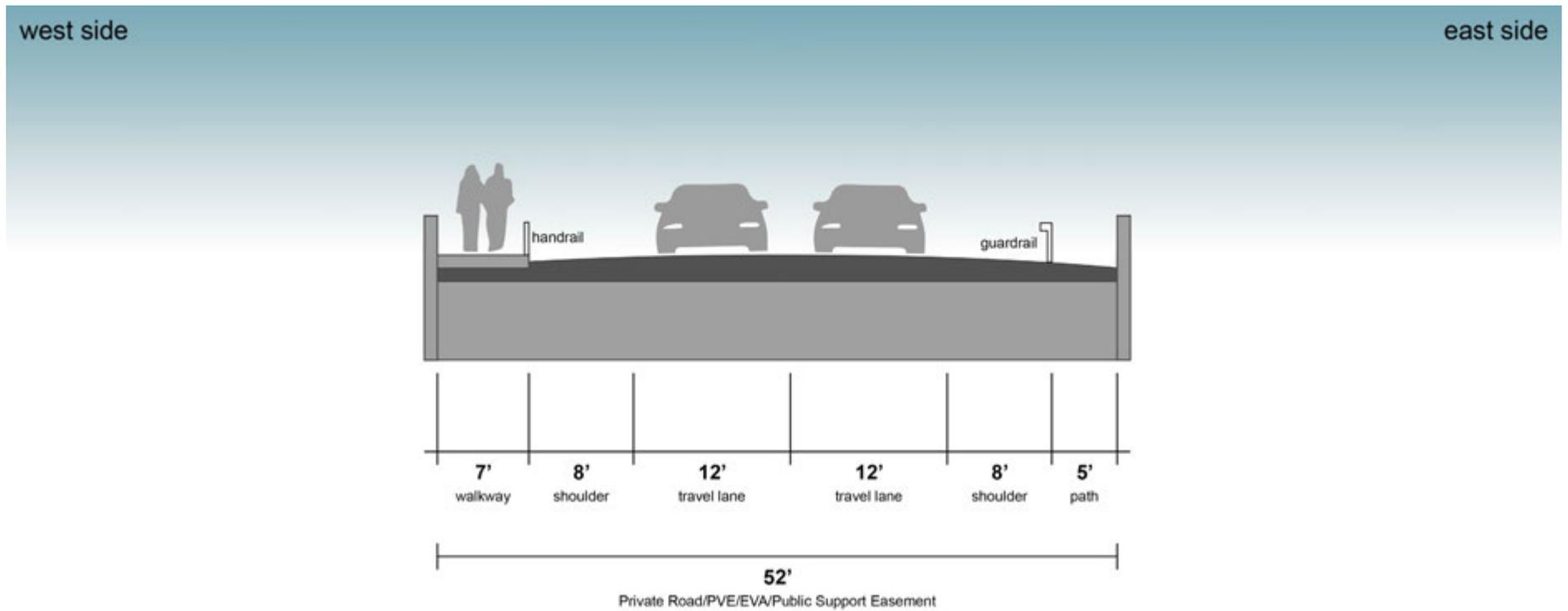


FIGURE 5.13- SECTION K: VILLAGE EAST ROAD BRIDGE

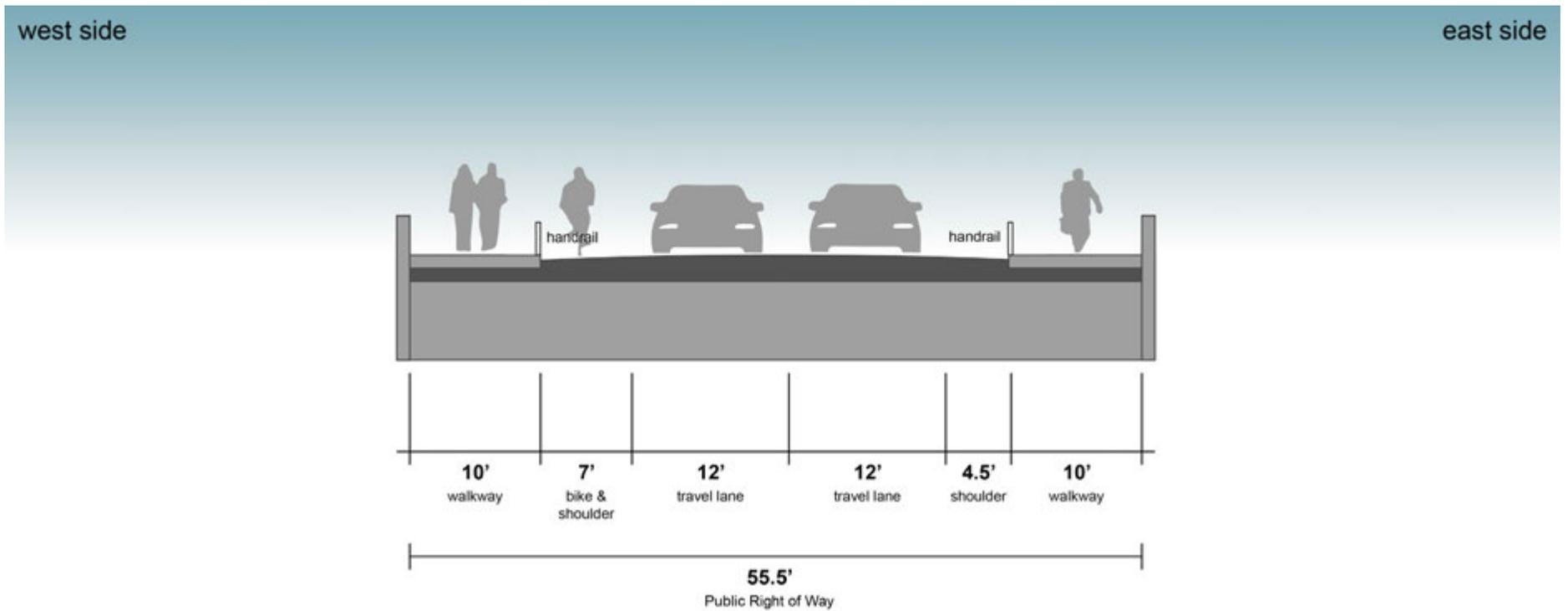


FIGURE 5.14- SECTION L: SQUAW VALLEY ROAD BRIDGE

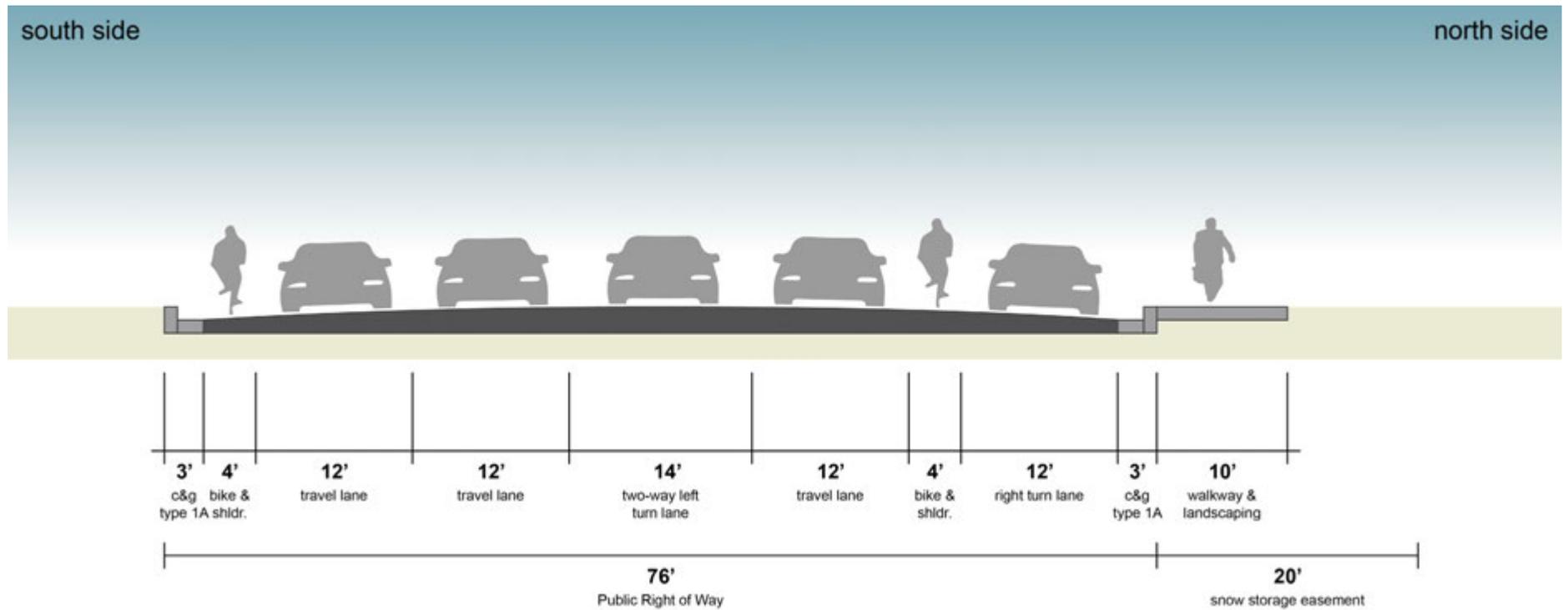


FIGURE 5.15- SECTION M: SQUAW VALLEY ROAD (EAST)

5.5 BICYCLE AND PEDESTRIAN CIRCULATION AMENITIES

The Village is a walkable environment, organized by a pedestrian network that converges at the Village Core and Snow Beach. This system is also linked to the valley-wide multi-purpose path network, and the Granite Chief and Shirley Canyon trailheads.

Sidewalks and/or separated pedestrian paths will be located along vehicular roadways and in parking lots. Crosswalks will be installed along vehicular roadways and accessways at intervals to ensure pedestrians can safely traverse across the entire Plan Area. Appropriate lighting and safety signage, such as yield signs, stop signs, and pedestrian crossing signs, will be installed in conjunction with the crosswalks. Designated avenues for pedestrian crossings should be every 200 to 300 feet. Traffic calming measures and traffic management mechanisms shall be employed to maintain a safe environment for pedestrians and vehicles.

The existing Class 1 bike/pedestrian trail, currently located on the south side of Squaw Valley Road (east of Far East Road), is extended westward through the Project Area along the north side of the restored Squaw Creek corridor. There are multiple pedestrian and bicycle connections into the Village, and links to the Granite Chief and Shirley Canyon trailheads.

Bike racks are provided at main locations throughout the Village, as well as at the Shirley Canyon and Granite Chief Trailheads, and at all major lodging properties. (See Figure 5.16- Bicycle Network).

The material used for the bicycle and pedestrian trails/paths will be plowable, making them accessible during the winter. Snow removal service on the paths will be funded through a maintenance agreement, or as part of an agreement with the SVPSD. Trails and paths will use pervious pavement/concrete material for trail construction, where feasible.

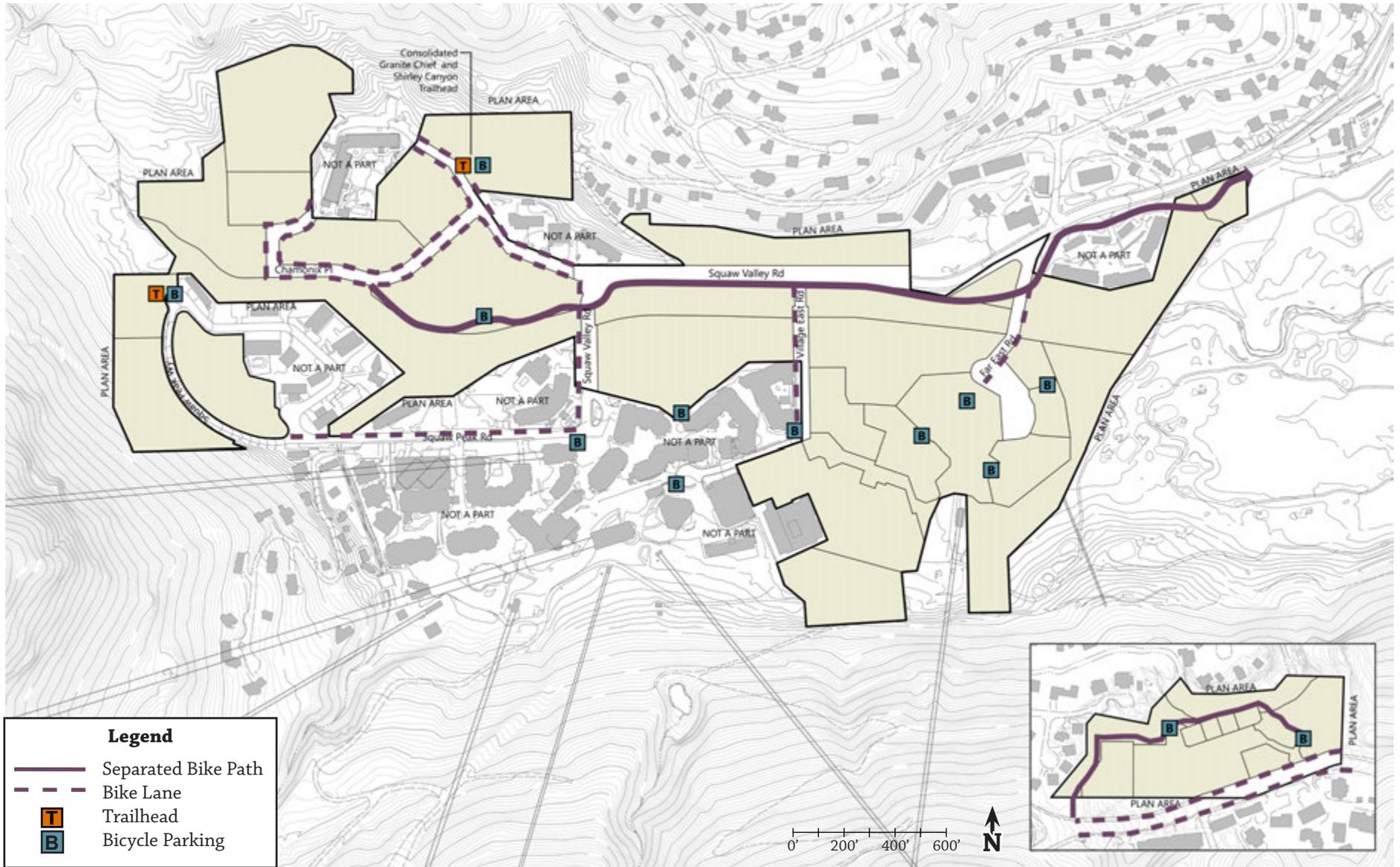


FIGURE 5.16- BICYCLE NETWORK

5.6 PARKING

Parking is provided in a variety of facilities:

- ✦ Parking Structures Beneath the Majority of Lodging and Resort Residential Buildings (podium parking)- Parking on individual parcels associated with lodging is primarily provided for guests/ residents. Operational vehicles and employees will be accommodated on a space-available basis.
- ✦ Surface and Structured Parking Lots- Most parking for day skiers, visitors, and guests of nearby lodging/resort-residential properties will still be provided by surface and structured parking lots on the north side of the Village core.
- ✦ Off-Site Parking - These parking areas are provided on an as-needed basis for day-skiers, employees, and interim day-skier parking during build-out of the Plan Area. The East Parcel parking facility on Squaw Valley Road near the entrance to the Olympic Valley (across the street from the Public Service District building) will provide the key off-site parking area for employees and (as needed) by day skiers on peak ski days or for special events. If out-of-valley off-site parking areas are ever pursued, preference will be provided to lots in a regional park-and-ride program or where parking can be shared with other uses (such as schools and marinas) that have space available on peak ski days. Squaw Valley will provide additional new parking facilities on an as-needed basis to accommodate overall Specific Plan demand.

Parking demand rates have been developed based on existing code, observed parking needs in similar resort areas, and detailed surveys

of parking patterns in Squaw Valley as explained in the Village at Squaw Valley Parking Demand Analysis. Facilities are managed flexibly in response to changes in parking demands, and in order to accommodate all project parking needs on all but the busiest four days of the ski season. Additional parking demand and traffic on the four busiest days will be managed pursuant to the circulation plan. Tandem parking is allowed in areas designated for and operated by valet parking. A standard parking space is 9 feet by 18 feet and a compact space is 7 feet by 16 feet. The SVGPLUO shall be referenced for any parking design guidelines not addressed here.

On-site day skier parking supply is provided to accommodate all but the four busiest ski days per year. A review of skier counts for the most recent five years indicates an average (on the 5th busiest day of each year) of 10,663 day skiers. The overall parking supply will be developed to accommodate at least this level of day skiers in any ski season through all stages of development. Resort parking attendants will direct parking on peak days to help accommodate the large number of vehicles and ensure adequate clearance, emergency vehicle access, and pedestrian and vehicular safety standards are maintained. It is anticipated that at full build-out on peak days, most or all employees will be required to park at the remote lots, or commute by means other than personal vehicles.

Parking sufficiency will be met progressively as parcels are developed. The fungible nature of development timing negates a set phasing for parking provisions; facilities will be provided as the demand for parking occurs. Each individual lot has a specific parking allotment to meet, and there are benchmarks of total resort-residential units constructed that also trigger parking requirements. Surface parking will serve the project during the initial stages of development before parking structures need to be built. Parking structures will ultimately be developed on Lots 11, 12, and 39 (See Figure 5.17).



FIGURE 5.17-PARKING PLAN

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

5.7 EMERGENCY VEHICLE ACCESS

Emergency Vehicle Access (EVA) routes within the Plan Area provide secondary access to structures or land uses when needed. EVAs are 24 feet wide with a minimum pavement width of 20 feet with 2 foot shoulders. Refer to Figure 5.18 for individual building emergency vehicle accessibility.

- ✦ Curves in EVA lanes shall have as a minimum, 50 foot outside and 30 foot inside radius curves to address fire apparatus turning movement.
- ✦ Pavement section for EVA shall be a minimum of 3 inches of asphaltic concrete on a minimum base of 8 inches of compacted base rock.
- ✦ Subgrade material shall be compacted to 95% relative compaction.

In support of advanced emergency medical services related to resort activities and the village expansion, a dedicated helipad for patient evacuation to regional emergency care providers shall be established. The helipad will be a minimum of 120 feet by 120 feet. It shall be conveniently located to assure timely access by ambulances and other emergency vehicles while mitigating the impact of noise and rotor wash to nearby buildings, residents, and guests. It is anticipated the helipad will be a raised structure over the Preferred Parking lot adjacent to the Member's Locker Room and Squaw Kids' current building; however it may be developed in another location that meets the minimum requirements as noted. The helipad design and construction will incorporate a dedicated elevator that

will accommodate a medical gurney, snow clearing operations, and proper aeronautical markings. The timing of development of the helipad shall be in accordance with the approved Master Phasing Plan.

5.8 TRANSPORTATION MANAGEMENT

A key element in the overall plan is to minimize reliance on the private automobile. Along with providing a mix of land uses within the site, the Specific Plan implements an alternative transportation plan in order to:

- ✦ Meet the Circulation Goals and Policies, as discussed in Section 5.2.
- ✦ Provide a high-quality resort experience for visitors and guests, without the need for a private automobile.
- ✦ Reduce commuting time and costs for resort employees.
- ✦ Minimize overall automobile use in the Tahoe-Truckee Region, including associated reductions in traffic delays and air emissions.
- ✦ Participate in community solutions to regional programs that enhance non-automobile access both to, and within, the Tahoe-Truckee Region.

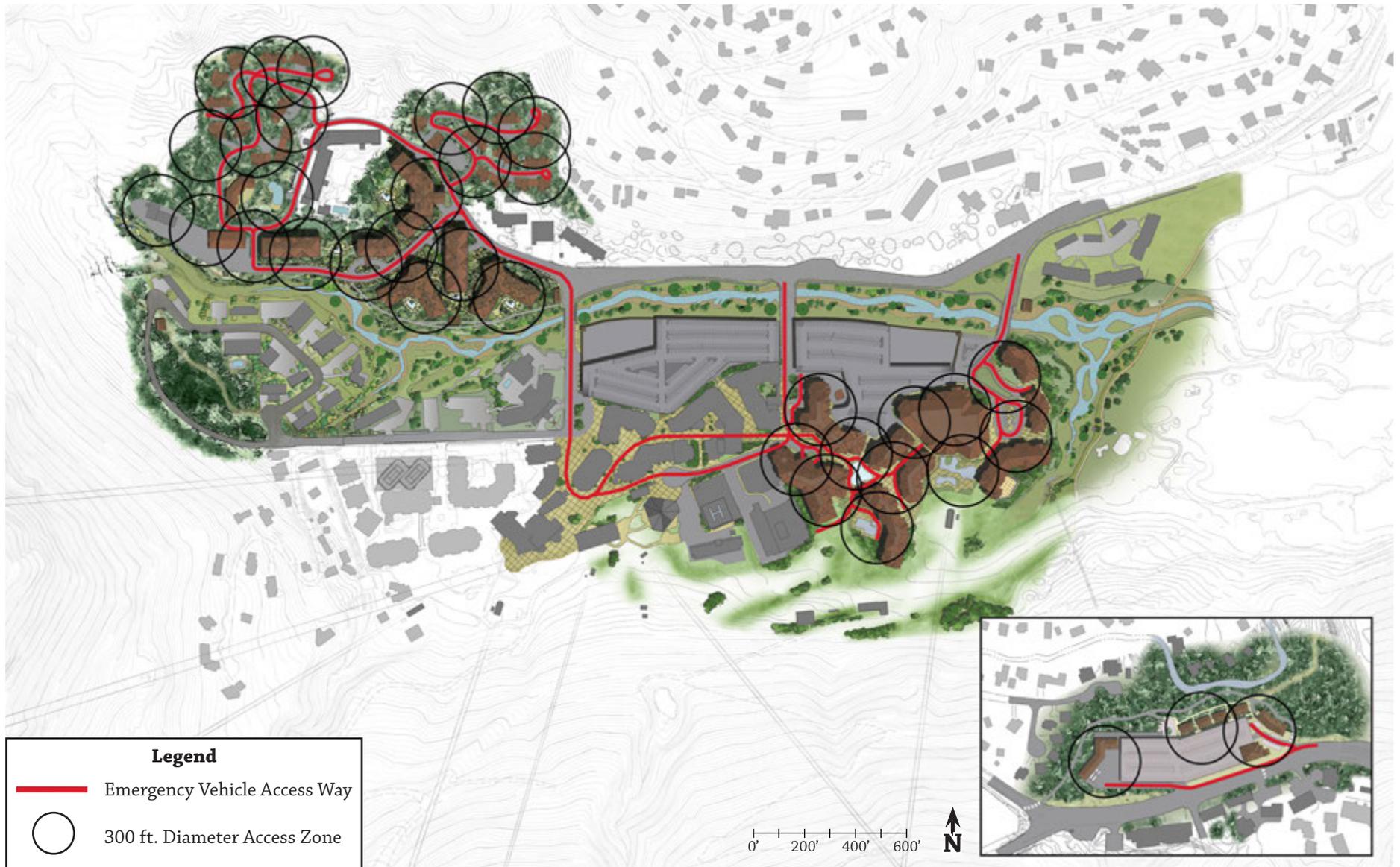


FIGURE 5.18—EMERGENCY VEHICLE ACCESS

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

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The following elements are implemented as part of the Transportation Management Plan:

- ✦ On-Going Traffic Management – Traffic management programs on peak ski days at the SR 89 / Alpine Meadows Road intersection, SR 89 / Squaw Valley Road intersection and along Squaw Valley Road between SR 89 and the Village will be continued and modified over time as warranted, to respond to changes in transportation patterns.
- ✦ Provide Preferred Parking for Carpoolers – Convenient parking spaces will be designated for vehicles arriving with four or more occupants. This is intended to encourage higher occupancy rates in arriving vehicles.
- ✦ Transit Center – The Transit Center will provide a convenient transit hub for both public and private transit services traveling within, to, and from the Village. It will be designed as a drop-off/pick-up facility with the capacity to accommodate two buses at a time.
- ✦ Transit Services and Facilities within the Village – Low-emission vehicle shuttle service will be provided within the Village, as warranted, to provide mobility for visitors, guests, and employees. Most new vehicles used to operate services internal to the Plan Area shall use alternative fuels. An efficient and attractive Transit Center, with adequate capacity for local and regional services, charter buses, and public transit, is a key element in implementing this program.
- ✦ Transit Services within the Olympic Valley – Squaw Valley will provide low-emission shuttle service within the Olympic Valley with three general programs. The first program will consist of fixed-route shuttles that circulate between The Village at Squaw Valley and the Resort at Squaw Creek. The second program will circulate in the hillside neighborhoods north of Squaw Valley Road with fixed-route shuttles during peak-hour ski days, and the third program will consist of on-demand (dial-a-ride) shuttles that circulate in the above-mentioned hillside neighborhoods during non-peak-hour ski days. Local shuttle services operated by Squaw Valley will coordinate with the Placer County Department of Public Works to provide timed transfers with TART where feasible.
- ✦ Transit Services Connecting the Village with the Remainder of Squaw Valley/Alpine Meadows – A transit service will be operated between the Village and the other key lodging and residential areas within the Olympic Valley. The goal of this service is to provide a viable alternative to the private automobile for residents and guests in the Olympic Valley traveling to and from the Village. Most new vehicles used to operate services internal to the Plan Area shall use alternative fuels. This program may include a mix of scheduled and on-call services. In addition, Squaw Valley Resort will operate a transit shuttle service between the Squaw Valley and Alpine Meadows Resort base areas when lifts are in operation at Alpine Meadows. Services will be coordinated with other transit programs, including the Tahoe Area Regional Transit (TART) program and other entities, including other lodging shuttles.

- ✦ Transit Services Connecting the Village with the North Tahoe/Truckee Region – As demand dictates during the peak ski season, transit service will be provided (or supported) along the following routes:
 - ✦ Squaw Valley – Tahoe City – North Shore – Incline Village Route
 - ✦ Squaw Valley – Tahoe City – Sunnyside Route
 - ✦ Squaw Valley – Truckee Route
- ✦ Adequate service will be provided to serve visitor demand as needed, as well as to provide capacity to serve ridership generated by off-site employee needs. These routes will serve park-and-ride lots and shuttle routes and stops as warranted, focusing on parking facilities that can be shared with other uses in (such as schools and summer recreation sites). Service will be coordinated with other regional services, including the TART program to facilitate timed transfers, and to avoid duplication of services. In addition, Squaw Valley Resort will continue to subsidize transit fares on TART services for employees not conveniently served by the shuttles. Squaw Valley Resort will also continue to provide operational funding to TART for winter service in addition to purchasing fares for employees. Squaw Valley Resort will continue to be an active member in the Truckee/North Tahoe Transportation Management Association, as it provides a forum for solving regional transportation problems through public-private cooperation.
- ✦ Enhanced Alternatives to the Private Automobile for Regional Access – To encourage guests to visit the region without private automobiles, Squaw Valley Resort will:
 - ✦ Promote use of the North Lake Tahoe Express service to the Reno-Tahoe International Airport through its inclusion in marketing materials and websites.
 - ✦ Promote charter bus services through marketing materials. On-site charter bus parking will be provided. Other strategies will be considered, such as discounts on lodging packages for groups traveling by charter bus.
 - ✦ Partner with and promote the use of a social-media-based ridesharing program for visitor access to the Truckee-Tahoe region, as well as for employee commute ridesharing.
- ✦ Provide a Year-Round Bicycle and Pedestrian Trail Network - A comprehensive network of multiuse paths and sidewalks will be provided throughout The Village at Squaw Valley and maintained year-round (including snow removal). The project owner will also make a fair share contribution towards the maintenance and snow removal of the existing Class 1 trail along Squaw Valley Road for employees commuting from the East Parcel. Connections will be made with other non-motorized-related networks and facilities in the Olympic Valley.
- ✦ Establish a Transportation Coordinator Position – A Squaw Valley Resort employee will be designated as Transportation

FIVE - PARKING & CIRCULATION

Coordinator, with responsibility to provide employees (in particular newly-hired employees) with information on the various commute options. The Transportation Coordinator will also cooperate/coordinate with TART and the Truckee/North Tahoe Transportation Management Association.

- ✦ Provide Bicycle Parking Facilities – These facilities will be provided at all major lodging/resort-residential facilities, as well as at other major activity centers.
- ✦ Other Strategies to Encourage Alternative Transportation Options – Squaw Valley will consider and implement, where feasible, other strategies to reduce private automobile use and expand mobility options, including, but not limited to:
 - ✦ *Provide Access to a Fleet of Low-Emission Car-Sharing Vehicles for Local Trips* – Providing guests with access to a zero or low-emission short-term rental car for trips within the Tahoe-Truckee region would support alternative regional transit access to the resort, as it would provide flexibility for those arriving without a private automobile to make trips not conveniently served by mass transit (such as a visit to North Lake Tahoe or Truckee).
 - ✦ *Provide Access to Bicycles for Visitors and Guests* – This could encourage cycling within Olympic Valley and beyond, and could be operated through a local bicycle shop.
 - ✦ *Offer Activities to Extend Day Skier Stays* – Activities such as night skiing, the Mountain Adventure Camp, and

ice skating could be promoted to reduce the proportion of day skiers exiting during the peak afternoon traffic period. On days forecast to have particularly high levels of skier activity, events (concerts, live performances, etc.) will be held to encourage day skiers to linger in the Village area until after exiting traffic volumes recede.

- ✦ *Electric Charging Stations* – Charging stations in Squaw Valley Resort parking facilities may be provided, as changes in the vehicle fleet warrant.
- ✦ *Real-time Traffic Communication Systems* – Subject to support and cooperation from Caltrans, Squaw Valley Resort will install and operate real-time traffic communication systems within the Village to advise guests of existing travel conditions and approximate travel times out of the area.

6

PUBLIC SERVICES AND UTILITIES



6.1 PUBLIC SERVICE AND UTILITIES

GOALS AND POLICIES

6.2 WATER SUPPLY AND DISTRIBUTION

FACILITIES

6.3 WASTEWATER COLLECTION AND

TREATMENT

6.4 DRAINAGE AND FLOOD CONTROL

6.5 SOLID WASTE DISPOSAL

6.6 DRY UTILITIES

6.7 PUBLIC SERVICES

6.8 PARKS AND RECREATION

6.9 SCHOOLS

6.10 OFFSITE IMPROVEMENTS





PUBLIC SERVICES & UTILITIES

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 include law enforcement, fire protection, solid waste collection and disposal, public schools, libraries and County services. The utilities include water, wastewater, drainage, and dry utilities for electrical service, telephone, cable TV, and propane gas.

The Specific Plan defines how and where services are to be provided within the Plan Area. The proposed improvements shown are conceptual, based on the land use plan. These conceptual improvements are reflective of the extent of services and utilities needed to serve the Specific Plan at full development. The exact sizing and location of proposed utilities will be determined during each phase of the project. However, final infrastructure improvements shall closely follow designs illustrated in the water, wastewater and drainage plans provided in this section. These services have been planned so that they can be phased to adequately support the development as it occurs.

There are existing utilities in the Plan Area that, to the extent practical and feasible, will be utilized in conjunction with the proposed infrastructure.

6.1 PUBLIC SERVICE AND UTILITIES GOALS AND POLICIES

- Goal PU-1: Create a comprehensive system of public services and utilities that accommodates the development within the Plan Area.
- Goal PU-2: Conserve and protect resources through the use and implementation of efficient utility system designs and technologies.
- Goal PU-3: Minimize the risk of loss of life, injury, and damage to property and resources resulting from unwanted fires.

UTILITIES POLICIES:

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

Policy PU-6: Implement Best Management Practices (BMPs) and Low Impact Development (LID) measures that will protect surface water quality and contribute to the Total Maximum Daily Load (TMDL) goals for Squaw Creek and the Lower Truckee River.

Policy PU-7: Implement erosion control and water quality measures identified in the Placer County Storm Water Management Manual and Grading Ordinance and Low Impact Development Guidebook, including the

<u>SERVICE</u>	<u>AGENCY/PROVIDER</u>
<u>PUBLIC UTILITIES</u>	
Water	Squaw Valley Public Service District
Wastewater	Squaw Valley Public Service District / Tahoe Truckee Sanitation Agency
Drainage	Placer County for public roads; otherwise drainage facilities are provided by private entities
<u>PUBLIC SERVICES</u>	
Public Schools (K-12)	Tahoe Truckee Unified School District
Law Enforcement	Placer County Sheriff's Department (PCSD)
	California Highway Patrol
Fire Protection	Squaw Valley Fire Department
Solid Waste Collection	Tahoe Truckee Sierra Disposal Company, Inc.
Libraries	Placer County
County Services	Placer County
<u>DRY UTILITIES</u>	
Propane	AmeriGas
Electrical Service	Liberty Energy
Telephone	AT&T, Verizon, T-Mobile
Television & Broadband	Suddenlink, DirecTV

TABLE 6.1- SERVICE PROVIDERS

SIX - PUBLIC SERVICES & UTILITIES

Guidebook section for LID Site Design and Run-Off Management Measures for Placer County in the High Sierra Areas.

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 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.

6.2 WATER SUPPLY AND DISTRIBUTION FACILITIES

6.2.1 WATER SUPPLY PLANNING

The aquifer beneath the valley floor provides domestic and irrigation water supply for four primary users: Squaw Valley Resort, Squaw Valley Public Service District, the Squaw Valley Mutual Water Company, and the Resort at Squaw Creek. There are also several minimal use wells in the Valley that draw from the aquifer.

The Plan Area is located within the Squaw Valley Public Service District (SVPSD) boundaries. The District was organized under the

provisions of Division 12 of the Water Code, and incorporated in the State of California on March 30, 1964.

The groundwater basin technical analysis prepared indicates that there is sufficient water within the aquifer to meet the project demands, along with the water demands of existing and other future users. Therefore, the Specific Plan development will be served by groundwater, obtained from the SVPSD.

6.2.2 WATER SUPPLY AND DISTRIBUTION

Water supply will be delivered to the project from strategically placed wells that will optimize the draw from the aquifer, and work in concert with existing wells in the Valley. Existing wells will be utilized and incorporated into the project where the land use plan can accommodate the current location. The existing wells that are not incorporated into the system will be abandoned per State and County standards.

Water will be distributed within the Plan Area via looping pipelines generally located within the roadway system and pedestrian network. The distribution system consists of six inch to twelve inch diameter mains as illustrated in Figure 6.1- Conceptual Utilities Plan - Water. All water improvements will be constructed to State Water System Standards using a phased approach.

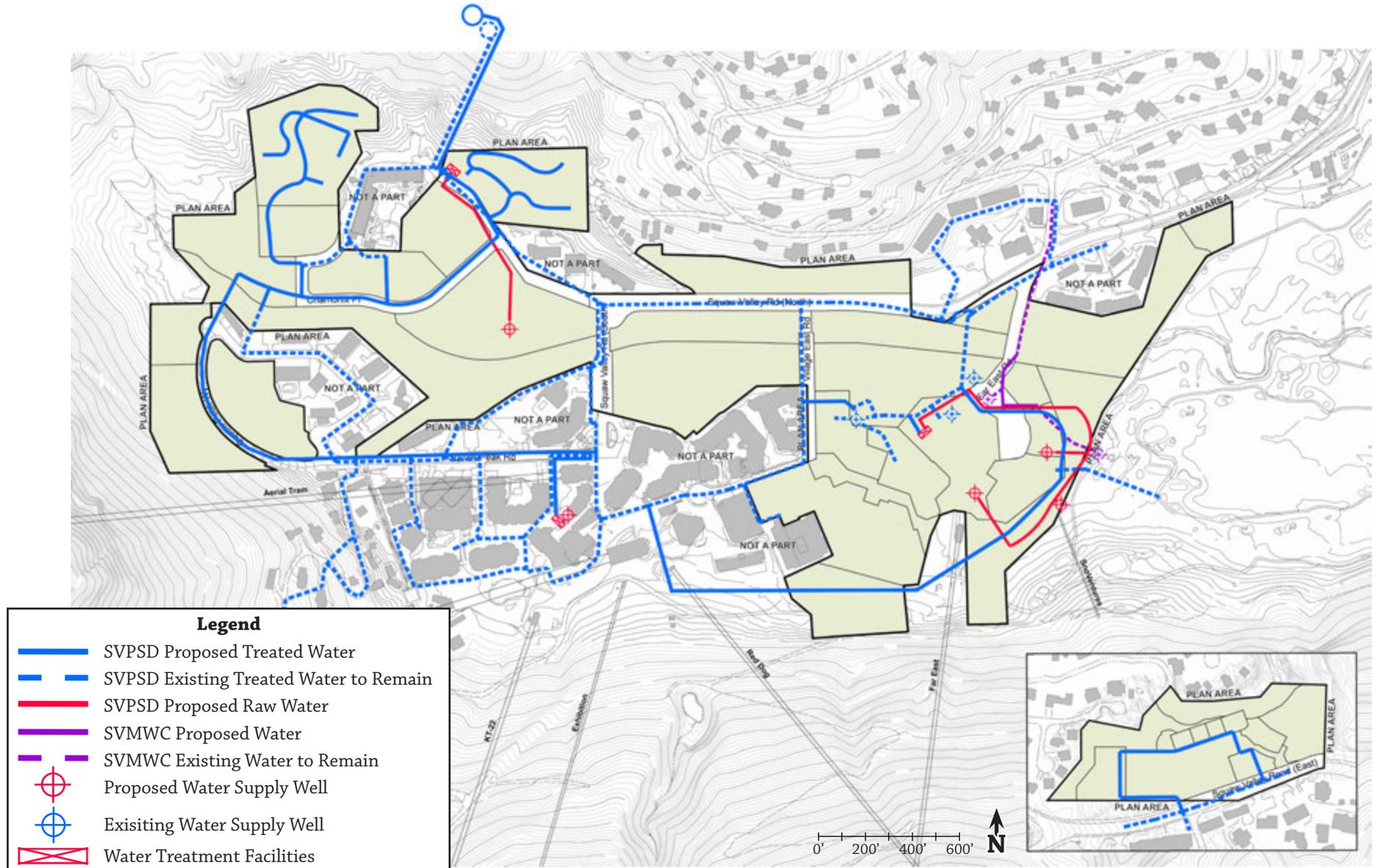


FIGURE 6.1- CONCEPTUAL UTILITIES PLAN - WATER

Note: All utility and infrastructure plans depicted are conceptual based on one possible design of the Project Area and are subject to change.

6.2.3 WATER STORAGE

The project will include adequate water storage facilities to store water for peak day plus fire flows for the Plan Area. The facilities will be located to provide gravity flow with sufficient pressure to serve the project and work in conjunction with the existing one million gallon tank just north of the Plan Area.

6.2.4 WATER CONSERVATION MEASURES

The project includes water savings measures with the goal of reducing the project's overall water demands to the extent feasible and practical consistent with California state law and regulations. The following water conservation measures will be implemented, where feasible, in an effort to meet conservation goals.

Greywater System – The project will incorporate greywater applications, where feasible, as an additional water supply for the project. Greywater supply can provide a moderate reduction in potable water use. Water collected and treated from baths, showers, hand basins, and washing machines will be used to the extent practical and feasible for irrigation and flushing toilets.

Minimizing Water Intensive Landscapes within the Plan Area – This involves limiting the amount of water intensive landscaping, such as turf areas, throughout the Village. An Approved Plant List is included in Appendix C that is made up of native and naturalized plants suited for the area. These plants are used for landscape areas, vegetated swales, landscape buffers, and habitat enhancement. The use of these plants supports the preservation of the forest landscape, as well as the minimization of water use in the Plan Area.

Irrigation Water – The primary source for irrigation water will be the aquifer. Alternatively the project may use non-potable water supplied from existing proven upper mountain water wells as the source for irrigation water. Water Quality testing for these water sources shall be included in the normal course of operation of the irrigation system to assure minimal treatment requirements for these non-potable water resources.

Use of Water Sources outside of the Olympic Valley Floor – To the extent available and feasible, the project will access and utilize water sources other than the primary potable water aquifer under the Olympic Valley floor. These sources may include on-mountain facilities and bedrock wells. Irrigation demand may be met by using one or more upper mountain wells.

Smart/Centrally Controlled Irrigation Controllers – Smart and centrally controlled irrigation controllers restrict irrigation to only the times and water application rates that are necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. Smart irrigation controllers are required for landscape irrigation within the Plan Area.

Recirculating Hot Water Systems – This involves using a recirculating pump on the hot water line system, reducing the time necessary to receive hot water at any hot water faucet. This type of system, where feasible, may be included to conserve additional water within the Plan Area.

Indoor Water Use – Utilize high-efficiency fixtures and fittings to decrease water demand and wastewater flows.

Note: Refer to the Squaw Valley Specific Plan Potable Water Master Plan (MacKay & Somps 2015) and the Groundwater Supply Technical Study (Todd Engineering 2012) for more detailed information regarding the proposed water system.

6.3 WASTEWATER COLLECTION AND TREATMENT

The Plan Area lies within the sewer service area of the Squaw Valley Public Service District (SVPSD), which owns and operates the wastewater collection system that serves the Olympic Valley Area.

The Tahoe Truckee Sanitation Agency (TTSA) operates the water reclamation plant which serves the SVPSD and other entities. The plant is located in Nevada County, along the Truckee River.

The SVPSD collection system is comprised of gravity sewer lines and two siphons. The main trunk system consists of twelve and fifteen inch pipelines that run from the Plan Area and cross under Highway 89 and the Truckee River, and discharge into the TTSA Truckee River Interceptor (TRI) that runs along the Truckee River to the reclamation plant.

Proposed gravity sewer lines within the roadway network will serve the Plan Area, including the East Parcel. These pipelines will generally flow from west to east, and will tie into the SVPSD main trunk sewer system. See Figure 6.2 - Conceptual Utilities Plan- Wastewater.

Note: Refer to the Squaw Valley Sanitary Sewer Master Plan (MacKay & Somps 2015) for more detailed information regarding the proposed wastewater system.

6.4 DRAINAGE AND FLOOD CONTROL

The Plan Area is wholly contained within the Squaw Creek watershed, part of the middle Truckee River watershed. The Squaw Creek watershed drains from Squaw Creek to the Truckee River. The Truckee River initial source is the outlet of Lake Tahoe and terminates at Pyramid Lake in Nevada.

Squaw Creek traverses across the northern portion of the Plan Area as a small seasonal stream, flowing from a north and south tributary which converges on the western portion of the Plan Area. It exits the Plan Area on the east, approximately 2,700 feet downstream of the confluence of the two tributaries. The existing floodplain for Squaw Creek varies in width from 50 feet to 250 feet within the Plan Area and is generally contained within the stream corridor. For reference, a floodplain is any area adjacent to a river, creek, lake, or other water source that is subject to being inundated by water during significant run-off events.

Hydrologic modeling indicates that on-site detention of run-off is not necessary as peak flows and velocities go relatively unchanged from existing to proposed conditions, mostly due to timing effects of the watershed developments. As a result, the pre-project and post-project 100-year floodplains are, for all intents and purposes, the same. Therefore, traditional permanent detention basins for peak stormwater flow attenuation are not planned.

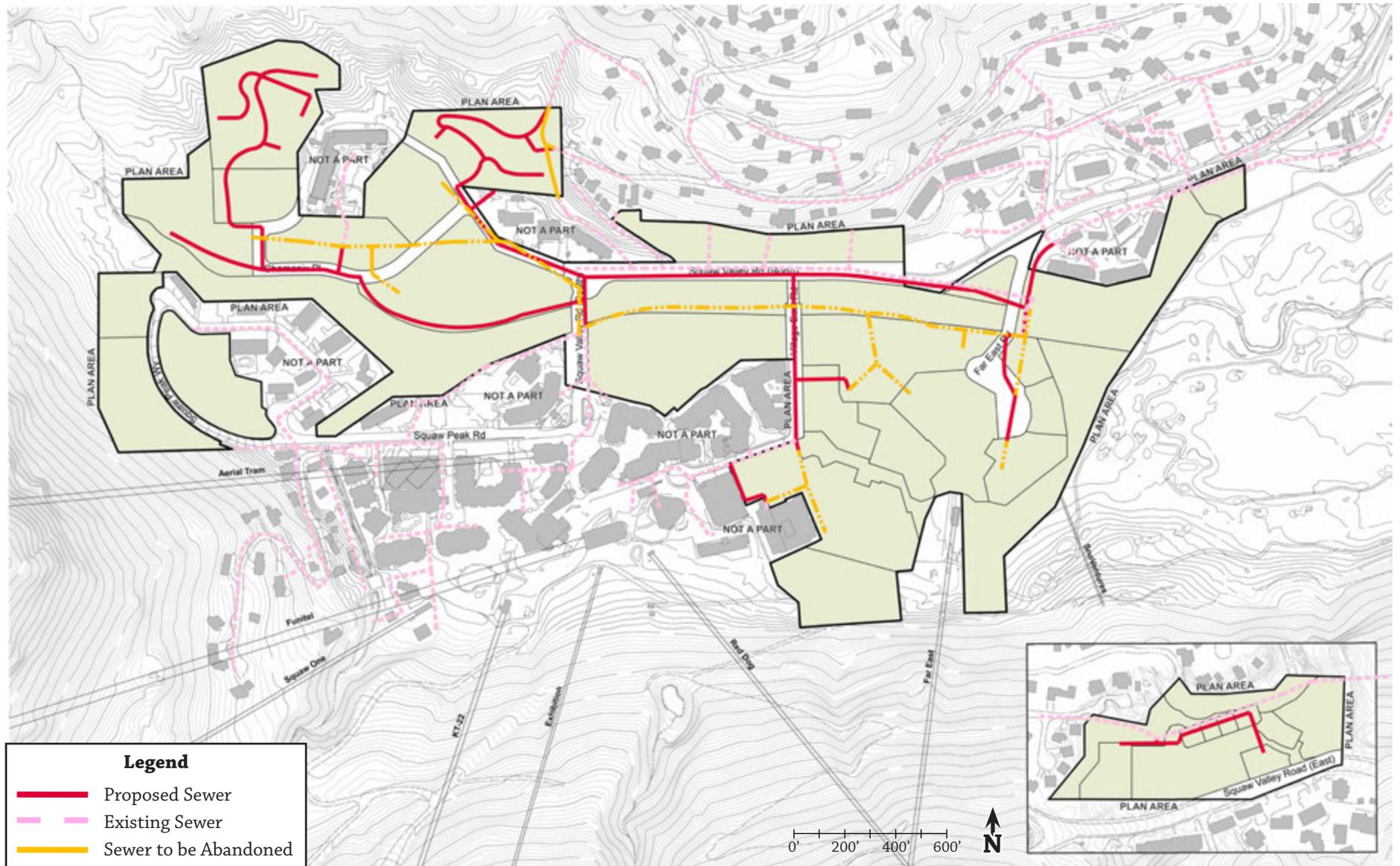


FIGURE 6.2- CONCEPTUAL UTILITIES PLAN - WASTEWATER

Note: All utility and infrastructure plans depicted are conceptual based on one possible design of the Project Area and are subject to change.

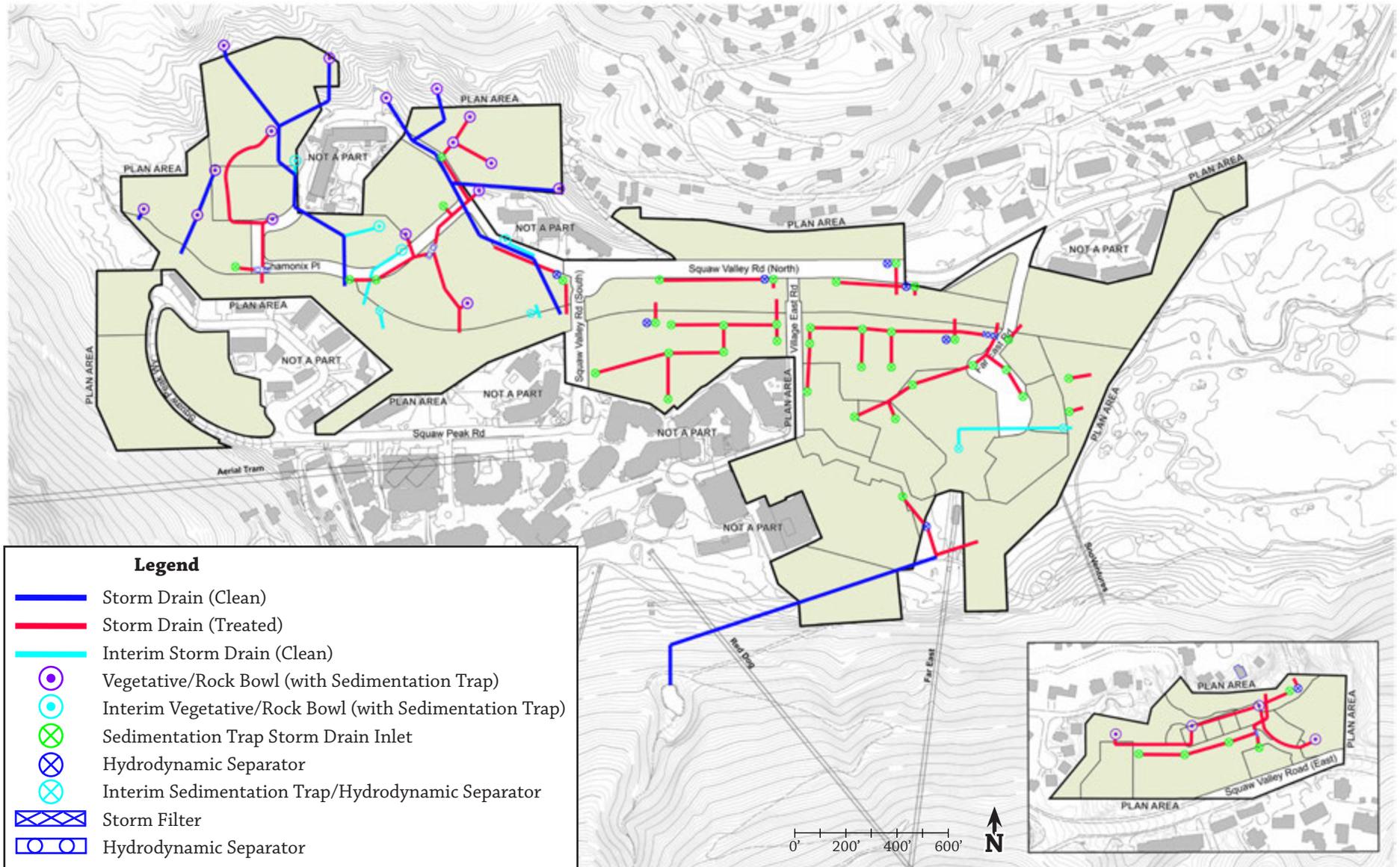


FIGURE 6.3- CONCEPTUAL UTILITIES PLAN - DRAINAGE

Note: All utility and infrastructure plans depicted are conceptual based on one possible design of the Project Area and are subject to change.

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On-site drainage improvements in the Plan Area and the East Parcel shall consist of a combination of conventional subsurface and surface drainage systems, and construction of pipe and open channel conveyance systems, as shown on Figure 6.3- Conceptual Utilities Plan - Drainage. Stormwater will be discharged at or near existing outfalls into the creek corridor. Vegetated swales, soft armoring, mechanical storm filters, structural interceptors, and other Best Management Practices will be utilized at pipe outfalls or other appropriate locations for water quality management, and to convey stormwater run-off to receiving waters while minimizing impacts to open space resources.

To the extent practical and feasible, project outfalls will be located at existing outfall locations. Existing locations are based on the best available topographic information and improvement plans, and are subject to refinement during the improvement plan approvals, as well as state and/or federal permitting. Drainage facilities will be designed and constructed in conformance with the Placer County Flood Control District's Stormwater Management Manual and Land Development Manual, and will comply with the Placer County MS4 Permit Phase II National Pollutant Discharge Elimination System (NPDES) requirements.

Improvements within the Plan Area will require development in the 100-year floodplain. These improvements will be subject to specific approval by Placer County and Lahontan Regional Water Quality Control Board. All buildings as proposed will avoid the post-development 100-year floodplain. The hydraulic data and post-project flood plain mapping will be coordinated closely with the Placer County Flood Control District and FEMA representatives. The fully developed unmitigated 100-year floodplain is shown in Figure 6.4.

6.4.1 STORMWATER QUALITY

The Village at Squaw Valley project intends to install improvements in compliance with a range of requirements related to stormwater drainage and water quality, primarily related to:

- ✦ The Squaw Creek Total Maximum Daily Load (TMDL) for sediment and the Middle Truckee River TMDL for suspended sediment concentration, including measures to reduce erosion and sediment delivery and maintain channel stability.
- ✦ The National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (MS4, Phase 2) covering the Placer County portion of the Truckee River watershed.

The completed TMDL for sediment recognizes ski-runs and dirt roads as primary sediment sources, with urban run-off, dirt roads, and winter-season road sanding as secondary sources. Implementation of the TMDL focuses on tracking compliance with regulatory actions intended to reduce erosion and sediment deliveries, and monitoring channel bed conditions in lower Squaw Creek. Target instream conditions include a relative decrease in fines and sand, increased size of bed material, and higher scores on periodic bioassessments.

Strategies proposed for compliance with the NPDES Phase II MS4 permit for Placer County are consistent with Best Management Practices (BMPs) listed in the County's Stormwater Management Program (SWMP) for the Truckee River Basin. The SWMP describes measures to be used to control excess run-off volumes and reduce pollutant concentrations, with a focus on oil and grease, trace metals

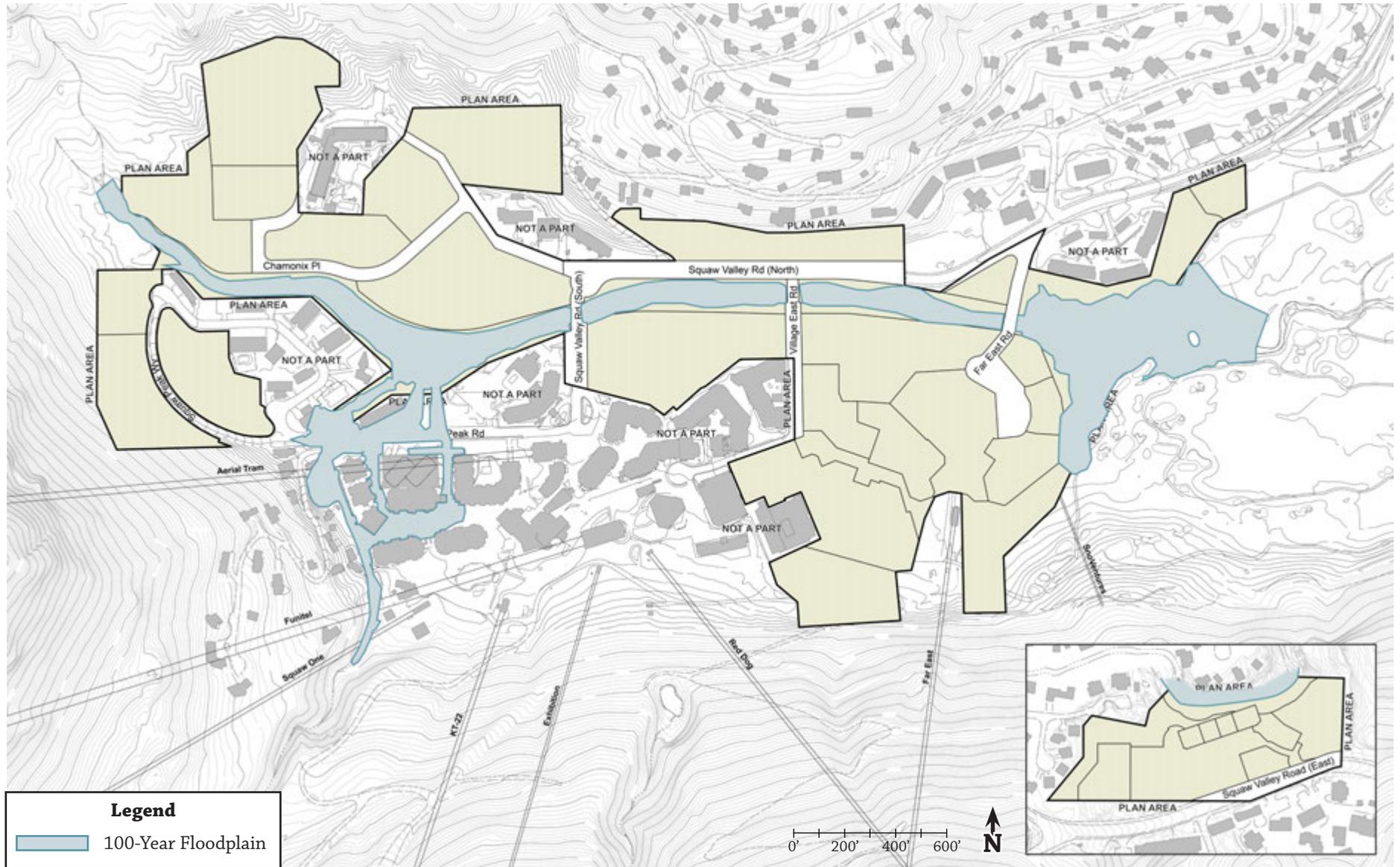


FIGURE 6.4- FULLY DEVELOPED UNMITIGATED 100-YEAR FLOODPLAIN

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and nutrients in urban run-off, and fine sediment, sand, and salts from road maintenance activities. In addition, the SWMP also recognizes the increased risk of groundwater contamination from run-off infiltration where an unconfined sole-source drinking water aquifer lies less than 10 feet below the ground surface, as is the case in the Olympic Valley. The guidance states that the potential risk may be reduced through appropriate run-off pre-treatment, and that “site-specific conditions should be evaluated when determining the most appropriate BMPs”.

The SWMP provides guidance for site specific conditions. Squaw Valley will comply with County development standards, the flood damage prevention ordinance, the grading ordinance, the stormwater management manual, and the stormwater quality ordinance. Squaw Valley will get appropriate permits for work related to planning, design, and construction.

This section provides the framework for stormwater treatment during two distinct components of the development process; first, during the construction phase while infrastructure is being built to support the development, and then the post-construction phase, which will be part of the improvements that make up the development and continue to protect the natural resources in perpetuity.

STORMWATER MANAGEMENT DURING CONSTRUCTION ACTIVITIES

During construction activities, on-site stormwater run-off is regulated by the State General Construction Permit issued by the Regional Water Quality Control Board for construction sites greater than one acre. The General Construction Permit requires that a Storm

Water Pollution Prevention Plan (SWPPP) be prepared to address how the storm water from the construction site will be managed and treated prior to being discharged from the site. The SWPPP is an evolving document that changes with site development dynamics. Placer County also regulates water quality.

The use of Best Management Practices (BMPs) during the construction process will generally incorporate erosion controls and sediment controls. Squaw Valley will abide by Placer County regulations for BMPs. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management.

POST-CONSTRUCTION STORMWATER MANAGEMENT

Post-construction stormwater management is intended to treat the project run-off generated on-site in perpetuity. The BMPs techniques within the Plan Area will, to the extent practical, reduce and/or eliminate the pollutants from the stormwater run-off and prevent the contamination of receiving waters to pre-development levels.

Post-construction stormwater treatment is composed of three general elements: source control, run-off reduction, and treatment of run-off. The basic practice of source control is to minimize the potential for constituents to enter run-off at the source. To the extent practical and feasible, the project will use Low Impact Development (LID) measures towards the goal of reducing or maintaining run-off at pre-development quantities.

Implementation of LID includes the construction of decentralized small scale improvements that provide for local rain and snowmelt infiltration, and treatment opportunities that reduce the quantity of run-off which enters the storm drain systems during a rainfall event. Additional treatment control BMPs may be located at the end of the pipe and provide further treatment of the stormwater before it enters into the natural creek system.

6.4.2 LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is a stormwater quality approach that emphasizes the use of small-scale, natural, constructed, and proprietary drainage features integrated throughout the Plan Area to capture run-off and precipitation. LID measures can slow, clean, infiltrate, and evapotranspire run-off, which reduce the quantity of run-off entering the project storm drain systems. Existing area flows will not be commingled with post-project flows. This means post-project flows will be conveyed in pipelines which will be separated from pre-project (existing) conveyance systems. The opportunities for naturally treated infiltration through the use of LID can add water to the aquifers, increasing water reuse. It is a sustainable practice that benefits water quality protection and stream stability, and can contribute to the water supply. The intent is to weave the textures of natural processes into the fabric of development.

In addition to traditional storm water management, which collects and conveys storm water run-off through storm drain pipes or other conveyances to a centralized storm water facility, LID within Squaw Valley will take a different approach by using site design elements, LID, and stormwater management to reduce or maintain the site's pre-development run-off rates and volumes. The Placer County Low Impact Development Guidebook will be referenced during the design

and construction phases of the project when specific LID details are being incorporated into the project.

For the project, LID measures are proposed in the treatment system. These types of measures can substantially reduce the amount of treatment run-off needs, or treat the run-off prior to entering the storm drainage system. Ultimately, LID measures can reduce the size of system treatment facilities. At the time actual measures are identified for specific projects, a list of proposed LID measures to be used, along with descriptions for their effectiveness, will be provided with the improvement plan submittal to support the sizing of the system and discharge components.

The LID options may include, but are not limited to, the following:

- ✦ Disconnected roof drains;
- ✦ Disconnected and separated pavement;
- ✦ Pervious pavement;
- ✦ Bioretention facilities, vegetation, and bioswales;
- ✦ Tree planting;
- ✦ Grass swales and channels;

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- ✦ Curb cuts and vegetated filter strips;
 - ✦ Landscape buffer areas;
 - ✦ Creek buffers;
 - ✦ Soil amendments;
 - ✦ Green roofs, rain gardens, and cisterns; and
 - ✦ Pollution prevention and good housekeeping practices.
- ✦ Use of rock-lined ditches below pipe outlets;
 - ✦ Installation of structural BMPs (such as vortex and/or media filtration devices);
 - ✦ Use of disconnected roof drains;
 - ✦ Installation of water quality interceptor devices; and
 - ✦ Use of grassy treatment swales/bioswales.

6.4.3 BEST MANAGEMENT PRACTICES

The Village at Squaw Valley project intends to install improvements which comply with the Placer County MS4 Permit Phase II NPDES requirements by constructing a treatment train of BMPs consisting of:

- ✦ Source control to reduce quantities of run-off;
- ✦ Directing flows onto grassy areas or open space where feasible;
- ✦ Additional tree plantings;
- ✦ Installation of trash screen vaults;

Other Best Management Practices involve prompt revegetation of disturbed areas and proper erosion protection per NPDES permits during construction. Additional LID and SWPPP measures from the State Water Quality Control Board may also be implemented in the treatment train.

Adequate source control will be determined prior to the start of grading; Squaw Valley is committed to successfully implementing LID applications and standards. Based on the Specific Plan, a treatment train consisting of structural BMPs and a section of grassy swale in the proposed newly constructed outfall swales would be able to provide adequate treatment. The final sizing of these facilities will be dependent on the final configuration of the storm drain system. To the extent practical, all graded areas must drain so that no standing water could accumulate for more than 72 hours.

The applicability of BMPs to various areas of the development shall be as follows:

LODGE FACILITIES/FRACTIONAL CABINS AND EXTENDED STAY CONDO HOTEL

Low Impact Development that reduces the amount of impervious surface within the development, and which is directly connected to the storm drainage system, shall be encouraged. These types of facilities may include, but are not limited to: discharge of roof drainage system to planted areas; pervious driveways; porous pavement areas; permeable pavement, pavers, or other discontinuous hard surfaces that allow for filtration; and tree plantings.

If necessary, additional treatment requirements for site run-off from these areas shall be treated by outlet control measures as previously described.

CONDO HOTEL AND COMMERCIAL

Low Impact Development that reduces the amount of impervious surface within the development, and which is directly connected to the storm drainage system, shall be encouraged. These types of facilities may include, but are not limited to: discharge of roof drainage system to planted areas, separated sidewalks, pervious pavement where appropriate, tree plantings, vegetated swales and bioswales, trench drains, sheet flowing parking areas to landscaping and vegetated swales, and sand/oil separators.

A pre-treatment screening device which will separate trash and other debris shall be required upstream of discharge into the trunk storm drain systems.

High Density Lodging and Commercial site run-off shall also be treated by outlet control measures as previously described.

Note: For more detailed information regarding the proposed Storm Drainage System, refer to the Master Drainage Plan (MacKay & Soms 2012) and the Water Quality Plan (Balance Hydraulics 2012).

6.5 SOLID WASTE DISPOSAL

The Tahoe-Truckee Sierra Disposal Company (TTSD) provides solid waste collection services to Squaw Valley. TTSD transports collected waste to the Materials Recovery Facility (MRF) located between Truckee and the Olympic Valley. The MRF receives, sorts, processes, and markets recyclable materials. The remaining non-recyclable materials are then sent to the Lockwood Regional Landfill located in Nevada. Development would be served by TTSD, and a substantial amount of waste would be recycled through the MRF. The Specific Plan further minimizes the need for disposal of solid waste into landfills by promoting recycling of construction waste (see Section 7.6-Climate Change Initiatives).

On site dumpsters and trash cans and bins shall have appropriate wild life proofing measures, such as bear boxes and locks. Dumpsters and large trash receptacles may not be located in front of any building or along central pedestrian circulation areas; they must be discretely placed out of sight. Small trash cans and recycling bins shall be located periodically throughout the Plan Area.

6.6 DRY UTILITIES

ELECTRIC SERVICE

Liberty Energy provides electric service to the Plan Area from its

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substation located near the northwest corner of Squaw Valley Road and State Route 89. Primary voltage is 14.4 kV. Commercial service is typically provided at 120/208 or 277/480 volt (three phase, four wire).

Existing electric mainline systems (partially overhead and partially underground) extend from the substation near State Route 89 to the Plan Area. Underground electric distribution facilities will be installed throughout the project in conjunction with new improvements.

PROPANE GAS

The Plan Area contains two private propane distribution systems. One operates off a 20,000 gallon propane tank and serves the older developments (Red Wolf Lodge, lower lift maintenance, The Lodge, the ski school locker rooms, facilities at High Camp, etc.) The second system is fed from an underground 30,000 gallon tank that serves the existing Village at Squaw Valley. A number of smaller propane tanks are located around the resort and serve the outbuildings (e.g. Papoose, Far East Center, Clock Tower, Courtside, carpenter's shop). Propane is currently being supplied by AmeriGas. Additional tanks and vaporizers will be designed and strategically placed to serve the new project. Underground propane distribution facilities will be installed throughout the project in conjunction with new improvements.

ALTERNATIVE ENERGY SOURCES

Squaw Valley will implement a sustainability strategy developing mitigation opportunities to reduce development impacts to energy resources and to promote reduction in greenhouse gas (GHG) emissions. Implementation is focused on maximizing renewable

energy, energy efficiency, electric grid load management, and other GHG emission reduction options. The evaluation of feasible technology focuses on the use of water produced energy and could include low impact, small hydroelectric generation systems; storing water as energy.

Other potential strategies include:

- ✦ Integrating water supplies for fire suppression and snow making operations.
- ✦ Using geothermal resources for snow clearing and possible heat pump applications.

COMMUNICATIONS

Both AT&T and Suddenlink provide telecommunications services (dial tone, internet and video) within the Plan Area. Either or both providers will distribute telecommunications services to the Plan Area by connecting to the existing distribution systems. AT&T and Suddenlink facilities will be installed throughout the Plan Area in conjunction with new improvements.

6.7 PUBLIC SERVICES

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 District 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.

LAW ENFORCEMENT

Law enforcement for the Plan Area is provided by the Placer County Sheriff's Department and the California Highway Patrol (CHP). The Sheriff's Department provides general law enforcement services, and traffic-related enforcement services are provided by the CHP. The Tahoe Substation in Tahoe City is the closest Sheriff's substation located approximately 9 miles from the Plan Area.

FIRE PROTECTION

The Specific Plan recognizes the potential of increased fire hazards as a result of the Plan Area's setting. Therefore, the Specific Plan seeks to protect against the potential for wildfires that originate as structure fires.

Fire protection is currently provided by the Squaw Valley Fire Department (SVFD) and the U.S. Forest Service. The SVFD serves approximately 1,500 full time residents within a 14 square mile area with a full-time staff of 13 people. At least 3 people are on duty 24 hours per day, 7 days a week. In addition, there are part-time paid firefighters employed during busy periods. The closest SVFD station is Station 21 located approximately 1.5 miles from the Plan Area.

PLANNED FIRE PROTECTION

The Specific Plan includes the following measures to address the risk of fire:

- ✦ Pedestrian streets and trails designated as EVAs shall be 20 feet wide with a 2 foot shoulder on each side.

- ✦ Fire resistant building materials: In January 2008, California officially switched from the Uniform Building Code to the International Building Code (IBC). With the assistance of fire safety experts, a new section has been added to the IBC that specifies construction standards to be used in urban interface and wildlands areas where there is an elevated threat of fire. In conformance with these new construction standards, fire resistant building materials will be used to construct homes and other structures in the Plan Area.

6.8 PARKS AND RECREATION

The intent of the Specific Plan is to create a village environment as a public portal to the ski area, vast surrounding natural mountain open space, and multitude of activities available. A network of

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pedestrian spaces, trails, and bike paths provide enhanced access to these public amenities. Access to backcountry trails such as Granite Chief and Shirley Canyon will include trailhead car and bike parking, signage, flush restrooms, and other enhancements to establish a comfortable and easily identifiable starting point. A hiking trail and Class 1 path will be constructed through the East Parcel to connect an existing pedestrian trail that enters the parcel from the northeast corner to the Class 1 path that currently runs along Squaw Valley Road. Additional improvements to other existing trails may include new signage and trail upgrades to further enhance the experience for visitors. Bike lanes are provided on all primary roads and a Class 1 bike path is located along Squaw Creek to provide a non-vehicular route with gathering spots, interpretive signage, and informational graphics on restoration areas.

Multiple recreation amenities and attractions will be built into the Village environment including playgrounds, ice skating on the central ice rink, and public open space corridors and pedestrian plazas. An array of recreational facilities in the Village will be open to resort guests and the public including the Mountain Adventure Camp, outdoor climbing walls, and bungee apparatus. Recreational facilities within the Village and Plan Area may charge a fee for use or admission; however amenities and facilities associated with the Parks and Recreation Plan, like the miles of improved hiking, biking, and equestrian trails, and the linear interpretive park, will be free.

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.

Refer to Figures 6.5 for trail and associated facilities plans.

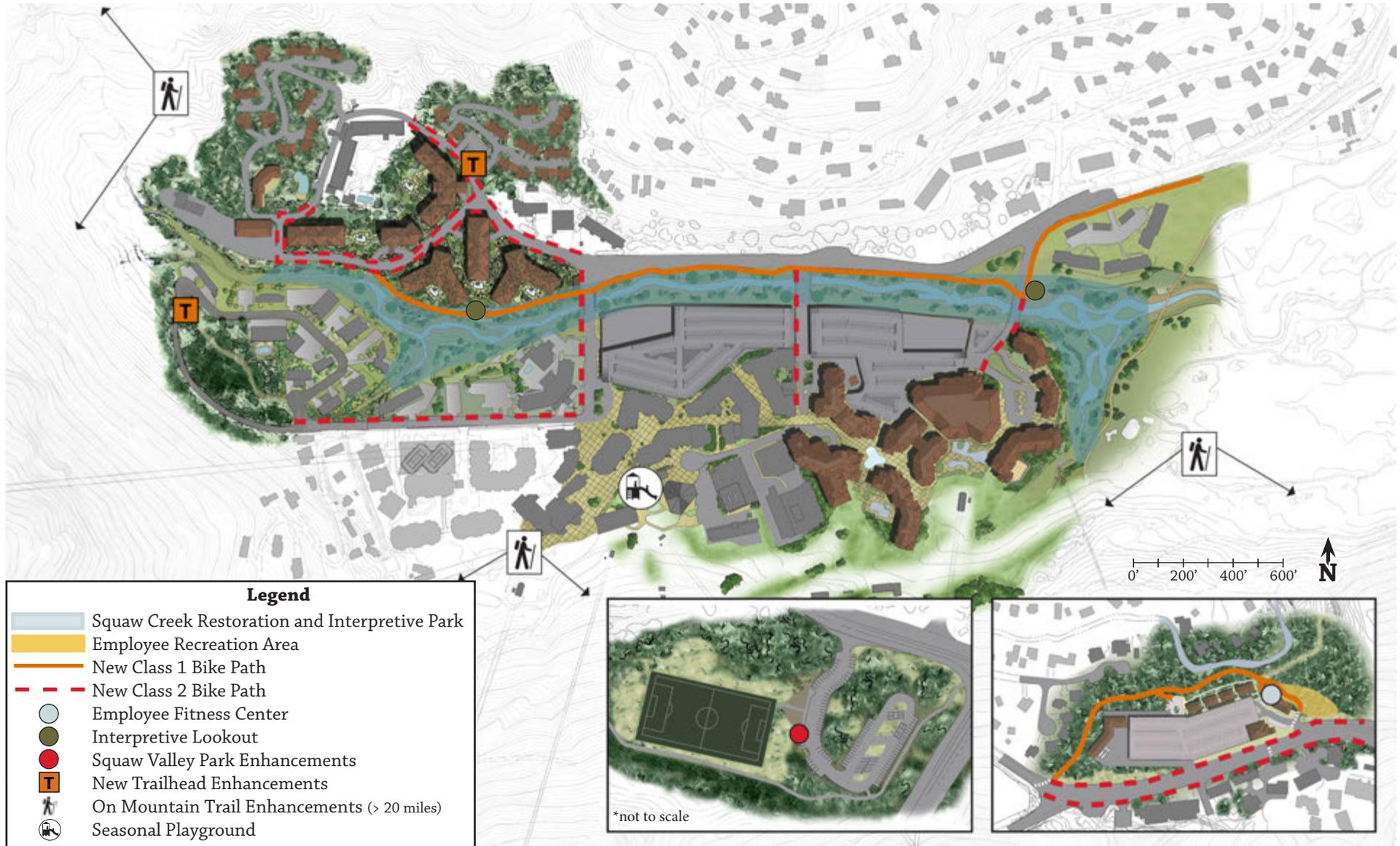


FIGURE 6.5-PARKS AND RECREATION PLAN

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

6.9 SCHOOLS

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

The Tahoe-Truckee Unified School District (TTUSD) provides public school services to Squaw Valley. Students living in the Olympic Valley attend Tahoe Lake Elementary School (K-4), North Tahoe School (5-8) and North Tahoe High School (9-12), all of which are located in Tahoe City.

The Specific Plan is not expected to substantially increase the number of students in the TTUSD. As a resort community, there will be few, if any, year-round residents within the Plan Area. Employees may live in the region year-round, and have school-aged children, so there may be some increase in demand for school facilities resulting from the increased employment base. However, the schools those children would attend would depend on where they live. Employees who live outside of the Plan Area would occupy housing that had been subject to appropriate development fees for school facilities and property taxes that fund school services.

6.10 OFFSITE IMPROVEMENTS

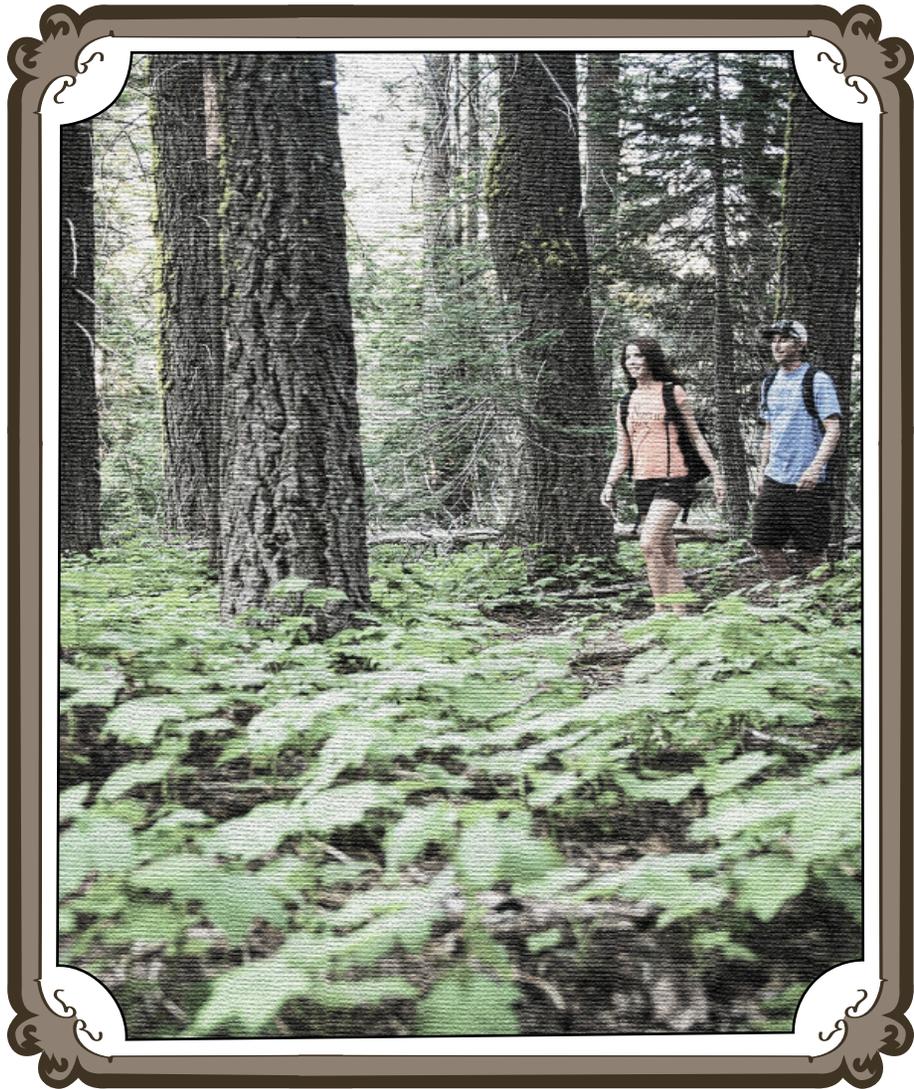
Squaw Valley will work with other regional partners to ensure provision of adequate park-and-ride facilities in the Truckee and North Lake Tahoe areas. First preference will be the joint use of existing parking lots with space available during peak ski days (schools, beach facilities, etc.). Squaw Valley will construct necessary off-site parking facilities, as discussed in Section 5.6), as needed to

provide adequate off-site parking (depending on detailed planning for on-site parking, shuttle services, and available existing off-site parking).

Offsite utilities may consist of water wells and a water storage facility as identified in Sections 6.2.2 and 6.2.3, replacement or parallel sanitary sewer pipelines where additional capacity may be necessary, and propane gas lines and/or electrical lines placed within existing conduits and boxes from the existing substation near SR 89 to the Plan Area.

7

RESOURCE MANAGEMENT



7.1 RESOURCE MANAGEMENT CONCEPT AND GOALS

7.2 AESTHETICS AND SCENIC RESOURCES

7.3 CULTURAL RESOURCES

7.4 SQUAW CREEK CORRIDOR

7.5 BIOLOGICAL RESOURCES

7.6 CLIMATE CHANGE INITIATIVES

7.7 AIR QUALITY

7.8 SNOW STORAGE

7.9 AVALANCHE HAZARDS





RESOURCE MANAGEMENT

7.1 RESOURCE MANAGEMENT CONCEPT AND GOALS

The Specific Plan seeks to protect and enhance the natural resources of the Olympic Valley through careful site design and management of the built environment. The Specific Plan concentrates development in areas that have been developed and/or disturbed in the past, thereby minimizing the conversion of natural areas to developed uses. Landscaping and open space corridors are integrated with the surrounding natural environment, with an emphasis on the relationship between the Village and the mountain. The Squaw Creek corridor will be widened and rezoned Conservation Preserve to protect the creek from encroaching development and to provide the width necessary to allow enhancement of the creek's natural function.

Further, the Specific Plan protects and manages surface and groundwater quality through aggressive use of Low Impact Development (LID) measures and Best Management Practice (BMPs). The mix of land uses within the Village would minimize the need for residents and visitors to travel outside of the Olympic Valley during their stays. By reducing reliance on vehicles, the Specific Plan would minimize air pollutants and greenhouse gases. Further, the Specific Plan encourages a variety of "green" building measures, which are intended to minimize water demand and energy use.

Goal RM-1: Preserve and enhance important natural resources within and near the Plan Area and the East Parcel through conservation, enhancement, and where removal or degradation of such resources cannot be avoided, mitigation.

Goal RM-2: Reduce reliance on non-renewable energy and the emission of air pollutants and greenhouse gases.

Goal RM-3: Strive to meet and/or exceed the standards set for energy efficiency and reduction of greenhouse gases by programs like LEED certification.

Goal RM-4: Design and construct building and outdoor areas in a manner that protects people from avalanche hazards.

7.2 AESTHETICS AND SCENIC RESOURCES

Designated as a scenic roadway, Squaw Valley Road offers spectacular views of a high Sierra landscape. As Squaw Valley Road approaches the Plan Area from the east, it offers a dramatic vista into the open alpine meadow environment of the Olympic Valley and the surrounding peaks beyond. The summits of Snow King, KT-22, Squaw Peak and the rocky cliff topped by the Squaw Valley aerial

tram (Cable Car) frame the western end of the Valley, with the Village and the adjacent Specific Plan areas situated at the base of this mountain panorama. East of the Village, Squaw Creek meanders through the Valley floor en route to the Truckee River.

Development on the Olympic Valley floor is currently concentrated in the existing Village and parking areas to the west, with the open meadow area to the east, and the Resort at Squaw Creek at the southeastern edge. Outside of the immediate Village vicinity, residential and lodging development has been kept to the forested hillsides at the edges of the Valley, preserving the open east-west viewshed along the Valley floor. The Specific Plan sustains this development pattern in its zoning and land use plans, assigning almost all development to areas that have been previously developed or disturbed. The Specific Plan outlines a phased expansion of the Village resort core to infill portions of the current parking areas in order to create a pedestrian-oriented alpine village. This Specific Plan sets development against the thousands of feet of mountain scenery rising behind it, with the taller accent buildings and its massing designed to orient views from the eastern end of the Valley and from within the resort area itself.

The Plan Area is immediately adjacent to the mountain-themed residential lodging buildings, functionally-designed lift buildings, and wood frame alpine-styled skier services buildings. The Design Guidelines component of the Specific Plan describes an architectural style rooted in western mountain building traditions and materials. This style is compatible with the wood-frame buildings of the original ski resort and integrates the mountain village style of the Intrawest buildings, fostering a more consistent Village design vocabulary.

- Goal SR-1: Design and implement development of distinctive architectural character and quality that respects the history of the Olympic Valley, the legacy of the 1960 Winter Olympics and the natural and cultural setting.
- Goal SR-2: Protect views of the mountains and other scenic resources from public roads, recreational areas and surrounding residences.
- Policy SR-1: Provide visual access to the principal views of the mountain peaks and hillsides to reinforce the connection of the Village to the mountain environment.
- Policy SR-2: Protect and enhance scenic corridors through such means as sign control, undergrounding utilities, scenic setbacks, and open space easements.
- Policy SR-3: Provide for landscaping and/or landscaped mounding where desirable to maintain scenic qualities and screen unsightly views.
- Policy SR-4: Encourage the development of trails and bike paths along scenic routes.
- Policy SR-5: New lighting shall be designed to limit glare and light pollution.

7.3 CULTURAL RESOURCES

7.3.1 PREHISTORY

The Plan Area falls within the center of the Washoe people territory, and once provided fishing and hunting grounds for this Native American tribe. Prehistoric sites have been identified in the Olympic Valley, however no such sites appear to exist within the Plan Area. A field survey of all undeveloped parcels within the Plan Area identified one prehistoric artifact, however it did not meet the criteria of significance as defined by the National Register of Historic Places. As with any area that had been subject to prehistoric habitation and activity, there is always the possibility that subsurface resources are present, and could be disturbed during construction activities.

Policy CR-1: If cultural resources (prehistoric or historic) are revealed during project construction, work will stop in the immediate vicinity and a qualified archaeologist and/or Native American consultant (if the find is prehistoric) shall be contacted to assess the nature and significance of the find. In addition, the Planning Services Division and Department of Museums will be notified concurrent with the retention of a qualified archeologist.

Policy CR-2 If human remains are discovered, all work shall stop immediately and the County coroner shall be notified, consistent with State law. If the remains are found to be Native American, both the Native American Heritage Commission and members of the Washoe Tribe (or other identified descendants) must be notified to insure that proper treatment is given to the burial site.

7.3.2 HISTORY

The Olympic Valley was first settled by Europeans during the 1840s, and served as a short cut from Carson City to the mining camps in the Sierra foothills. In the 1860s, silver ore was discovered near the mouth of Squaw Creek, which resulted in the rapid but brief development of two towns within the Olympic Valley. Following the collapse of mining, dairy farming and ranching became the primary economic activities, as well as logging and winter recreation. Today, the Olympic Valley is best known as the site of the 1960 Winter Olympics.

Within the Plan Area, little remains of the Olympic Valley's history. Most of the buildings and facilities that were constructed for the 1960 Winter Olympics have been removed or altered. Two buildings retain enough integrity to be considered historically significant - the Nevada Spectators' Center and the Athletes' Center (now the Olympic Village Lodge). These buildings are located in key areas proposed for development, so they may need to be removed.

The Specific Plan celebrates the legacy and the spirit of the 1960 Winter Olympics by orienting viewsheds toward the mountains that were the key component of various Olympic sports, and by creating a resort that is respectful of that history in its design and implementation. In addition, the following policies will contribute toward an understanding of the history of the Olympic Valley.

Policy CR-3: If and/or when the Nevada Spectators' Center and/or Athletes' Center are demolished, significant architectural features and historic artifacts shall be salvaged and prominently displayed within the Village

as part of an interpretive exhibit, or made available to the appropriate historical society or museum dedicated to preservation and interpretation of data and information from the 1960 Winter Olympics.

Policy CR-4: Artifacts from the 1960 Winter Olympics that are discovered during project development shall be made available to the appropriate historical society or museum dedicated to preservation and interpretation of data and information from the 1960 Winter Olympics.

Policy CR-5: Activities that support the research and interpretation of the history of the Olympic Valley, particularly the 1960 Winter Olympics, shall be supported. Examples of such activities include:

- ✦ Support of interpretive programs developed by a local non-profit group, historical society, and/or museum with funding and/or relevant historical materials and/or artifacts; or
- ✦ Support of an Olympic Museum through dedication of physical space within the village, staff support and/or funding.

7.4 SQUAW CREEK CORRIDOR

Squaw Creek is an intermittent stream that originates in the rocky slopes north of the Plan Area and flows through the Plan Area east

into the Truckee River. Most of the reach of Squaw Creek within the Plan Area is confined within a trapezoidal channel built by the Army Corps of Engineers in the 1950s in preparation for the 1960 Olympic Winter Games. Although Squaw Creek continues to provide some support for fisheries, birds, and other animal species, the channelization has degraded its value as a habitat. The channel has also altered the downstream portion of Squaw Creek as a result of sediment deposition and increased velocities. East of the Plan Area, it meanders through the meadow and a golf course.

The Specific Plan will improve conditions in Squaw Creek by providing a 150 to 200 foot wide corridor. No vertical structures shall be developed within the 100-year floodplain. Outside of the 100-year floodplain, facilities such as warming huts, restrooms, and/or structures that support the improvement of riparian functions, are permitted. Such functions could include groundwater recharge, sediment deposition, terrestrial, avian, and/or aquatic habitat, and flood protection. Principals of landscape architecture that reveals and interprets ecological phenomena (eco-revelatory design) will be incorporated into Conservation Preserve areas, and will include a Class 1 bike and walking trail along the corridor, as well as interpretive signage and viewing areas.

Prior to development of infrastructure associated with the ski resort and the 1960 Winter Olympics, historical channel functions in this area likely consisted of sediment deposition, active channel migration, and alluvial fan formation. Flood control channels are now in place to control these processes and protect property and infrastructure. As a result, sediment which was once deposited near the confluence at the western portion of the Plan Area is now transported downstream, with active deposition and associated channel migration at the mouth of constructed flood control

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channels. Additionally, the Olympic Channel receives water and sediment from portions of the existing parking lot and from steeper areas to the south of the Plan Area, and transmits relatively high sediment loads directly into Squaw Creek.

To offset impacts associated with sediment deposition at the downstream end of flood control channels, as well as incoming sediment from the Olympic Channel, the protected area will be widest at the downstream (east) end of the Plan Area. The proposed width will allow for floodplain restoration, sediment deposition, and active sediment management/removal at the confluence of the Olympic Channel and Squaw Creek. The proposed Conservation Preserve and restored floodplain width are consistent with restoration alternatives identified and developed by the Friends of Squaw Creek and Placer County, and will be designed to include grade control structures and oxbow depression features for water retention, groundwater recharge, and the collection and management of coarse sediment.

Channel capacity will be increased in these areas, offsetting potential impacts to the 100-year floodplain. Floodplain wetlands will be created, enhancing functionality and acreage of wetlands in this portion of the site. They will help mitigate potential impacts to the wetlands and waters of the United States and State of California associated with implementation of the Specific Plan. The anticipated improvements to Squaw Creek are shown in Figures 7.1 through 7.4.

Policy SC-1: Squaw Creek and the adjacent riparian area shall be designated Village-Conservation Preserve. Activities within the corridor shall be limited to those that improve the creek and/or recreational amenities for celebration and public enjoyment of the restoration

effort. In addition to measures designed to protect and enhance the creek and riparian corridor, minor improvements that have minimal impact, such as trails, shall be allowed within the corridor.

Policy SC-2: No buildings or structures over 400 square feet shall be constructed within the Squaw Creek riparian corridor, other than linear park and trail related facilities such as interpretive panels or kiosks, observation decks, restrooms, and picnic areas.

Policy SC-3: Roads, bridges, paths and other related facilities located within the riparian corridor shall not encroach on the creek channel, and shall be designed to minimize impacts on the creek habitat and stormwater capacity.



FIGURE 7.1- CREEK RESTORATION PLAN AREA

Note: Figures 7.1 to 7.4 depict plans for Squaw Creek corridor enhancements and an interactive trail system. The Illustrative Concept Plan depicts the most recent Squaw Creek Restoration design but is subject to change as the design progresses.

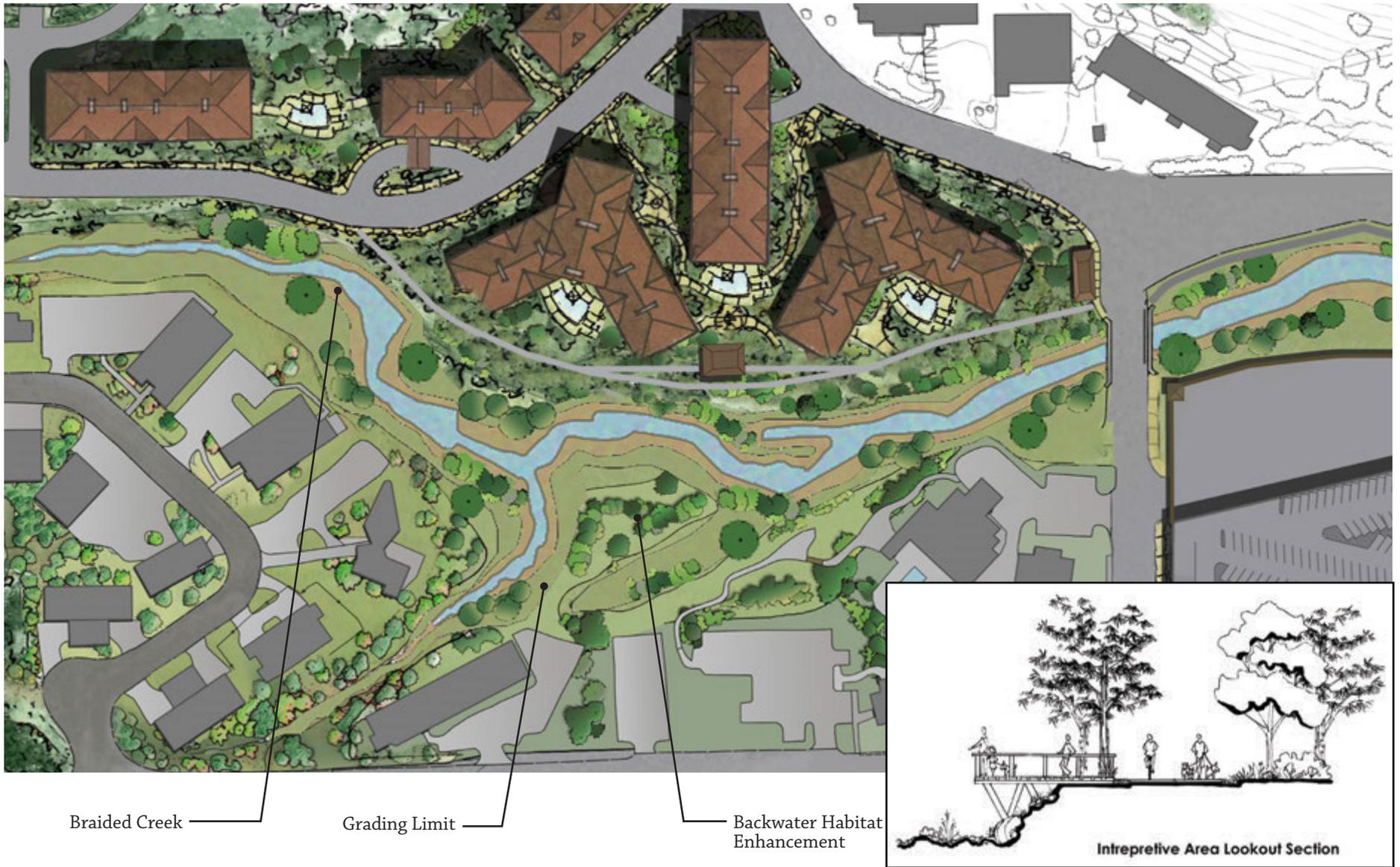
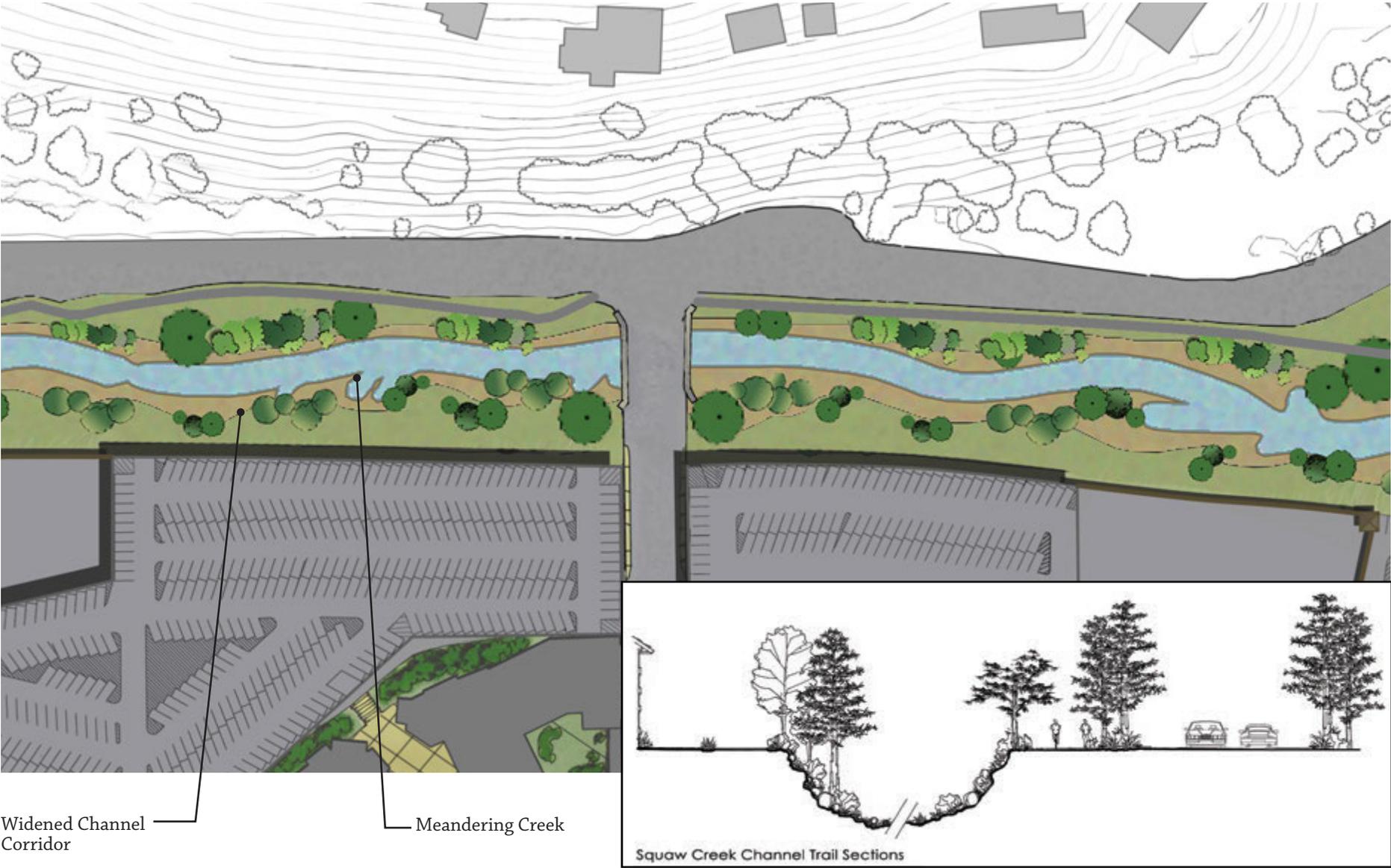


FIGURE 7.2- WESTERN CONFLUENCE RESTORATION AREA

Note: Figures 7.1 to 7.4 depict plans for Squaw Creek corridor enhancements and an interactive trail system. The Illustrative Concept Plan depicts the most recent Squaw Creek Restoration design but is subject to change as the design progresses.



Widened Channel Corridor — Meandering Creek Corridor

FIGURE 7.3- TRAPEZOIDAL CHANNEL RESTORATION AREA

Note: Figures 7.1 to 7.4 depict plans for Squaw Creek corridor enhancements and an interactive trail system. The Illustrative Concept Plan depicts the most recent Squaw Creek Restoration design but is subject to change as the design progresses.

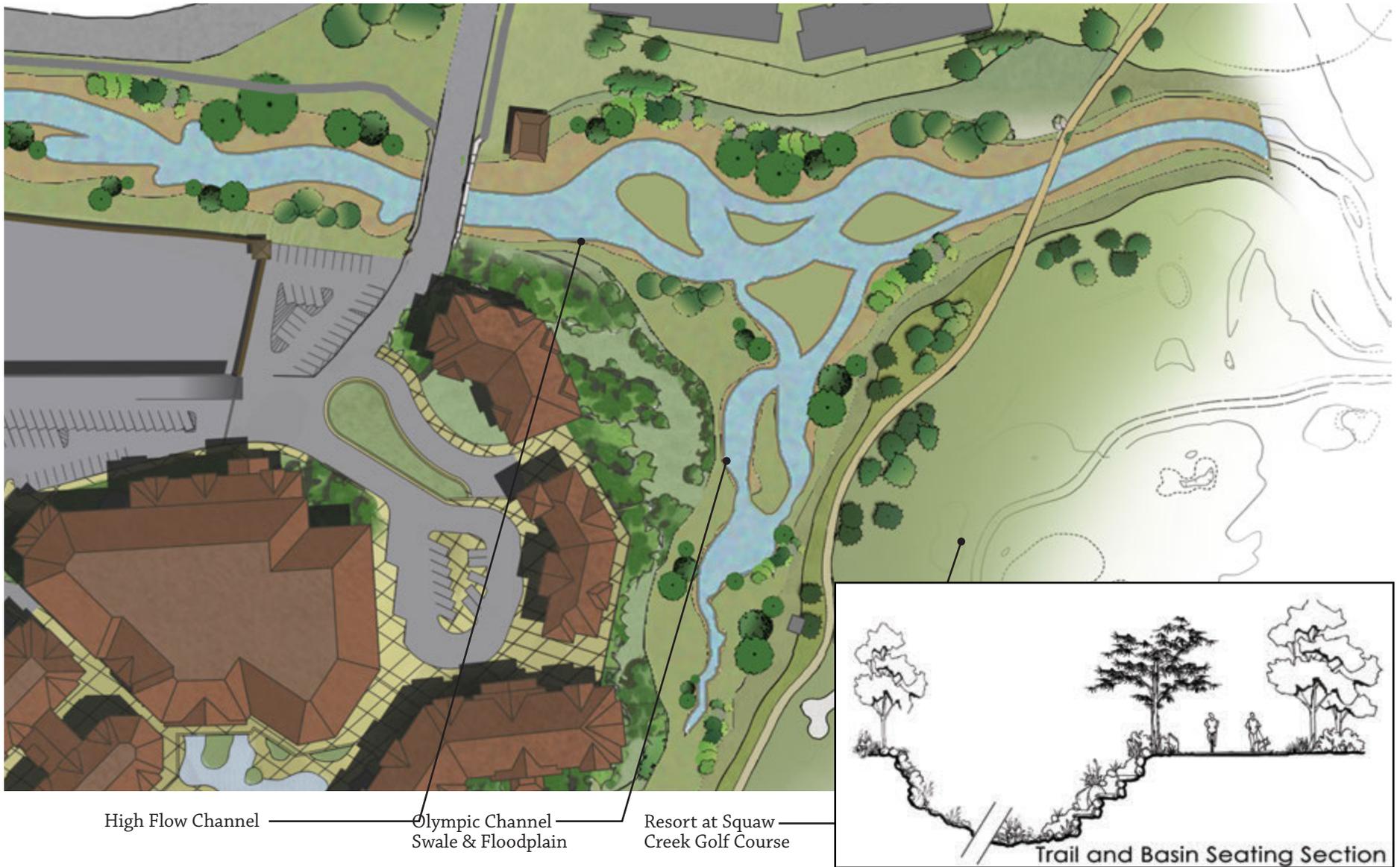


FIGURE 7.4- EASTERN CONFLUENCE RESTORATION AREA

Note: Figures 7.1 to 7.4 depict plans for Squaw Creek corridor enhancements and an interactive trail system. The Illustrative Concept Plan depicts the most recent Squaw Creek Restoration design but is subject to change as the design progresses.

7.5 BIOLOGICAL RESOURCES

The Specific Plan seeks to protect and enhance the natural resources of the Olympic Valley by concentrating development in areas that have been developed and/or disturbed in the past, integrating the surrounding environment into the project with landscaping and open space, aggressively protecting and managing water quality, minimizing the use of vehicles, and preserving and enhancing Squaw Creek and the surrounding riparian area.

Most of the Village area and the East Parcel has been disturbed in the past. The developed and disturbed areas provide limited habitat value. As shown in Figure 7.5– Biological Resources in the Plan Area, there are portions of the Plan Area that support biological habitat, primarily along the edges and in the northwest and western portions. Biological communities in the Plan Area are composed of mixed conifer forest, creek/riparian, and meadow. Approximately 10 acres are mixed conifer forest, located primarily in the western, northwestern, northern and southeastern edges of the Plan Area.

The East Parcel is also largely disturbed (approximately 3.8 acres of the 8.8 acre site), as shown in Figure 7.5. Habitat within the East Parcel includes creek/riparian, mixed conifer forest, willow scrub, and willow/alder-leaved coffeeberry.

7.5.1 WETLANDS

There are several types of wetlands that occur in the undeveloped portions of the Plan Area and the East Parcel, including Squaw Creek, seeps, a swale, wet meadow, and perennial, intermittent, and ephemeral drainages. In some cases, these wetlands are located in

disturbed areas with minimal habitat value. See Figure 7.6 - Wetlands in Plan Area.

Policy WE-1: Development shall avoid wetlands located within the 100-year floodplain to the extent feasible.

Policy WE-2: To the extent feasible, wetlands shall be avoided, unless relocation and/or modification of the wetland would increase the functional value of the wetland and/or receiving waters.

Policy WE-3: When wetlands cannot be avoided, a mitigation plan shall be developed before site disturbance.

Policy WE-4: Relocation, reconstruction and other changes in wetlands shall be designed in consultation with the Lahontan Regional Water Quality Control Board and the Army Corps of Engineers, and shall meet all applicable state and federal regulations.

Policy WE-5: The drainage system shall be designed to enhance the habitat value and water quality along the southern and eastern edges of the Plan Area.

Policy WE-6: BMPs, LIDs, and other measures shall be employed to ensure that water quality is not degraded in Squaw Creek or preserved wetlands.

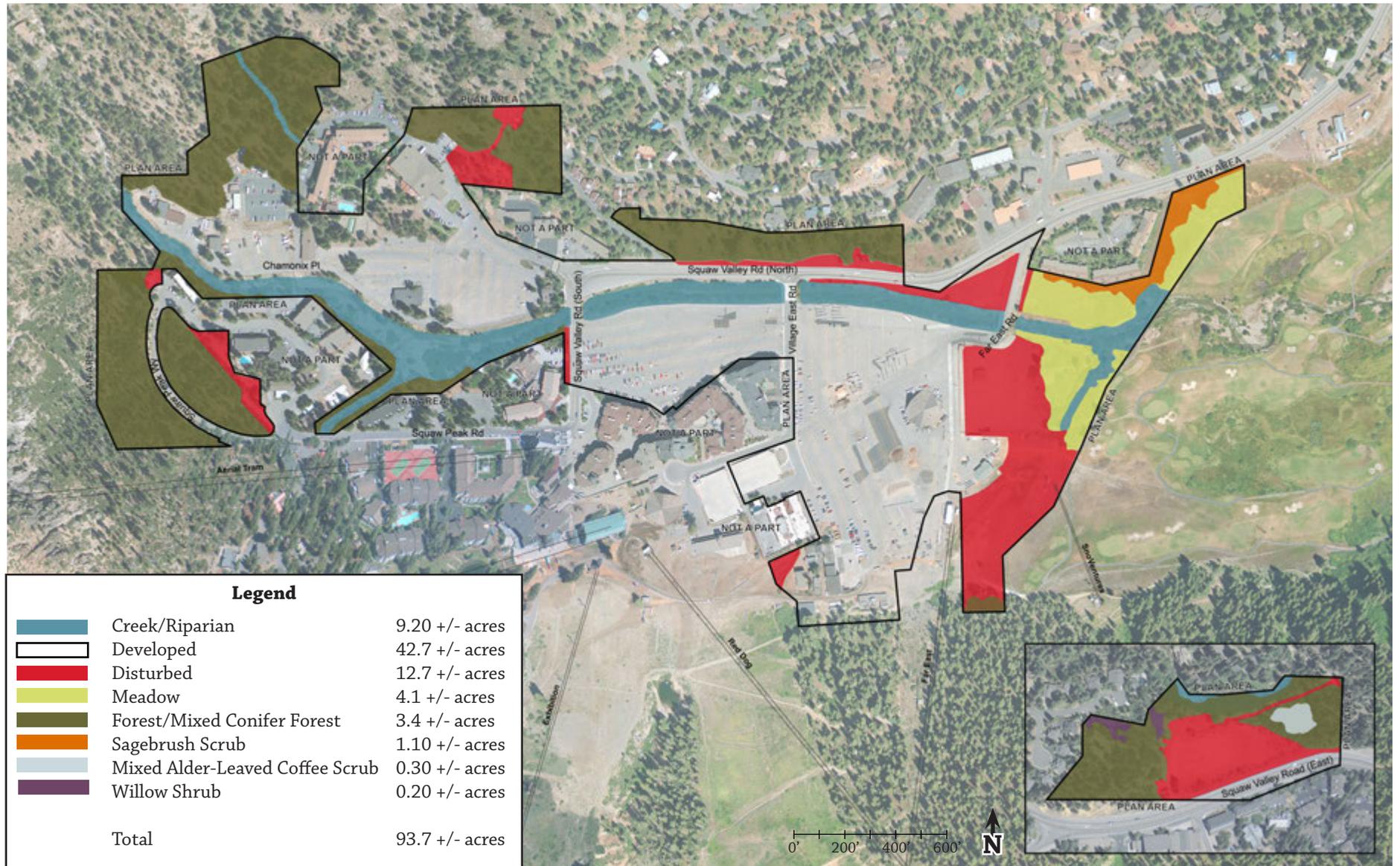


FIGURE 7.5- BIOLOGICAL RESOURCES IN THE PLAN AREA

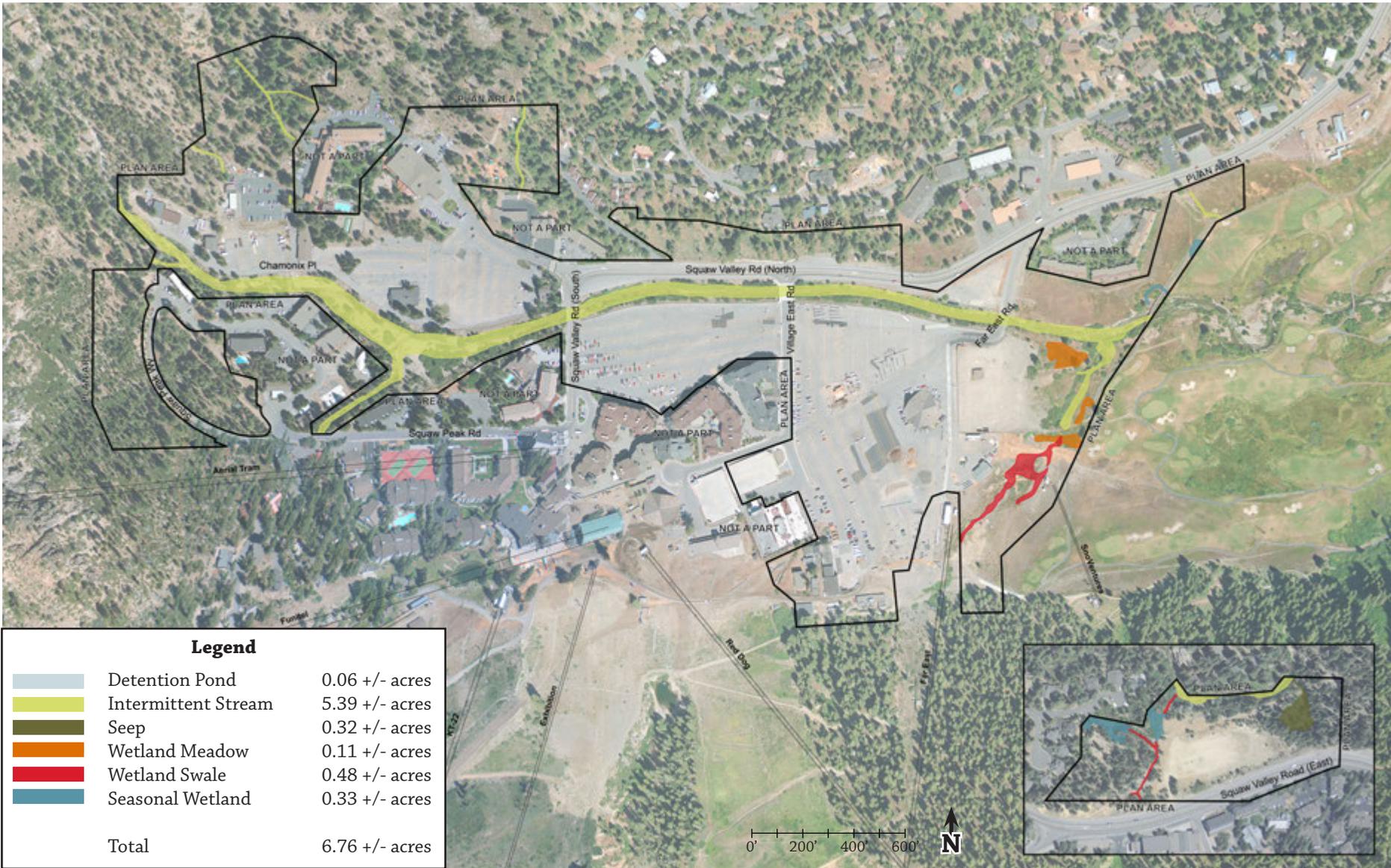


FIGURE 7.6- WETLANDS IN PLAN AREA

Footnotes: Tentative pending verification by the U.S. Army Corps of Engineers.

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Please also see Section 6.4 which describes in detail strategies for protecting water quality within the Plan Area.

7.5.2 PLANTS AND WILDLIFE

The biological communities in the Plan Area provide habitat for several special-status species. There are several listed plant species that could occur in the conifer forest or riparian areas, including two federally-listed species—starved daisy and Donner Pass buckwheat. Squaw Creek provides habitat for several species, including three kinds of trout: brown, brook, and rainbow. The creek also has habitat that could support the Lahontan cutthroat trout, a federally-listed species recently reintroduced into Lake Tahoe, but it was not observed in Squaw Creek during aquatic surveys. Squaw Creek and an unnamed tributary also could support the Sierra Nevada yellow-legged frog.

Birds that might breed and/or forage in the Plan Area include yellow warbler, willow flycatcher, and northern goshawk. Two state-listed mammals, Sierra Nevada Beaver and Sierra Nevada snowshoe hare, may also occur within the Plan Area. At the time the Specific Plan was prepared, protocol surveys for these species had not been conducted. For the most part, such surveys are most appropriate shortly before construction commences, as these species are mobile, and may change their nesting sites year to year.

Protocol surveys were conducted for rare plants in 2013. No rare plants were identified in the Plan Area. One listed plant alder-leaved coffeeberry (*Rhamnus alnifolia*) was found within the eastern portion of the East Parcel.

The Specific Plan minimizes impacts on special-status species by concentrating the highest-impact activities, including dense development and public pathways gathering spaces, in areas that are already developed and therefore not attractive to animal and plant species that are not urban tolerant. Further, a riparian corridor would be developed for the length of Squaw Creek and would provide native vegetation that would serve as nesting and foraging habitat for the yellow warbler and willow flycatcher. Over time, creek restoration and enhancement would improve habitats for fisheries.

Policy PW-1: Protocol surveys for special-status species shall be conducted prior to any disturbance of habitat areas (shown in Figure 7.5– Biological Resources in the Plan Area), and prior to removal of any trees during the active nesting season (February – September).

Policy PW-2: If special-status species are identified during pre-construction surveys, appropriate buffers and other protective measures shall be developed in consultation with the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (DFW) and Placer County.

Policy PW-3: Protocol level surveys for protected birds shall be conducted prior to removal of any trees during the active nesting season (February through September). Construction and other activities shall be avoided in the vicinity of active nests and nursery sites, unless it can be determined in consultation with the appropriate agency (USFWS or DFW) that the activities would not disrupt the nesting species.

Policy PW-4: Impacts to sensitive and special status species shall be mitigated in accordance with State and Federal trustee agency requirements.

7.5.3 TREES

As indicated above there are approximately 10 acres of conifer forest within the Plan Area, which represent the densest concentration of native trees. There are also small stands of trees scattered throughout the developed portions of the Plan Area. An arborist report identified approximately 800 trees over 6 inches at breast height (dbh) within the Village areas planned for development. In addition, approximately 350 trees over 6 inches dbh were identified within the development portions of the East Parcel.

Policy TR-1: To the extent feasible, healthy trees shall be avoided.

Policy TR-2: Where healthy trees must be removed, each project shall compensate for the loss of trees through compliance with the County Tree Ordinance.

Policy TR-3: Each project that removes commercial-grade trees shall be responsible for preparation of a Timber Harvest Plan (THP), THP exemption, and/or compliance with a master THP if one is enforced. Preparation of a THP does not exempt tree removal from the County Tree Ordinance.

7.6 CLIMATE CHANGE INITIATIVES

As part of the vision for the Village at Squaw Valley, buildings are to be designed with a strong commitment to sustainable development. Building designs are encouraged, and sometimes required, to follow specific sustainable design initiatives as described below in an effort to reduce impacts on global climate change and increase the quality of life for visitors and guests of Squaw Valley. Refer to transportation policies detailed in Chapter 5 for efforts to reduce transportation-related greenhouse gas emissions.

The VSVSP is committed to achieving a high level of sustainability through design, construction techniques, selection of building materials and fixtures and smart landscaping design. The VSVSP uses “smart growth” principles in its design, particularly by creating an active, pedestrian environment, with pathways providing interior circulation and connections to the existing Village and surrounding mountain areas. The VSVSP requires use of Energy Star appliances, water-efficient fixtures and landscaping and other measures that will reduce water and energy use. Individual buildings will be designed and constructed to a level equivalent to LEED Silver and/or other comparable ratings. Where financially feasible, buildings will be designed and constructed at LEED Gold and Platinum levels (or other comparable designations), demonstrating the highest levels of sustainability.

ENERGY EFFICIENCY

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.

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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 6 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% 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 sunlit 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 sun 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.

The incorporation of the following sustainable design and construction principles is either required or strongly encouraged (as noted):

MECHANICAL SYSTEMS

Designing buildings to reduce the reliance on mechanical intervention for the maintenance of physical comfort levels is required. Utilizing an energy consultant and/or architect to establish the minimum level of energy efficiency that the building and its systems will attain is encouraged to lower long-term energy consumption and costs.

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 into 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 designs can reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading.

Policy CC-9: Using chlorofluorocarbon-free heating, ventilation, air conditioning, and refrigeration base building systems is required. Intakes shall be located and designed to assure maximum levels of indoor air quality. The use of carbon monoxide monitoring sensors is required.

Policy CC-10: Separating ventilation and plumbing systems for those rooms containing contaminants, such as artist

studios, from those in the rest of the building is required.

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 operational 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.

BUILDING ENVELOPE

Policy CC-12: The building envelope (which defines the conditioned and unconditioned spaces) shall form a continuous insulated barrier and a continuous air barrier. Holes between materials will be sealed with durable caulks, gaskets, and foam sealants.

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

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.

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INDOOR LIGHTING AND APPLIANCES

Policy CC-15: It is required that all units utilize Energy Star or equivalent rated appliances. This shall include, but is not limited to dishwashers, refrigerators, ceiling fans, washing machines, water heaters, and air conditioning systems.

Policy CC-16: It is intended that all buildings utilize natural gas or LNG should it become available within the Plan Area. Propane may also be used where feasible, for clothes dryers, cooking stoves, heating, central air furnaces, water heaters, and/or boilers.

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

Policy CC-18: Use of high efficiency bulbs, such as compact fluorescent bulbs or LEDs in recessed can lights, is required.

WATER EFFICIENT APPLIANCES

Policy CC-19: Utilize water-conserving appliances and plumbing fixtures. The following average flow rates shall be met by installing high-efficiency fixtures and/or fittings:

- ✦ Lavatory faucets must be ≤ 2.0 gpm

- ✦ Showers must be ≤ 2.0 gpm

- ✦ Toilets must be ≤ 1.3 gpf

Policy CC-20: Utilize flow restrictors and/or reduced flow aerators on lavatory, sink, and shower fixtures.

Policy CC-21: Commercial buildings are required to utilize automatic fixture sensors and low-consumption fixtures.

7.7 AIR QUALITY

The Plan Area is located within the Mountain Counties Air Basin, which is designated non-attainment for federal 8-hour ozone standards and PM_{2.5}, and State ozone and PM₁₀. The Plan Area is under the jurisdiction of the Placer County Air Pollution Control District, which is responsible for monitoring and regulating air pollutant emissions from mobile, stationary, and indirect sources within the County. The Plan Area shall comply with the regulations of the Placer County Air Pollution Control District.

The Specific Plan includes several features that would minimize project emissions. Vehicle emissions are a primary source of air pollutants. As discussed in Chapter 5, the Specific Plan would reduce reliance on vehicles and the resulting vehicle emissions in several ways. First, the Specific Plan emphasizes pedestrian circulation by providing ample sidewalks and paths between key destinations, particularly between parking and ski operations. The Village is designed to be compact and to provide lodging and related amenities, restaurants, ski facilities,

and other recreational facilities in close proximity to one another so that visitors can park once and access everything they need on foot. In addition, the Specific Plan provides easy access to ski facilities and other amenities by transit, through provision of new transit services as well as a new transit center. These factors will reduce the number of vehicle trips generated by project visitors.

As discussed in more detail in Section 7.6 Climate Change Initiatives, the Specific Plan includes a number of measures that would reduce energy consumption in order to minimize the emissions of greenhouse gases. Most of these measures would also benefit air quality by reducing air pollutants generated by stationary sources (e.g., boilers, HVAC systems) and appliances.

The following policies would further minimize air pollutant emissions:

- Policy AQ-1: No wood-burning stoves or fireplaces shall be installed in resort-residential or lodging units.
- Policy AQ-2: Outdoor backyard and patio area cooking appliances and grills shall use natural gas or propane.
- Policy AQ-3: All plan construction and development shall comply with the Placer County Air Pollution Control District rules and regulations.

Please also see Section 5.2 Circulation and Parking Goals and Policies.

7.8 SNOW STORAGE

The project includes provisions for snow storage to maintain vehicular and pedestrian accessibility within the Plan Area. Areas designated for accessibility include streets, uncovered parking, commercial and resort-residential areas, pedestrian pathways, bikeways, and emergency vehicle access routes. The snow storage plan includes a number of solutions including in situ locations, on-site storage and relocation, natural snow melt, engineered snow melt, and off-hauling (See Figure 7.8).

In situ locations refer to natural areas/open space, rooftops, landscape areas, and areas between buildings/structures that do not require access. Snow melt practices will be used in areas that are determined to require high accessibility per each individual project. Potential on-site storage locations include areas adjacent to roadways, open spaces, between buildings, and other specific designated snow storage areas. Off hauling of snow may be utilized when warranted and is highly dependent upon the snow conditions within any given snow season. Snow may be hauled off to various off-site locations within 20 miles of the project, that properly impose appropriate SWPPP and BMP programs. Snow storage areas will comply with LRWQCB standards such as waddles and silt fences, as necessary.

When the requisite development milestone is reached, snow storage bunkers shall be constructed in conjunction with the parking structures on Lots 11 and 12. The two bunkers, one per lot, will replace existing snow storage areas that will be lost as a result of project development. These two snow storage bunkers shall also be used for snow storage from areas throughout the Plan Area that need to be plowed and cleared. They shall be walled in areas constructed when enough parcels are developed to require the creation of new

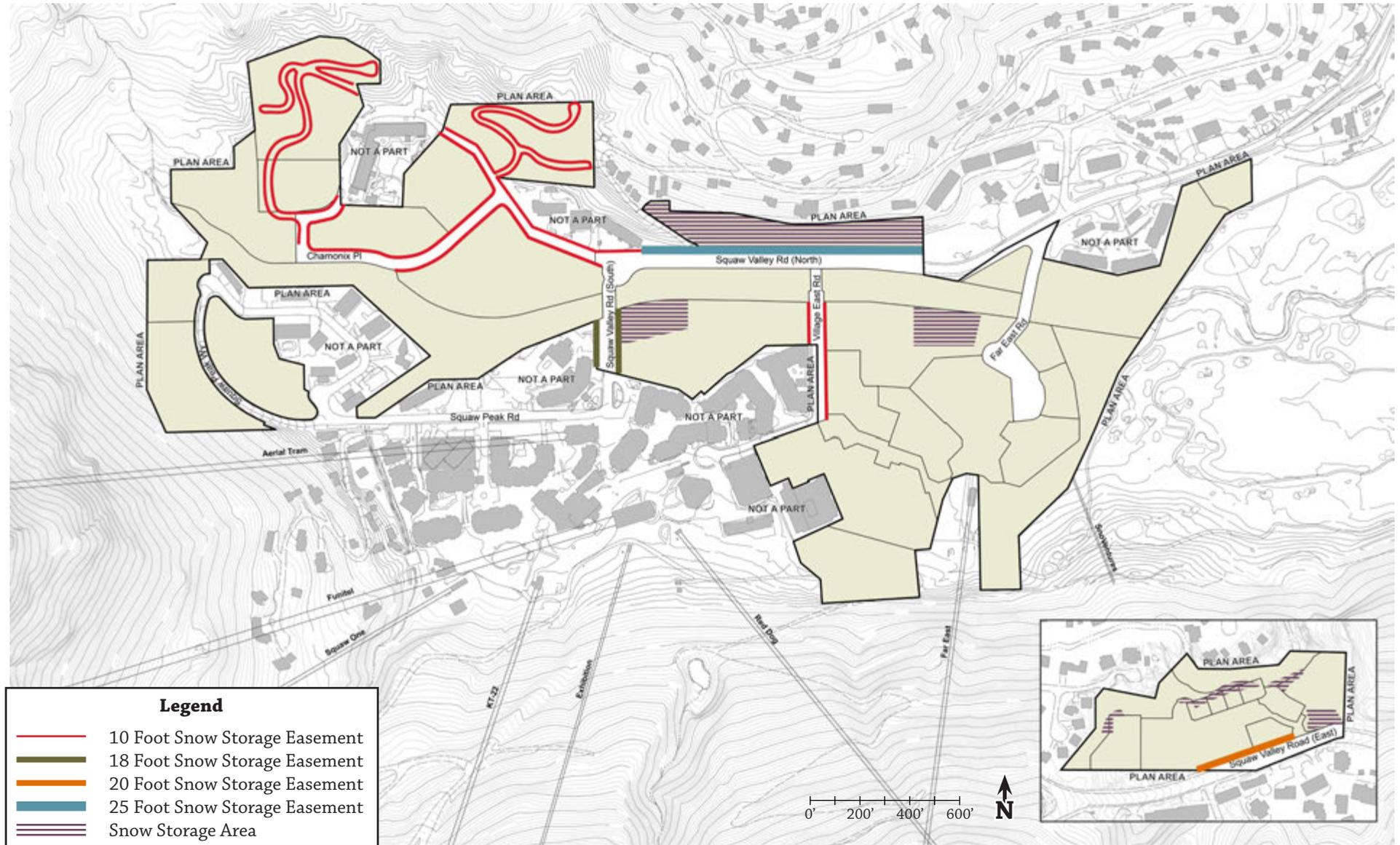


FIGURE 7.7- SNOW STORAGE EASEMENTS

Note: Where adequate space for snow storage is unattainable, an alternative storage location will be identified. The snow storage area north of Squaw Valley Road is only for Squaw Valley Road snow storage. All plans depicted are conceptual based on one possible design of the Project Area and are subject to change.

snow storage areas. Snow will be pushed and plowed into the bunkers from the ground and the top of the parking structures for storage and melting. Sunlight and engineered heating systems will be employed to melt the snow. Water quality and filtration systems shall be used to capture and treat the snow melt runoff. Treated runoff will flow into the drainage network, and once properly filtered will recharge the aquifer or flow into Squaw Creek.

- 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.
- Policy SS-3: Incorporate elements that ensure snow melt does not degrade water quality in Squaw Creek in compliance with the Lahontan Regional Water Quality Control Board standards and the Basin Plan.

7.9 AVALANCHE HAZARDS

The Plan Area is surrounded by steep mountains, and some areas are prone to snow instability and avalanches, particularly during or immediately after heavy precipitation. The General Plan prohibits the placement of buildings or winter parking in high hazard zones and restricts development within potential hazard zones. The County Code requires that new buildings in potential hazard zones (defined

as having an occurrence probability of greater than one chance in 100 per year) be constructed to prevent damage from avalanches.

An avalanche path and runout delineation was prepared for the Village and surrounding area, based on analyses of recent and historic aerial photographs, terrain and forest cover, vegetation cover, and weather and climatic conditions; review of large historic avalanche events; and empirical analysis of runout distances. Several potential avalanche paths were identified and are shown in Figures 7.9 and 7.10. Two hazard zones are identified:

- ✦ Red (High Hazard): Areas where avalanches that could damage standard wood-frame structures and/or bury automobiles are expected to occur with a probability of one chance in 20 per year or greater.
- ✦ Blue (Moderate Hazard): Areas where avalanches that could damage standard wood-frame structures and/or bury automobiles are expected to occur with a probability of less than one chance in 20 per year, but more than one chance in 100 per year.

Within the Plan Area, the High Hazard zone is confined to areas that are proposed to be designated Village-Conservation Preserve or Village-Forest Recreation. No structures would be placed in these areas. The Moderate Hazard zone does extend into or near areas that could be developed in several locations - the Red Dog path in the south, and the Poulsen Gully and Tram Face paths in the east. Any structures in these areas shall be designed and constructed to withstand the 1 in 100 chance avalanche.

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The Squaw Valley Ski Patrol regularly monitors avalanche hazards and implements avalanche forecasting and prevention measures on an ongoing basis, such as triggering small slides to reduce excessive buildup of snow. In addition, access to high risk areas can be limited when needed.

The following policies would ensure that people and structures within the Plan Area are not subjected to substantial risk of injury or damage from avalanches:

Policy AH-1: No structures or winter parking areas shall be permitted in High Hazard avalanche areas.

Policy AH-2: All structures constructed in areas identified as subject to a Moderate Hazard shall be designed to withstand avalanches, consistent with the Placer County Code.

Policy AH-3: Outdoor gathering spaces, paths, and trails within the Moderate Hazard zone shall be designed so that access to those areas can be quickly and easily prohibited when there is a high risk of avalanche.

Policy AH-4: Development shall cooperate with the Squaw Valley Ski Patrol as needed to disseminate information about avalanche risks and to limit access to areas that are considered to be of heightened risk of avalanche due to weather conditions.



FIGURE 7.8- HIGH AND POTENTIAL AVALANCHE PATHS

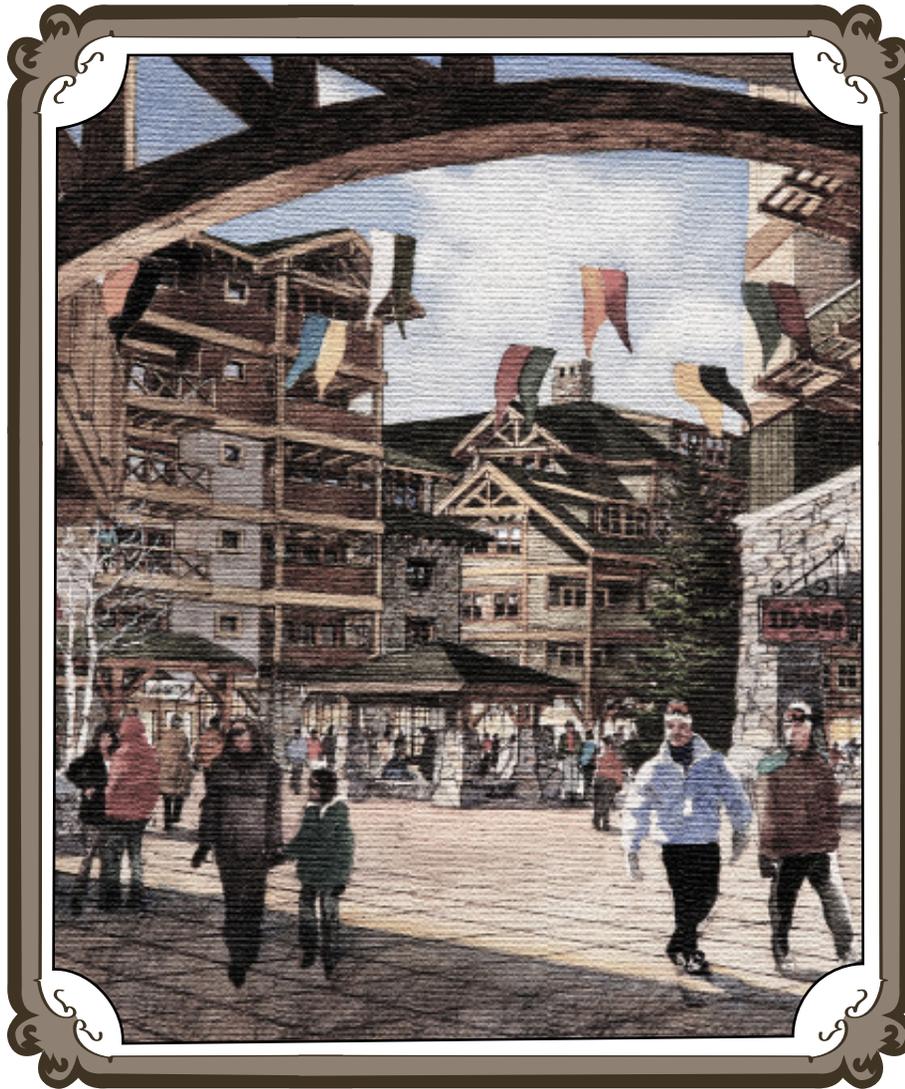


FIGURE 7.9- AVALANCHE PATHS—CONCEPTUAL PLAN

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.



IMPLEMENTATION



- §.1 IMPLEMENTATION CONCEPT
- §.2 IMPLEMENTATION GOALS AND POLICIES
- §.3 ADMINISTRATION PROCEDURES
- §.4 TIMING OF DEVELOPMENT INFRASTRUCTURE
- §.5 DEVELOPMENT SEQUENCING
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IMPLEMENTATION

§.1 IMPLEMENTATION CONCEPT

CONTEXT

This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and Placer County Zoning Ordinance Section 17.58.200 require that specific plans include a program of implementation measures including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan.

The Plan Area is projected to be built-out over approximately 20 to 25 years. Thus, the implementation policies are intended to ensure that implementation will be comprehensive, coordinated, and responsive to changing circumstances and market conditions. The objective of this section is to describe how infrastructure and public facilities will be constructed in a timely manner, concurrent with the provision of lodging and other land uses.

Section 8.3, “Administrative Procedures,” identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 8.4, “Timing of Development Infrastructure,”

describes the process and sequence of implementing infrastructure and facilities to serve the Plan Area over time. Section 8.5, “Development Sequencing,” describes the sequence of development of the Plan Area. Section 8.6, “Specific Plan Financing Strategy,” describes the financing methods that will allow development to proceed in an orderly and fiscally responsible manner.

The following documents have been prepared in support of the Specific Plan and contain more detailed information on environmental conditions, infrastructure, and financing mechanisms.

Biological Resources

- ✦ Biological Resource Assessment for the +/-107 acre Squaw Valley Village, February 2012
- ✦ Biological Resource Assessment and Rare Plant Survey for the +/-5 acre Squaw Valley Poulsen Meadows Northeast Study Area, October 2013
- ✦ Biological Resources Assessment and Rare Plant Survey for the +/-8.8 Acre Squaw Valley Lot 4 Study Area, October 2013
- ✦ Village Tree Survey, December 2011

- ✦ Village Additional Tree Survey, January 2012
- ✦ Lot #4 Tree Survey, February 2012
- ✦ Wetlands Delineation for the +/-107 acre Squaw Valley Village Study Area, November 2012
- ✦ Technical Memorandum, An Assessment of Squaw Creek Fisheries and Discussion of Potential Impacts of the Squaw Valley Village Project, March 2012
- ✦ Squaw Creek Restoration/Parks Improvement Plan, June 2014

Cultural Resources

- ✦ Squaw Valley Village Specific Plan Project, Heritage Resource Inventory and Evaluation, January 2012
- ✦ Historic Resource Evaluation Report, March 2012

Geotechnical and Related Issues

- ✦ Preliminary Geotechnical Engineering Report for Squaw Valley Development Project, November 2011

- ✦ Preliminary Geotechnical Engineering Report for Lot 4 Poulsen Property, February 2012
- ✦ Preliminary Fault Evaluation Report, July 2012
- ✦ Phase I Environmental Site Assessment, Squaw Valley Olympic Village, December 2010
- ✦ Avalanche Hazard Study, March 2014

Utilities

- ✦ Master Drainage Study, TBD
- ✦ Water Master Plan, TBD
- ✦ Sanitary Sewer Master Plan, TBD
- ✦ Dry Utilities Master Plan, TBD

Fiscal

- ✦ Fiscal Analysis, TBD

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Other

- ✦ Landscape Master Plan, TBD
- ✦ Parking Master Plan, July 2014
- ✦ Implementation Policies and Procedures Manual, TBD

§.2 IMPLEMENTATION GOALS AND POLICIES

Goal IM-1: Assure that requisite infrastructure is in place in a timely manner to support new development.

Goal IM-2: Properly and equitably align infrastructure obligations with progression of development.

Policy IM-1: Enhance development flexibility and prudent risk management by providing a sensible phasing approach that seeks to reduce upfront costs and allows for development in relatively small increments.

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

§.3 ADMINISTRATIVE PROCEDURES

This section identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan.

§.3.1 SPECIFIC PLAN APPROVALS

The following actions are anticipated to be taken concurrently with the adoption of the Specific Plan.

- ✦ Village at Squaw Valley Specific Plan and Development Standards: The County Board of Supervisors will adopt the Village at Squaw Valley Specific Plan by resolution and adopt the Village at Squaw Valley Development Standards and Design Guidelines attached to the Specific Plan as Appendix B, by ordinance (see Section 8.3.3 that follows);
- ✦ Final Environmental Impact Report (FEIR): The County Board of Supervisors will certify the FEIR and will make any necessary amendments to the Placer County General Plan and Squaw Valley General Plan and Land Use Ordinance;
- ✦ Zoning: The County Board of Supervisors is also expected to approve the Specific Plan zoning designations (see Section 8.3.2 that follows);
- ✦ Approval of the Development Agreement (DA). The Development Agreement will memorialize the rights and

obligations of the County and the applicant with respect to the Specific Plan; and

- ✦ Large Lot Tentative Map (LLTM): The LLTM will create parcels for the purpose of financing and sale. The LLTM does not entitle specific development of those parcels.

After the approval of the Specific Plan and before the first small lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property), the following documents will be prepared and approved:

- ✦ Landscape Master Plan: This plan shall address the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community;
- ✦ Water Master Plan: The Water Master Plan shall include information on existing water infrastructure which includes wells, pipelines, and storage. The proposed project water demands, transmission, distribution, and storage based on the project Land Use Plan will also be included.
- ✦ Sewer Master Plan: The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan shall include information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan shall be used to establish

the means and methods by which the project will finance the cost of these facilities;

- ✦ Drainage Master Plan: The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan shall include information on the size and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;
- ✦ Parking Master Plan: This document will identify the parking requirements of the various Specific Plan land uses, as well as the project's responsibilities to accommodate parking for ski area and other recreation visitors as well as other nearby land uses. It will identify the on-site parking supply, management strategies for the on-site parking supply, and the requirement for off-site parking supply; and
- ✦ Implementation Policies and Procedures Manual: This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan.

§.3.2 SPECIFIC PLAN AREA ZONING

The County has put in place a zoning classification, known as a "Specific

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Plan” (SPL) zone district that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Specific Plan (VSVSP), resulting in the new SPL-VSVSP zoning classification.

§.3.3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines (Development Standards) shall be adopted by ordinance as Appendix B to the Specific Plan. The Development Standards supplement the Placer County Zoning Ordinance and will serve as the zoning regulations governing development, improvements, and construction within the Plan Area. Where a standard is not provided in this document, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

Refer to Appendix B for the details regarding the Development Standards and Design Guidelines, requesting changes or amendments to permitted uses or development standards, and the enforcement of these development standards.

§.3.4 SUBSEQUENT ENTITLEMENT PROCESS

An inventory of the total development allowed (including bedrooms, lodging units, lodging square footage, and commercial square

footage) by the approved Specific Plan shall be provided with the submittal of each small lot tentative map application. At the time each subsequent project is submitted development within the Plan Area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include small lot tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Tree Permits, and Design/Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by the Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with the Specific Plan and its appendices, the Specific Plan Development Agreement, and applicable County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

APPLICATION REQUIREMENTS

Once the Specific Plan and large lot tentative maps are approved, individual developers may submit applications for vesting tentative maps, small lot tentative maps and/or other entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially. Small lot tentative maps (SLTM) will typically be accompanied by an application for a Conditional Use Permit (CUP), which will specify the proposed development type, including number of bedrooms,

unit counts, lodging square footage, commercial square footage, and total building square footage covered by the SLTM. Applications for Design Review approval may be processed concurrently with the SLTM and CUP or after approval. Following approval of a SLTM/CUP and Design Review, the project may proceed to submit Improvement Plans and building permits.

APPLICATION PROCESSING

Applications will be analyzed by County staff members for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways:

- ✦ Consistency with policy language (goals, policies, objectives, etc.);
- ✦ Consistency with land use designations, roadways, and bike paths;
- ✦ Consistency with development standards and design guidelines;
- ✦ Consistency with figures and tables;
- ✦ Consistency with the property Development Agreement, large-lot tentative map, small-lot tentative map, and other relevant implementation documents; and
- ✦ Consistency with the Final Environmental Impact Report.

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure and County facilities plans, and other implementing documents of the Specific Plan.

At the time that each project is submitted, the project applicant shall provide to the County an inventory of the number of bedrooms, lodging units, lodging square footage, and commercial square footage proposed to be constructed. The proposed project data shall be added to the existing/approved inventory and compared to the number of bedrooms, lodging units, lodging square footage, and commercial square footage allowed in the Specific Plan and analyzed in the Specific Plan EIR. This information shall be provided for the designation/zone(s) in which the proposed project falls, and the entire Specific Plan. If the proposed project would cause any of these measures to exceed the approved number of bedrooms, units and/or square footage, a Specific Plan amendment and/or additional CEQA review may be required.

The Draft EIR analyzed a project buildout scenario which assumed that no more than 20 percent of the project would be developed in any single year. Each application for project entitlements shall include a projected timeline for project construction activities, including demolition, site preparation, grading, paving, building construction and architectural coatings. This inventory shall include the projections for construction of any other VSVSP projects that would involve construction activities that are anticipated to occur concurrent with the project for which the application is submitted, including approved Tentative Small-Lot Subdivision Maps that have not recorded but remain within the valid vesting period and any approved projects not requiring a Small-Lot Tentative Map that are within the valid vesting period. If the total amount of construction

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in any construction year would exceed 20 percent of the total VSVSP buildout, then the application shall be accompanied by air quality and greenhouse gas analyses to determine if emissions would exceed applicable thresholds in any of the construction years of the project application. If the thresholds are exceeded, additional CEQA review may be required.

IMPLEMENTATION POLICIES AND PROCEDURES MANUAL

To assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement, an Implementation Policies and Procedures Manual will be prepared by the applicant in association with the County Chief Executive Officer and approved by the County Board of Supervisors prior to the approval for recordation of the first large lot final map or tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits, reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan.

§.3.5 ENVIRONMENTAL REVIEW

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. A Program Environmental Impact Report (EIR) will be certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent

entitlement approvals within the Plan Area.

The determination of whether the requested subsequent development entitlement is consistent with the Specific Plan and whether the Specific Plan EIR considered the project-specific effects will be made through the Subsequent Conformity Review process as described in the next section.

SUBSEQUENT CONFORMITY REVIEW PROCESS

In conjunction with submitting any required County application and associated inventory described under Application Processing, above, for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire will be to enable the County to determine whether the proposed project is consistent with the Specific Plan, to examine whether there are project-specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to, the following:

1. Preliminary Grading Plan (including off-site improvements);
2. Preliminary Geotechnical Report (including seismic analysis);
3. Preliminary Drainage Report;
4. Preliminary Water Quality Best Management Practices (BMP) Plan;

5. Traffic Circulation Plan;
6. Traffic Study;
7. Tentative Map (Section 16.12.040 of the Placer County Code);
8. Acoustical Analysis;
9. Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
10. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan);
11. Senate Bill (SB) 221 Verification of Sufficient Water Supply;
12. Hazardous Materials Usage Information;
13. Water Supply Well Information (as applicable);
14. Biological Pre-Construction Surveys (as needed);
15. Public Safety Assessment;
16. 100-Year Floodplain Study;
17. Air Quality; and
18. Climate Change/Greenhouse Gas Analysis.

Based on the information provided, the County will determine whether the proposed development entitlement is consistent with the Specific Plan and related documents, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

MITIGATION MONITORING

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to the EIR. The Mitigation Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Specific Plan. This monitoring program is to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation

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measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

§.3.6 INTERPRETATIONS, AMENDMENTS, AND ENTITLEMENTS

Implementation of the Specific Plan is anticipated to occur over several years. During the long-term build-out of the Plan Area, property owners will face dynamic and evolving market conditions. Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed, reviewed, and approved at the discretion of County Planning Staff as an Administrative Modification (See 8.3.6B).

Interpretations

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of the Specific Plan may appear to provide alternative guidance, or differ from each other, adopted County policies, or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the Specific Plan shall be made as described in Section 17.02.050 of the Placer County Zoning Ordinance. In making interpretations, the Planning Director will

consult with any other affected County department or other agency as needed.

Administrative Modifications and Amendments

Amendments to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment.

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan.

Amendments to the Specific Plan are changes to components including differences in land use development types assigned to specific parcels, changes to capacity requirements, changes to the intensity or density of land uses on specific parcels (including public facilities), density transfers in excess of the allowable limits within the Specific Plan, changes in the Plan Area boundaries, or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the Placer County General Plan.

Proposed amendments to the Specific Plan can include, but are not limited to changing land use designations, design criteria, detailed road alignments, road classifications, or Specific Plan policies. Typically, amendments to the Specific Plan will be requested by property owners. There may also be circumstances, however, where the County may wish to request an amendment. The procedures described below shall be followed to amend the adopted Specific Plan.

ADMINISTRATIVE MODIFICATION AND AMENDMENT REQUESTS

All requests to amend the Specific Plan shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County Planning Department. Any or all of the following information may be required:

1. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
2. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
3. A statement of consistency with the Specific Plan;
4. Analysis as required by CEQA; and
5. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc).

ADMINISTRATIVE MODIFICATIONS

Administrative Modifications do not have a significant impact on the character of the Plan Area. They are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- ✦ The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- ✦ Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;
- ✦ Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;
- ✦ The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR; and
- ✦ The proposed change will not result in an increase in the total maximum number of bedrooms proposed in the Specific Plan.

An Administrative Modification may be reviewed and acted upon by the Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

LAND USE MODIFICATIONS

Policy IM-3: Modification of the Land Use Diagram

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Figure 3.1- Site Land Use and Zoning is intended to provide the structural framework for the land use program within the Plan Area. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:

- ✦ The Planning Director has determined that the proposed project is consistent with the intent of the approved Specific Plan, land use patterns, and assumptions analyzed in the Specific Plan EIR;
- ✦ The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded within the Plan Area;
- ✦ The area planned for parks, open space, public facilities, and other such public amenities described on the Land Use Diagram is not reduced; and
- ✦ No final small lot map has been recorded.

AMENDMENTS

An Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. An Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- ✦ A new category of land use not specifically discussed in the Specific Plan is introduced;
- ✦ Significant changes to the distribution of land uses beyond those allowed under an Administrative Modification or other changes affecting land use are proposed and may substantially affect the Specific Plan;
- ✦ Proposed changes to the design guidelines and/or development standards that if adopted, would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and the Planning Director; or
- ✦ Proposed changes to the development sequencing that would significantly increase or alter Plan Area boundaries or bedrooms allocated.

Amendments require approval by the County Planning Commission and Board of Supervisors. They shall comply with the procedures outlined in Section 17.60.090 of the Placer County Zoning Ordinance.

§.3.7 TRANSFER OF DENSITY

DENSITY TRANSFER FOR LODGING UNITS

To further the intent of providing development flexibility, bedrooms and/or commercial square footage assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:

- ✦ The sending and receiving parcels are within the Plan Area and the total does not exceed the maximum number of approved bedrooms and /or commercial square footage for the entire Plan Area;
- ✦ The density transfer does not increase or decrease the number of bedrooms and/or commercial square footage allocated to any one receiving parcel (or combination of receiving parcels) by more than 25%;
- ✦ The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- ✦ The transfer of units would not result in increased impacts beyond those identified in the EIR;
- ✦ The adjustments in density, bedrooms, and/or commercial square footage would not significantly affect planned infrastructure, roadways, other public facilities, or Plan Area financing districts;
- ✦ Transfer would not affect the total number of employee housing units called for in the Specific Plan; and
- ✦ The County Planning Department shall track sending and receiving parcels.

The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the Planning Director all information needed to determine compliance with the above bedroom transfer criteria. This submittal shall include information identifying the affected parcels and designating the number of bedroom or commercial square feet being transferred, an Administrative Modification application with filing fee, and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted bedroom counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track bedroom allocations.

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 8.3.6, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

8.3.8 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Plan Area is of high

quality and to prevent new construction from adversely affecting the desirability of the nearby areas for residents and businesses. All development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each district and the Plan Area.

§.4 TIMING OF DEVELOPMENT INFRASTRUCTURE

The Plan Area is anticipated to be built-out over approximately 20 to 25 years and may evolve in a variety of ways depending on several factors. These factors include shifts in market demand for various housing/lodging types and non-residential uses, and changes in the development goals or financial capabilities of property owners. This section describes the process and sequence of infrastructure and facilities to serve the Plan Area over time.

To review, a summary of Chapter 6 – Public Services and Utilities of the Specific Plan is provided below. It describes the infrastructure and public service facilities required to serve the build-out of the Plan Area. As development occurs, infrastructure and services will be extended and expanded, as required, to serve new development. At this time, it is expected that these improvements will be self-funded by the applicant. A Public Facilities Financing Plan, Urban Services Plan, and/or Development Agreement shall be prepared that provides a detailed analysis regarding the timing and costs for planned infrastructure, public facilities, and the ongoing provision of public services to support development of the Plan Area as such development proceeds.

§.4.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

The Village at Squaw Valley Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as Squaw Valley builds out.

In general, the phasing plan has been structured to ensure that the improvements can support its respective development in compliance with County policies and standards, and that the developments can support the portion of its costs of the required improvements.

The infrastructure requirements for each phase of development include all on-site and off-site facilities necessary for the build out of each development. These may include roadways, sewer, water, storm drainage, dry utilities, bike paths and trails, and other facilities and improvements.

PHASING PERFORMANCE STANDARDS

Phasing performance standards are intended to provide guidance in determining the required elements and conditions of phased development within the Plan Area. The following is a general series of standards for phased development to assure adequate provision of public services and adherence to sound planning principles:

- ✦ Developers are responsible for the funding, design, and construction of all facilities and infrastructure required to serve the structure being developed. Certain facilities are sequential; accordingly, parcels developed out of sequence may be required to construct additional infrastructure and facilities as necessary to provide services to the phase proceeding.

- ✦ Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the Plan Area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.
- ✦ Developers may request to enter into reimbursement agreements with the County or other agencies for on-site or off-site improvements constructed by the developer which benefit other properties or projects.

Phasing shall demonstrate that the following performance criteria are met and are in substantial conformance with the Master Plans:

- ✦ Sanitary Sewer: One point of connection is required.
- ✦ Water: A looped system is required.
- ✦ Roadways: Two points of access required (one may be a temporary or permanent EVA).
- ✦ Drainage: One outfall or point of connection is required, including best management practices.

PUBLIC FACILITIES

Public Facilities are the amenities to the Specific Plan (e.g., park facilities and libraries) or facilities that house employees providing services to the area (e.g., sheriff, fire, public administration). Public facilities may include the following:

- ✦ Schools;
- ✦ Public buildings, fire stations, sheriff substation, and their corresponding equipment;
- ✦ Corporation yard; and
- ✦ Parks and trails.

§.4.2 URBAN SERVICES

Urban Services are the new and/or enhanced services to be provided by the County, SVPD, CalFire, North Lake Tahoe Fire, Squaw Valley Fire, Angel Medflight Worldwide Air Ambulance, and/or Advanced Air Ambulance, within the Plan Area. These may include:

- ✦ Sheriff services;
- ✦ Fire protection and suppression services, including ambulance and paramedic services;
- ✦ Recreation program services;

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- ✦ Library services;
- ✦ Maintenance of parks;
- ✦ Maintenance of storm drainage system within the County right-of-way;
- ✦ Maintenance of roads, traffic signals, and streetlights; and
- ✦ Any other service provided by the County to the property that may be allowed by law to be funded through a Community Facilities District.

§.4.3 GENERAL TIMING AND DEVELOPMENT POLICIES

Policy IM-4: Infrastructure and Services Planning.

Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as development proceeds.

Five master plans are required as one of the first steps in implementing the Specific Plan. These plans are described in Section 8.3.1, in other chapters of the Specific Plan, and in the Development Agreement. They are as follows:

- ✦ Landscape Master Plan;

- ✦ Water Master Plan;
- ✦ Sewer Master Plan;
- ✦ Drainage Master Plan; and
- ✦ Parking Master Plan.

All five master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

§.5 DEVELOPMENT SEQUENCING

Development of the Plan Area may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various housing types, and changes in the development goals and capabilities of property owners within the Plan Area. Development of the Plan Area is not phased by zone or region, but instead on an individual building by building basis. A detailed infrastructure schedule will define what infrastructure commitments will be necessary to accommodate and support the demands of each building as they are constructed. There is no set order by which buildings will be erected so as to properly align the pace of development with the rate of product absorption and to facilitate prudent capital/risk management. As existing facilities are displaced, appropriate temporary or replacement facilities will be established.

§.6 SPECIFIC PLAN FINANCING STRATEGY

§.6.1 GENERAL FINANCING POLICIES

Policy IM-5: General Public Facilities Financing Policy

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: General Urban Services Financing Policies

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.

EIGHT - IMPLEMENTATION

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: Other Financing Mechanisms

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.

§.6.2 FINANCING PUBLIC IMPROVEMENTS

As described below, the construction of backbone and other public improvements, public facilities, and services designed to serve the Plan Area will be funded by a variety of mechanisms: county-wide impact fees, Specific Plan fees, the use of CFD's and/or a CSA, developer financing, and other potential methods.

COUNTY IMPACT FEES

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the Plan Area.

SCHOOL DISTRICT IMPACT FEES

The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school districts.

COMMUNITY FACILITIES DISTRICT

A community facilities district may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within, or to fund some of the County services for, the Plan Area. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceeds from a bond sale by the community facilities district can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual maximum special tax can be used towards bond debt service or to build infrastructure as needed.

The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds; they can be used to fund such services in perpetuity.



DEFINITIONS

In the following definitions, references are made to definitions provided in the Placer County Zoning Ordinance (PCZO), Section 17.04.030 Definitions of Land Uses, Specialized Terms, and Phrases. Where common land use and zoning terms are not defined, definitions in PCZO Section 17.04.030 shall control.

Accessory Buildings – A building with maximum 400 square feet of gross floor area, screened from view by vegetation or natural topography with uses such as a warming hut and trail center. Linear park and trail related facilities such as interpretive panels or kiosks, observation decks, and picnic areas are not subject to the 200 square foot limit.

Amusement and Recreational Enterprises – Indoor establishments providing amusement, entertainment, music, or physical fitness services for a fee or admission charge and facilities for various outdoor participant sports and types of recreation, such as: indoor water parks, slides, pools, and other water features, ski/snowboard aerial training facilities; themed attractions; arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); bingo parlors; card rooms; billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa, or hot tub facilities;

tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities; amusement, theme, and kiddie parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of “Parks and playgrounds” of PCZO Section 17.04.030); skateboard parks, skate rinks, and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATCs and other non-highway motor vehicles, roller skates); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; and parks and trails. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.

Child Day Care Centers - Commercial or nonprofit facilities that provide care, protection, and supervision of 15 or more minor children for periods of less than 24 hours. Child Day Care Centers will primarily serve children of parents and caregivers who are skiing or enjoying other recreational amenities. Such facilities are required to be licensed by the California State Department of Social Services.

Civic/Community Events - Any event open for the general public including exhibitions, expositions, fairs, festivals, entertainment, cause-related, fundraising, arts and crafts fairs, farmers markets, vendor carts, temporary outdoor sales, and leisure events. The event may be one-time or periodic, free or ticketed, cultural, charitable or cause-related, conducted for the purpose of attracting revenue, support, awareness, and/or for entertainment purposes, and created by and/or for the general public.

Churches – See “Houses of Worship” in PCZO Section 17.04.030.

Clubs and Lodges - A permanent, headquarters-type and meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic, social, and fraternal organizations (not including lodging); political organizations; country clubs (golf courses are under “Parks and Playgrounds” of PCZO Section 17.04.030); health/athletic, swim, tennis, ski, social, dining, university, and outdoor archery clubs; pistol, rifle, skeet, and hunting/fishing clubs; aerial training/jumping, yoga, rock climbing centers; dining clubs; environmental and academic clubs; and other membership organizations (not including religious organizations which are defined under “Houses of Worship” of PCZO Section 17.04.030).

Community Care Homes – Any family home, group care facility, or similar facility as determined by the director, providing for twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Community Care Homes shall not serve more than 6 persons.

Condominiums – Condominiums may be comprised of both “Condominium Dwelling Units” (see “Multifamily dwellings” of PCZO Section 17.04.030) and “Condominium Commercial Units” as reflected in the subdivision maps recorded within the Plan Area.

Construction Facilities - Buildings and facilities that support project construction, such as construction offices (typically trailers) for construction management staff, pre-fab shops (temporary buildings/sheds for pre-cuts, pre-fabs, etc.), and storage for

construction supplies (typically bins or trailers).

Corporation Yard - Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas for use by a public utility. Offices and related uses may be included. Corporation yards must be compatible with surrounding uses, and not create nuisances, including excessive noise or odors, for residents and visitors.

Employee Housing – Housing for temporary or permanent employees of development occurring under the Specific Plan and the Village at Squaw Valley Employee Housing Plan. Such housing may consist of single and/or multi-occupancy units, and shall be designed to accommodate the needs of the particular employee population to be served by the housing. In addition, permanent housing for employees that is secondary or accessory to the primary use of the property; such as dwellings for groundskeepers or caretakers, is a housing option.

Festivals – Events and facilities for assembly and entertainment such as: auditoriums; exhibition and convention halls; theaters, meeting halls, and facilities for live entertainment or concerts; amphitheaters; and meeting halls for rent and similar public assembly uses. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE. Events may be held on a one time or occasional basis.

Financial Institutions, without Drive-Up Windows – Financial institutions include: banks and trust companies; lending and thrift institutions or credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; other investment companies; and vehicle finance (equity) leasing agencies. This does not include automated teller machines located away from banks

which are defined under “Personal Services” of PCZO Section 17.04.030. Drive-up windows shall not be allowed.

Fractional Ownership Resort-Residential Properties – Any property held by more than one but less than 11 individuals or entities, each with an equally divided percentage share or interest in the property. Definition includes private residential clubs, destination clubs, and individual properties. Fractional ownership differs from timeshares in that it usually represents a larger incremental ownership and use per unit (for example, a quarter share would have 4 owners per unit with each having access to approximately 11-12 weeks; a 6 share would have 6 owners per units with 7-8 weeks use each, etc.).

Grocery and Liquor Stores – See “Grocery and Liquor Stores” in PCZO Section 17.04.030.

Helicopter Skiing – Off-trail, downhill skiing areas accessible by helicopters and not served by a ski lift or other ski facilities. Includes the use of heliports for the taking off and landing of helicopters, but not facilities for maintenance, repair, and reconditioning.

Home Occupations – See “Home Occupations” in PCZO Section 17.04.030.

Houses of Worship - See “Houses of Worship” in PCZO Section 17.04.030.

Hotels and Condo Hotels – See “Hotels and Motels” in PCZO Section 17.04.030. For the VSVSP, stays are allowed to range from 1 day to four months, rather than the 30 day limit cited in the PCZO.

Interim Ski Services - Temporary buildings and facilities that house or support ski facilities while their new buildings are under construction. Could include sprung structures, mobile buildings, tents, and similar structures.

Library – Public facility of a noncommercial nature intended to provide historical, cultural, literary, artistic, and/or educational materials, displays, and information.

Linear Parks and Trails - Landscaped and natural areas that follow and/or create an open space corridor. May include passive recreational features such as improved trails, boardwalks, picnicking areas, outdoor amphitheatre without fixed seating and/or utilities, overlooks, interpretive exhibits, and publicly accessible forests and open space.

Multi-Family Residential – See “Multifamily Dwellings” in PCZO Section 17.04.030.

Live Entertainments and Events - Musical concerts and other performing arts events. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE.

Nightclubs and Taverns – See “Restaurants and Bars” in PCZO Section 17.04.030.

Offices – See “Offices” in PCZO Section 17.04.030.

Open Space – Land that has not had occupiable structures or buildings developed on it. Such land can include but is not limited to landscaped areas, pedestrian paths, pools decks, etc.

Outdoor Amphitheater – An open-air venue (public or private) used for theatrical or concert performances, lectures, and meetings with a stage facing concentric, ascending seating. The stage platform and seating may be man-made or natural geological formations. Power and other utilities for these venues shall not be provided within Village – Conservation Preserve areas.

Parking Garages – Covered parking space for automobiles and/or other vehicles and/or bicycles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by nineteen feet. Compact parking space dimensions are eight (8) by sixteen feet. A garage is a structure enclosed on at least three sides; a carport is enclosed on no more than two sides.

Picnic Areas – Public open-air areas accessed by pedestrian and/or biking trails. Picnic tables/benches, trash/recycling receptacles may be provided.

Planned Unit Developments – A contained development or subdivision of varied and compatible land uses, such as housing, recreational, and commercial centers. This type of development encourages a mix of land uses and dwelling types with at least one non-residential land use; the clustering of residential units to provide common/shared open spaces; site-based planning and design; and preservation of natural areas.

Private Recreational Facilities – See “Amusement and Recreational Enterprises.” Facilities shall be for use by residents or guests of the subdivision of which the recreation facilities are a part.

Public and Private Playgrounds and Parks – Public and private parks, play lots, playgrounds, and athletic fields (nonprofessional);

golf courses, (including country clubs, accessory on-site driving ranges, sales of golfing equipment including golf carts (as in a “pro shop”)); bathing beaches, bathhouses, and public restrooms; rollerblade parks consisting primarily of trails through landscaped areas; outdoor amphitheaters without fixed seating; linear parks; hiking trails; publicly accessible forests and open space; skate parks and trails; village common areas; and public lands adjacent to the project area.

Public Recreation Facilities - See ‘Amusement and Recreational Enterprises.’

Public Water Supply Wells - Pumping facilities, test wells, driveway access, parking for maintenance, and well houses that do not exceed 1,200 square feet.

Real Estate Sales Office – An on-site real estate office for new real sales and/or resale office.

Restaurants, without Drive Up Windows – See “Restaurants and Bars” in PCZO Section 17.04.030.

Retail Establishments – See “Retail Stores, General Merchandise” in PCZO Section 17.04.030.

Riding, Hiking and Cross-Country Ski Trails – Paths or trails for horseback riding, hiking, and cross-country or Nordic skiing. Trails intended for alpine or downhill skiing are not included in this definition.

Schools (Public or Private) – Elementary and junior high schools serving grades 1 through 8, including denominational and sectarian; kindergartens (pre-schools and child day care are included under the definitions of “Child Day Care Centers and Family Care Homes” of PCZO Section 17.04.030); high schools, both denominational and sectarian, serving grades 9 through 12, including boarding schools and military academies; community colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training (offsite campuses for universities are also included); and business, secretarial, and vocational schools offering specialized trade and commercial courses, including specialized non-degree granting schools such as: music schools; art schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; ski schools; outdoor training; hotel management schools; and establishments furnishing educational courses by mail. Facilities, institutions, auditoriums, or meetings spaces and conference centers that are not primarily used for commercial purposes, are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

Seasonal Camp Facilities - Temporary shelters including, but not limited to, tents, huts, motor vehicles, or recreational vehicles established, maintained, or operated for camping during special events or other limited time periods. Appropriate support facilities, such as parking and restrooms, must be provided. Temporary Outdoor Event permits are required.

Seasonal Parking - Parking provided to meet infrequent peak demand that occurs during Special Events or other limited time periods.

Service Establishments - Service establishments mean laundries and dry cleaning plants primarily engaged in high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners. Service establishments also mean clinics and laboratories primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services including: medical, dental, and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors and psychiatrists or unlicensed individuals are included under “Offices”); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Clinics may include accessory retail pharmacies. Service establishments also mean repair and maintenance where repair of consumer products is the principal business activity, including: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; re-upholstery and furniture repair; and sporting goods repair (i.e. skis, snowboards, and other skiing equipment, etc.).

Service Stations – Retail/service establishments selling gasoline or other fuels, automotive products incidental to gasoline sales, and may also provide lubrication and oil change and tune-up services. May also include accessory towing, mechanical repair services, trailer rental, and the accessory sales of food, gifts, etc., but does not include storage of wrecked or abandoned vehicles, paint spraying, and body and fender work. The retail sale of gasoline as a subordinate service to a grocery store when limited to not more than two dispensing nozzles is instead included under the definition of “Grocery and Liquor Stores” in PCZO Section 17.04.030.

Single-Family Dwellings - See “Single-Family Dwelling” in PCZO Section 17.04.030.

Ski Lifts, Ski Trails, and Mountain Amenities – The use of ski lifts, ski runs, and trails. Ski lifts include powered conveyors for transporting skiers or sightseers up a mountainside, with terminals at each end and supporting towers along the route. Ski lifts can be chair lifts, surface lifts, gondolas, or cable cars. Ski trails include slopes intended for downhill skiing, paths or trails for cross-country or Nordic skiing, and helicopter skiing runs. Ski facilities are also part of this definition, including snow making, helicopter skiing facilities, and related commercial facilities such as equipment rental, storage lockers, and warming huts. Also included in this definition are skier services, such as ski lessons and gear delivery, snowmobile tracks and operations, dog sledding and sleigh rides, and mountain amenities such as zip lines, tubing, mountain coasters, ropes courses, alpine slides, and rock climbing.

Ski Maintenance Facilities - Structures and open storage yards designed to accommodate the storage of motor vehicles, construction equipment, and materials used for ski operations. Also includes enclosed structures designed to warehouse service equipment and parts.

Spa – A business establishment that offers personal care treatments, such as massages, facials, waxing, body wraps, aromatherapy, scrubs, manicures, and pedicures.

Stables and Corrals – See “Equestrian Facilities” in PCZO Section 17.04.030.

Structures/Uses for the Operation of a Public Utility – Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by California Government Code Section 53091: electrical substations and switching stations; telephone switching facilities; wireless communication facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds, disposal fields and solid waste transfer stations. These uses do not include equipment and material storage yards (classified in “Storage Yards and Sales Lots” of PCZO Section 17.04.030). Equipment cabinets or enclosures less than 6 feet in height and 120 square feet in area are accessory buildings and uses, and therefore exempt from special permit requirements. This definition does not include uses involving more than 2,500 square feet of outdoor storage of equipment or materials.

Structures/Uses for the Performance of a Governmental Function – Buildings containing offices for public agencies including public safety facilities (fire stations, lockouts, other fire facilities, police and sheriff substations, and interim headquarters), administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage campground, or storage yards.

Surface Parking Lots – Non-enclosed parking spaces for automobile or other vehicles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by nineteen feet. Compact parking space dimensions are eight by sixteen feet.

Tennis Courts – See “Amusement and Recreational Enterprises.”

Timeshare Condominiums – Any development offering for sale or lease 11 or more estate or use interests in a specific structure or structures for commercial, transient residential, resort-residential, or residential purposes. This definition is intended to include any and all interval ownership projects regulated as “timeshare projects” by the State of California as well as other developments which, in the opinion of the planning commission, may be accurately reflected by the above description. See Section 17.56.310 of the PCZO for specific use requirements applicable to timeshare projects. Timeshare condominiums provide owners with the right to a specific period of time at a particular location. Within the Plan Area, timeshares will generally be used to represent products that provide one week of ownership/use. However, owners may have the opportunity to purchase multiple weeks of ownership, therefore creating a larger share of ownership/use within a unit.

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DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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COMMONLY USED ACRONYMS - APPENDIX B

ACRONYM	DEFINITION
EC	Entrance Commercial
FAR	Floor Area Ratio
HVAC	Heating Venilation Air Conditioning
LID	Low Impact Development
PCZO	Placer County Zoning Ordinance
SVGPLUO	Squaw Valley General Plan Land Use Ordinance
VC-C	Village Core-Commercial
VC-N	Village Core-Neighborhood
V-P	Village-Parking
V-HC	Village-Heavy Commercial
V-FR	Village-Forest Recreation
V-CP	Village-Conservation Preserve
VOC	Volatile Organic Compounds

B.1 DESIGN CONCEPT AND GUIDING PRINCIPLES

The mountain environment provides the basis for the overall character of the landscape and buildings within the Village at Squaw Valley. The design of all buildings and related improvements build upon and reinforce the vision of establishing an interconnected, pedestrian-oriented mountain community while addressing the goals and objectives laid forth in this Specific Plan. To assist in the design of site, landscape and building improvements, this set of Development Standards and Design Guidelines will shape what can be built. The underlying objective is to produce a mountain village identity - one that is unified but still diverse - through architecture and landscaping that celebrates and connects with the unique Sierra Nevada setting. The following objectives describe the guiding principles for all site improvements within the Specific Plan:

- ✦ To design buildings and landscapes that reinforce and form the Village pedestrian network. All site improvements are to ensure that a robust pedestrian network is established so that all neighborhoods, amenities, and outdoor recreation areas are connected. The Plan Area is organized around an interconnected network of plazas, pathways, courts, and passageways that emphasize the “pedestrian first.” All buildings should include amenities, building forms, and landscape designs that link to and animate this overall system.
- ✦ To extend the natural landscape into the Village so that a strong sense of place is established. Landscaping throughout the Plan Area shall draw from natural landscape elements consistent with those already established within the Olympic

Valley and the Sierra Nevada Mountains. Buildings then may be sited to compliment their surroundings and reinforce the connection to the mountain environment.

- ✦ To maintain scenic view corridors to the surrounding mountain peaks from Village areas. Ensuring that views to the prominent mountain peaks are maintained is a key principle in establishing a village environment connected to this mountain setting.
- ✦ To encourage sustainable building systems, infrastructure, materials, and construction techniques in all designs and improvements. Reducing consumption of materials and energy, reducing waste, and making intelligent choices about how a building is used benefits both Squaw Valley and the surrounding ecosystem. Squaw Valley is committed to the implementation of sustainable concepts that emphasize an integrated-systems approach.
- ✦ To create a varied built fabric that reflects a true mountain Village aesthetic. Ensuring that the Village environment is a coherent mix of building masses, heights, and materials that create a vibrant pedestrian experience is central to the overall design concept.



EXAMPLE OF PEDESTRIAN SPACE SHAPED BY BUILDING DESIGN AND LAYOUT

B.2 OVERVIEW OF DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

B.2.1 INTRODUCTION

The Development Standards and Design Guidelines described in this document provide a regulatory framework by which the goals and policies outlined in the Specific Plan shall be implemented. Adopted by ordinance, these Development Standards and Design Guidelines will serve as a guideline for orderly development, improvements, and construction within the Plan Area. This document should be used in conjunction with the balance of the Specific Plan. All photos and/or drawings included in this document are shown as examples only and are not intended to represent required designs.

Development Standards and Design Guidelines provide qualitative design intent through descriptions and illustrations. Design Guidelines allow for flexibility and interpretation so long as the intent of the Design Guidelines is upheld. Guideline statements use words like “should,” “may,” “encouraged,” and “discouraged.”

These Development Standards and Design Guidelines shall supersede any conflicting Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) Standards and, as set forth herein, take precedence. These Development Standards apply exclusively to the Plan Area. Where Development Standards are not explicitly described in this document, those Standards contained in the SVGPLUO and Placer County Zoning Ordinance (PCZO) shall apply.

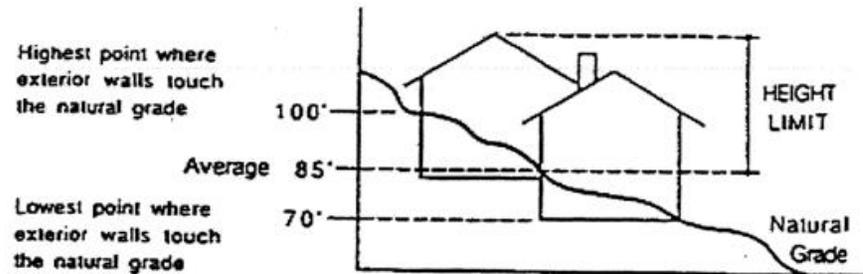
Should individual projects differ, but be substantially consistent with the intent of these Development Standards, minor deviations

may be allowed under certain circumstances. Consistency between any development proposal within the Plan Area and the Specific Plan shall be determined by the Planning Director. Appeals may be made to the Planning Commission.

B.2.2 DEFINITIONS

Definitions and terminology in this document supplement and supersede definitions found in the SVGPLUO and the Placer County Zoning Ordinance (PCZO). Refer to Section 17.04.030 of the PCZO for definitions and terminology not specifically described in the body of this document. The following is a partial list of definitions for use within the development diagrams.

Building Height – The vertical distance from the average level of the lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents. For buildings that utilize podium parking, the podium height shall be included in the building height calculation. Podiums



EXCERPT FROM PLACER COUNTY ZONING ORDINANCE
FIGURE 17.04.030-2A.

may have a maximum exposed height of 1.5 levels (21 feet). Sub-surface portions of a building will not count towards the height. In areas with a low water table, podiums may be completely sub-grade. For the purpose of determining the height limits in all zones the datum shall mean sea level unless otherwise specified.

Floor Area Ratio – Floor Area Ratio (F.A.R) is the ratio between the useable floor area of buildings and the total lot area on which the building stands. Floor area includes the total floor area of each floor of all buildings on a site, including internal circulation (halls, lobbies, and stairways, etc.), as measured from the outside faces of exterior walls. Elevator shafts, covered porches, balconies, and carports shall be excluded from the floor area. No portion of a room which measures less than five feet from the finished floor to the finished ceiling shall be included in any computation of gross floor area in the building. Podium parking shall not count towards the F.A.R..

Landscape Zone – Landscape corridors and buffers within neighborhoods that provide visual buffers and link to the surrounding forested areas. These do not include roads, parking areas, or areas covered by buildings, garages, or carports. They may include pervious trails and fields, or areas for passive recreational activities but not paved sports facilities.

Pedestrian Corridor – Refers to both primary and secondary Pedestrian Corridors. Primary Pedestrian Corridors are the main pathways that interconnect all areas within the Village. Secondary Pedestrian Corridors are the smaller passageways, alleys, and lanes. These areas may include paving, signs, lighting, landscape, decks, recreational amenities (such as ice rinks and ski trails), emergency vehicle access, and/or any elements that help to animate the

pedestrian network throughout the Plan Area. Accessory or utility buildings are allowed in these areas provided they do not exceed 200 square feet.

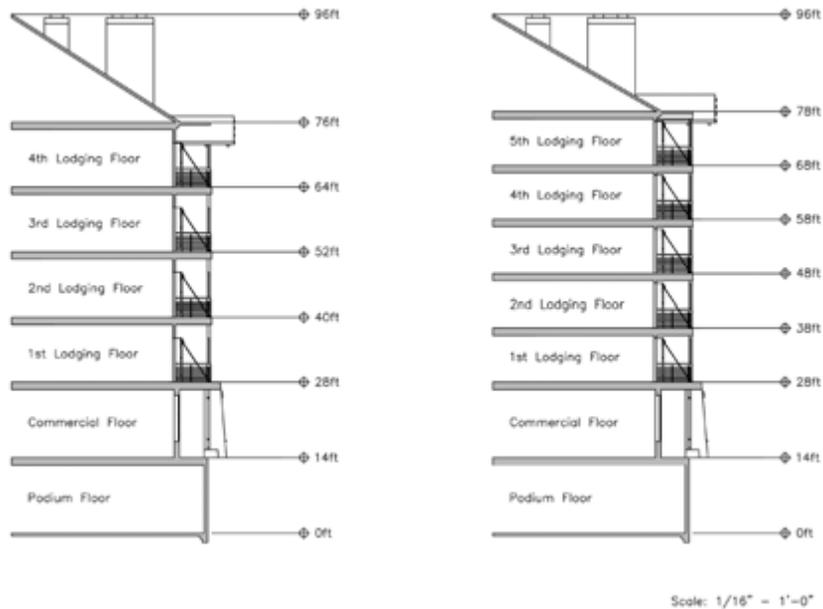
Village Open Space – This area is the combination of “Landscape Zone” and “Pedestrian Corridor” areas as defined in this ordinance, as well as pool and spa areas.

Setback - An area on a lot where no buildings, structures, or additions may be located. Setbacks may be required between buildings, structures and property lines; between buildings and structures themselves; between buildings, structures, and natural features such as waterways; or between other features of site development. Refer to the development diagrams found in Section B.3 of this document for additional setback information.

Story – Per the PCZO, “that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused floor space is more than 6 feet above the natural grade of the building site for more than 50% of the total perimeter of a building or is more than 12 feet above natural grade at any point, such usable or unused under-floor space shall be considered a story.” The height of a story may vary due to plate height design.

Water Quality Features – Low Impact Development (LID) storm water mitigation techniques, which lower the peak runoff and/or treat the runoff at/near the storm water source. Examples include bioswales, rain gardens, and cisterns.

APPENDIX B



EXAMPLE OF DIFFERENT FLOOR PLATE COMBINATIONS

B.2.3 MODIFICATIONS

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance.

- ✦ The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development.

- ✦ The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.
- ✦ The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.
- ✦ The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.
- ✦ No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.
- ✦ If all these conditions are met, the Placer County Planning Department Director may approve changes to the Development Standards.

B.2.4 UNIDENTIFIED USES

If a use is not specifically identified in the Development Standards and Design Guidelines, but permitted under the Placer County Zoning Ordinance, it may be allowed as a permitted or conditionally permitted use. This use must be consistent with the intent and purpose of the Specific Plan and compatible with adjacent land uses. Determinations on whether an unidentified use may be allowed shall be made in accordance with Section 17.02.050 of the Placer County Zoning Ordinance.

B.2.5 ENFORCEMENT

The Development Standards and Design Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan, and the Development Standards and Design Guidelines. The Village Design Board shall be formed, funded and operated by the Village at Squaw Valley ownership, and shall review and approve/deny projects such as art and signage as identified throughout Appendix B.

B.2.6 ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

The seven land use areas each have their own set of permitted, not permitted, and conditionally permitted uses. These are laid out in Table 3.2– Allowed Uses (see Section 3.4 of the Specific Plan). Table 3.2 shall be used in conjunction with Section 17.06.030 Allowable Land Uses and Permit Requirements of the Placer County Zoning Ordinance. Land uses in Table 3.2 are identified as subject to one of the land use permit requirements outlined in Section 17.06.050 Land Use and Permit Tables of the Placer County Zoning Ordinance. Refer to Appendix A of this document for land use definitions.

LAND USE TYPE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
<i>Transient Lodging Uses</i>	
Hotel/Condo-Hotel - 1 Bedroom Unit	0.86 spaces per unit
Hotel/Condo-Hotel - 2 Bedroom Unit	1.11 spaces per unit
Hotel/Condo-Hotel - 3 Bedroom Unit	1.36 spaces per unit
Fractional Cabins	1.78 spaces per unit
East Parcel Employee Housing	0.66 spaces per bed
<i>Resort-Residential Uses</i>	
Residential/Timeshare - 2 Bedroom Unit	1.25 spaces per unit
Residential/Timeshare - 3 Bedroom Unit	1.50 spaces per unit
Residential/Timeshare - 4 Bedroom Unit	1.75 spaces per unit
<i>Retail Trade Uses</i>	
Retail	1.70 spaces per 1,000 sf of use area
Restaurant	3.19 spaces per 1,000 sf of use area
Mountain Adventure Camp	0.45 spaces per 1,000 sf of use area
Conference Space	1.38 spaces per 1,000 sf of use area
East Parcel Retail	3.33 spaces per 1,000 sf of use area
Office Space	1.70 spaces per 1,000 sf of use area

TABLE B.1– PARKING STANDARDS PER LAND USE

Note: Any land use not shown in Table B.1 is subject to the Placer County Zoning Ordinance and/or the Squaw Valley General Plan Land Use Ordinance parking requirements.

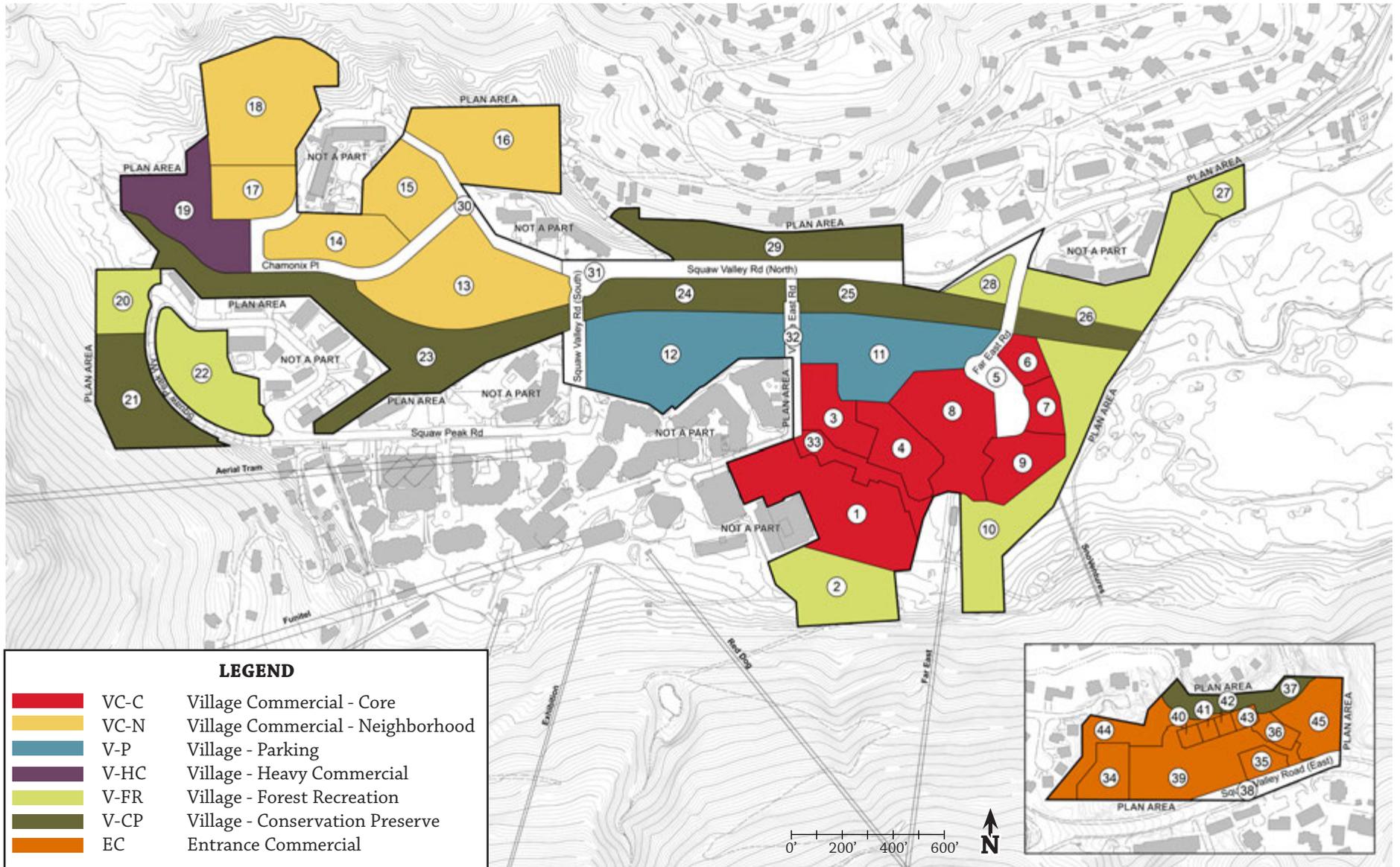


FIGURE B.1- SITE LAND USE AND ZONING

Land Use Designation/Zoning		Site
<i>Village Commercial - Core</i>	<i>VC-C</i>	1, 3, 4, 6, 7, 8, 9, 33
<i>Village Commercial - Neighborhood</i>	<i>VC-N</i>	13, 14, 15, 16, 17, 18
<i>Village - Heavy Commercial</i>	<i>V-HC</i>	19
<i>Village - Forest Recreation</i>	<i>V-FR</i>	2, 10, 20, 22, 26, 27, 28
<i>Village - Conservation Preserve</i>	<i>V-CP</i>	21, 23, 24, 25, 29, 26, 37
<i>Village - Parking</i>	<i>V-P</i>	11, 12
<i>Entrance Commercial</i>	<i>EC</i>	34, 35, 36, 39, 40, 41, 42, 43, 44, 45
<i>Roads</i>		5, 30, 31, 32, 38

TABLE B.2—COMPARISONS OF LAND USES, ZONING, AND SITE IDENTIFICATION

LOT	MAXIMUM BEDROOMS PER ACRE
1	89
3	125
4	104
6	68
7	46
9	76
13	64
14	37
15	71
16	14
18	9
36	145
40	96
41	118
42	118
43	88
45	40

TABLE B.3—PROPOSED BEDROOM DENSITIES

B.3 SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Plan Area is divided into a series of “lots”, and each lot is assigned a land use category (see Figure 3.1 Site Land Use and Zoning in Section 3.2) and a zoning category (Refer to Figures B.2 to B.30 Development Diagrams). The land use designation and zoning category regulates the uses allowed on the site and defines the intensity of use as described in the Development Diagrams herein. The general building to building setback ratio is 0.4 (four feet separation for every ten feet in building height). Areas where buildings are expected to be connected, such as Building 4 and the Mountain Adventure Camp, or between two opaque walls, such as the Employee Housing, may be excluded.

B.3.1 VILLAGE COMMERCIAL - CORE

The Village Commercial - Core (VC-C) land use designates a pedestrian-oriented, mixed-use area. These sites are prominently located along the snow beach frontage and development here seeks to create buildings that provide a strong visual and architectural framework while activating the Village Core.

B.3.2 VILLAGE COMMERCIAL - NEIGHBORHOOD

The Village Commercial – Neighborhood (VC-N) land use designates mixed-used neighborhoods that have a resort-residential emphasis and are complementary and well connected to the Village Core by the pedestrian and vehicular network. These zones reinforce the creation of a diverse building fabric by establishing a clear hierarchy of building improvements as well as having a landscape buffer to the adjacent Squaw Creek Corridor. It also contains the least intensively

developed areas and creates a gradual transition to the adjacent neighborhoods and forested areas, incorporating landscape buffers and corridors.

B.3.3 VILLAGE - HEAVY COMMERCIAL

The Heavy Commercial (V-HC) land use designates a storage and maintenance site for resort operations and is located to provide access to recreational areas and to minimize impacts to sensitive uses.

B.3.4 VILLAGE - FOREST RECREATION

The Village - Forest Recreation (V-FR) land use designates forested environments that are to be retained where recreational uses and facilities are permitted. They are located to accommodate access to recreational amenities like hiking trails, trailheads, and ski lifts. Structures and buildings on V-FR zoned land shall be no more than 25 feet tall. The total developable space shall be equivalent to no more than a 0.2 floor area ratio (F.A.R.) per lot; no individual structure or building may have an area exceeding 1,000 square feet. Structures and buildings shall be at least 50 feet away from any building on an adjacent lot and 100 feet away from the creek centerline. Parcel boundary setbacks shall be consistent with the standards outlined in the SVGPLUO.

B.3.5 VILLAGE - CONSERVATION PRESERVE

The Village - Conservation Preserve (V-CP) land use designates environmental and ecological resources that must be protected from development impacts and permanently preserved. Riparian areas such as Squaw Creek can be sensitive to external impacts if not

mitigated appropriately. Structures on V-CP zoned land shall be no more than 18 feet tall. The total developable space shall be equivalent to no more than a 0.1 F.A.R. Individual structures shall have a 400 square foot maximum area. Buildings and structures shall be at least 100 feet away from any building on an adjacent lot and 75 feet away from the creek centerline. All buildings and structures shall be located outside of the 100-year floodplain. Parcel boundary setbacks shall be consistent the standards outlined in the SVGPLUO.

B.3.6 VILLAGE - PARKING

The Village - Parking (V-P) land use designates vehicular circulation and parking areas that support the Village Commercial - Core lots and developments. It is predominantly provided for day skier and day visitor parking needs, but may also service special events and Mountain Adventure Camp on non-peak ski days.

B.3.7 ENTRANCE COMMERCIAL

The Entrance Commercial (EC) land use designates land in the East Parcel near the entrance to the Olympic Valley for supportive services and facilities to the project such as parking, warehousing, distribution, and employee housing. Limited commercial and retail establishments are also permitted.

B.3.8 SNOW STORAGE AREAS

The 1983 Squaw Valley General Plan, section 121, stipulates that the snow storage area shall be 20% of the plowable areas. Snow storage along public roads shall not be counted towards the 20%. The post development access pathways, roadways, surface parking, and potential open rooftop parking areas requiring snow removal is

approximately 17.8 acres in the Village Core and Village Neighborhood and 2.9 acres in the East Parcel. Applying the 20% rule equates to 3.6 acres of snow storage for the Village Core and Neighborhood and 0.6 acres for the East Parcel. One possible scenario of how the 20% required snow storage can be satisfied is depicted in Figure 7.8

Pedestrian areas internal to each neighborhood or phase will define snow storage locations through the entitlement review process for each successive phase of development. The available area adjacent to each proposed roadway, beyond the right-of-way varies as follows and illustrated on Figure 7.8– Snow Storage Easements:

- ✦ Section A: Far East Road – None Available;
- ✦ Section B: Squaw Valley Road (North) – 25’ on the North Side;
- ✦ Section C: Squaw Valley Road (South) – 18’ on Both Sides;
- ✦ Section D: Village East Road – 10’ on both Sides;
- ✦ Section E: Secondary Road option 1 – None Available;
- ✦ Section F: Chamonix Place – 10’ on Both Sides;
- ✦ Section G: Secondary Road option 2– 10’ on East Side;
- ✦ Section I: Lane – 10’ on Both Sides;

APPENDIX B

- ✦ Section J: Far East Road Bridge – None Available;
- ✦ Section K: Village East Road Bridge – None Available; and
- ✦ Section L: Squaw Valley Road Bridge – None Available.
- ✦ Section M: Squaw Valley Road (East) - 20' on North Side

Off hauling may be utilized when warranted and is highly dependent upon the snow conditions within any given snow season. Snow storage shall be stored upstream of water quality devices. The water quality for areas of snow storage is covered more in depth as part of the Master Drainage Study.

B.3.9 PARKING STRUCTURES

Parking structures within the Plan Area should employ either concrete and or structural steel construction methods for structural integrity and cost efficiency objectives. LID measures shall be incorporated into the design and engineering of the structures to meet all state water quality mandates and requirements. The architectural vernacular and theme of these structures should emulate heavy timber, stone, and steel structures of the early to mid 1900s. Parking stall sizes and all design guidelines not addressed here shall refer to SVGPLUO standards. The following design standards should be employed:

- ✦ At least 40% of the visible portion of the exterior vertical elevation shall be clad;
- ✦ At least 60% of the cladding shall be wood or faux wood;

- ✦ Secondary cladding materials shall be stone (indigenous in appearance) and steel (corten, black iron strapping, clavos, etc.);
- ✦ Entries, corners, and long elevations should be anchored and/or visually broken-up with towers of the same architectural vernacular;
- ✦ Elevated parking surfaces shall have perimeter rail and cladding at least five feet tall to minimize vehicle headlight spillage from the structure;
- ✦ No more than 60% of the exposed exterior facades shall be opaque to allow for adequate natural ventilation; and
- ✦ Lighting shall be consistent with the design standards and examples within Section B.8 Master Lighting Plan.
- ✦ Architectural appurtenances shall not exceed 30 feet above average grade.
- ✦ Parking structures shall incorporate opaque walls around the perimeter of each parking level to prevent headlight spill. Opaque walls shall be a minimum of 42 inches in height.
- ✦ Parking structures and podium parking levels may cross parcel boundaries and encroach into both building setbacks and building polygon areas (see Figures B.3 - B.29).



EXAMPLE OF PARKING STRUCTURE

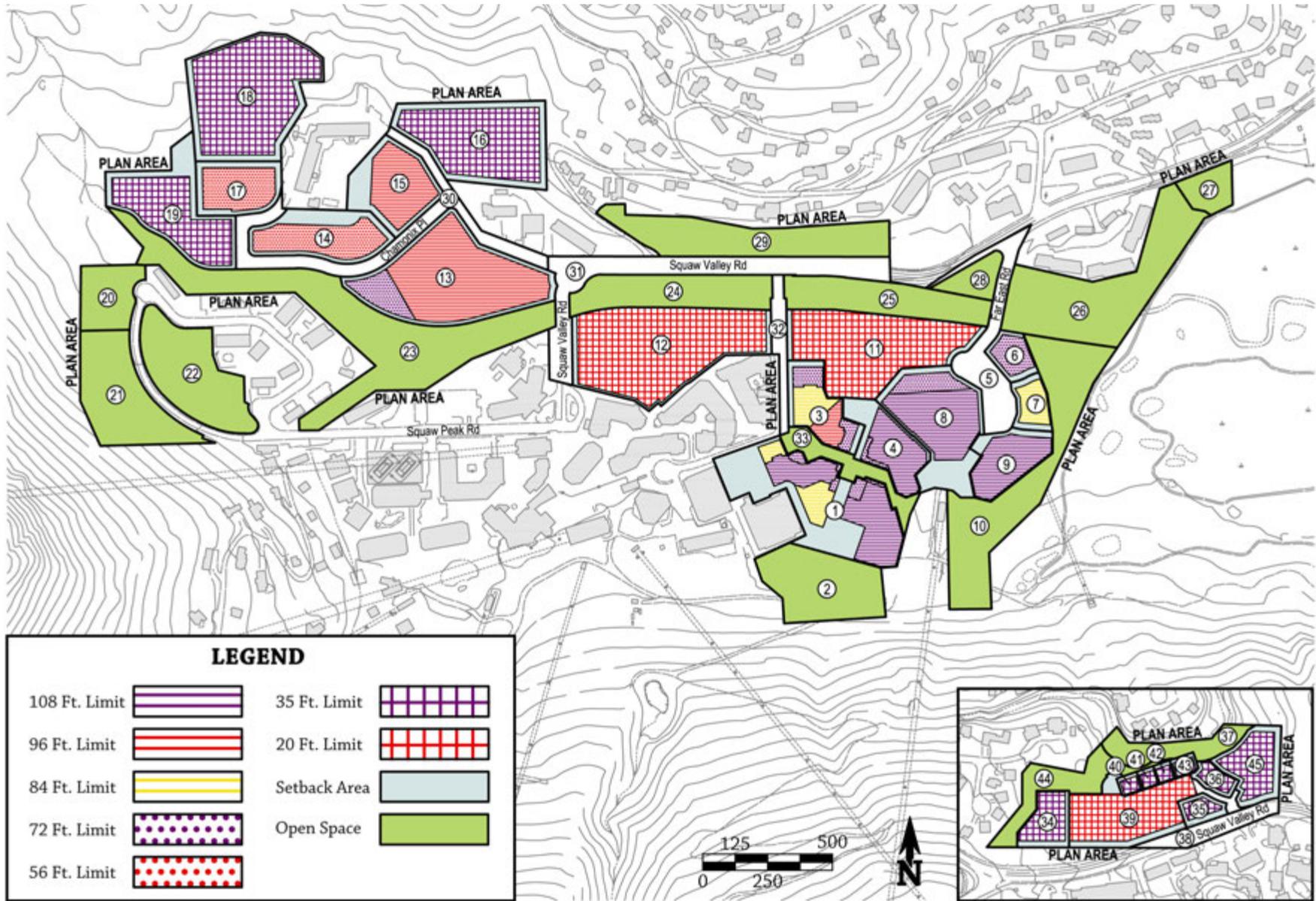


FIGURE B.2- PROJECT HEIGHTS AND SETBACKS

LOT 1

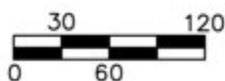
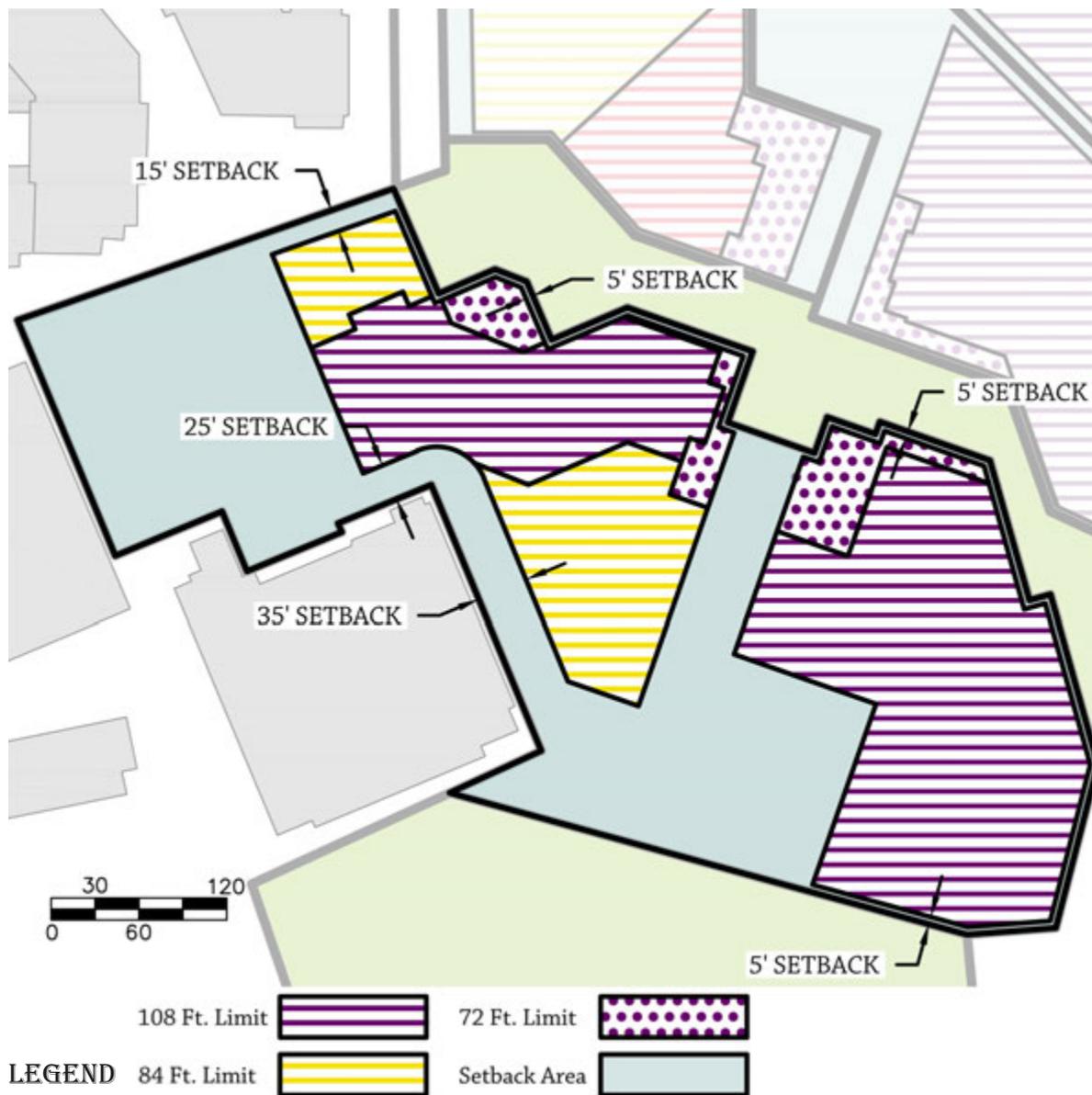
FIGURE B.3- LOT 1

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	4.26
Floor Area Ratio (Max.)	2.94
Stories	6
Bedroom Density (Per Acre)	89
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND	108 Ft. Limit		72 Ft. Limit	
	84 Ft. Limit		Setback Area	

- Notes:
1. Open Space requirement does not include parking, roadways, or driveways.
 2. Development standards only applicable to new development
 3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 3

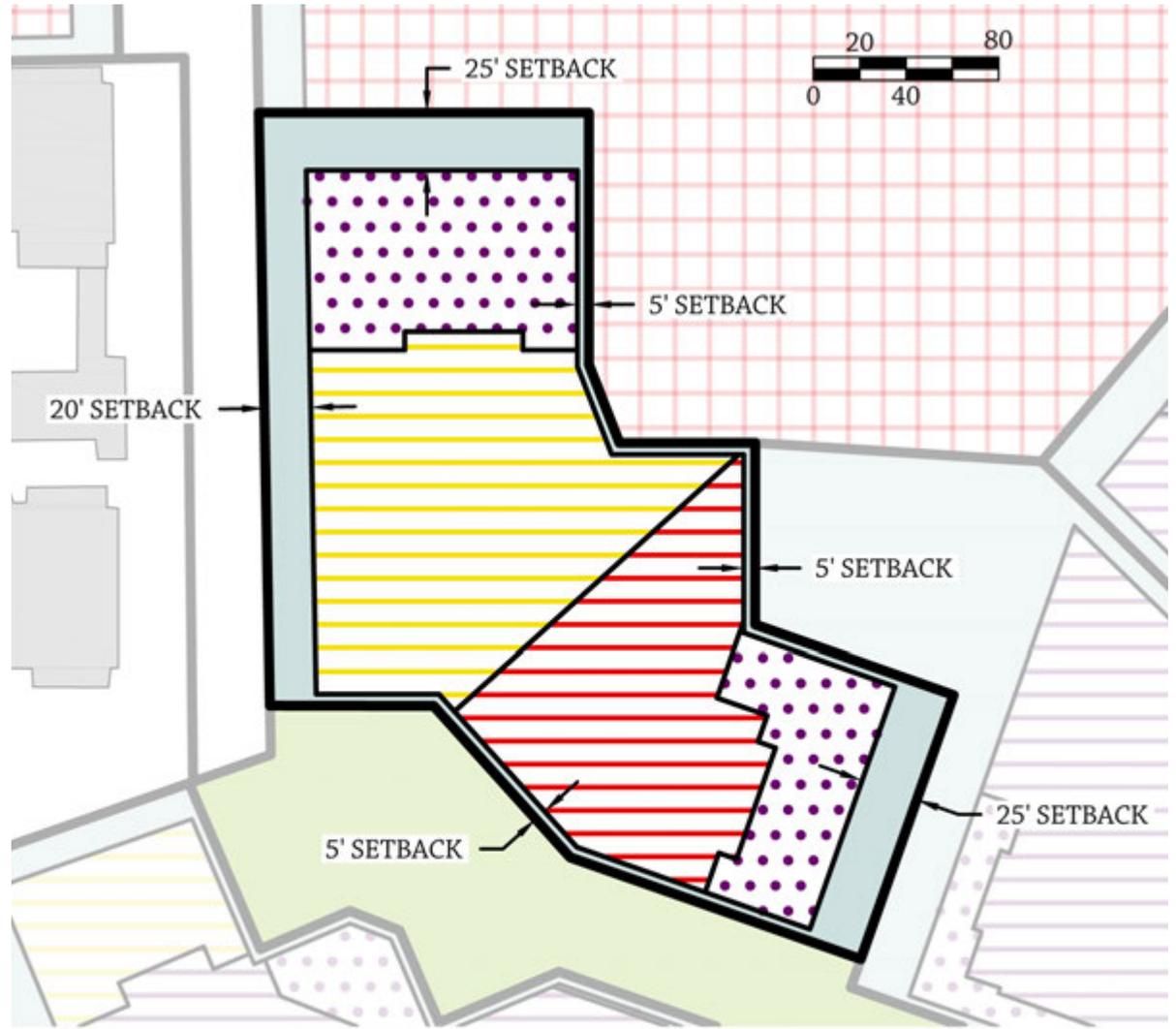
FIGURE B.4- LOT 3

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acres	1.40
Floor Area Ratio (Max.)	3.10
Stories	6
Bedroom Density (Per Acre)	125
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

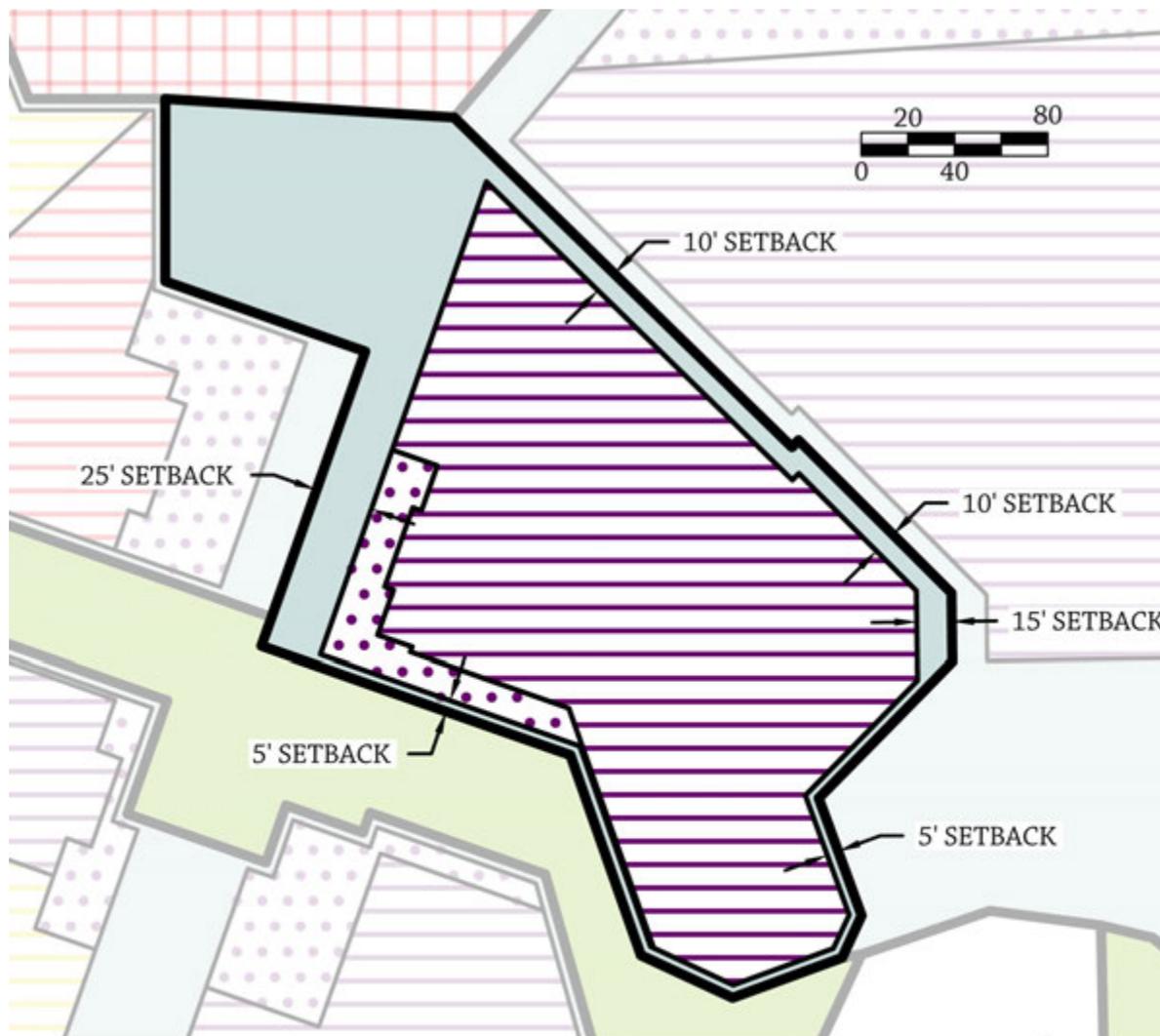
96 Ft. Limit		72 Ft. Limit	
84 Ft. Limit		Setback Area	

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 4

FIGURE B.5- LOT 4



LEGEND

- 108 Ft. Limit Setback Area
- 72 Ft. Limit

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	1.50
Floor Area Ratio (Max.)	3.11
Stories	6
Bedroom Density (Per Acre)	104
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LOT 6

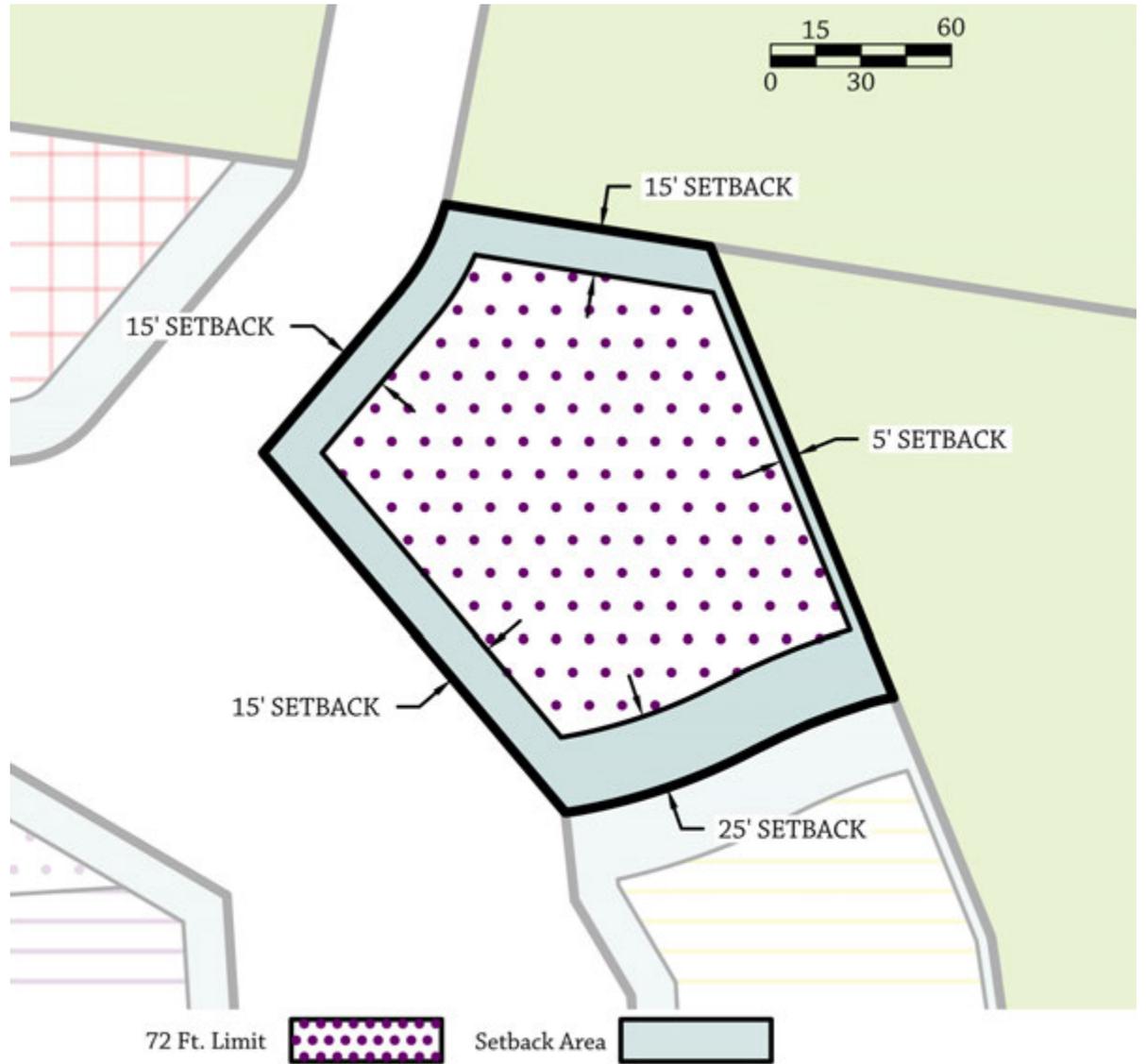
FIGURE B.6- LOT 6

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.59
Floor Area Ratio (Max.)	1.89
Stories	4
Bedroom Density (Per Acre)	68
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 7

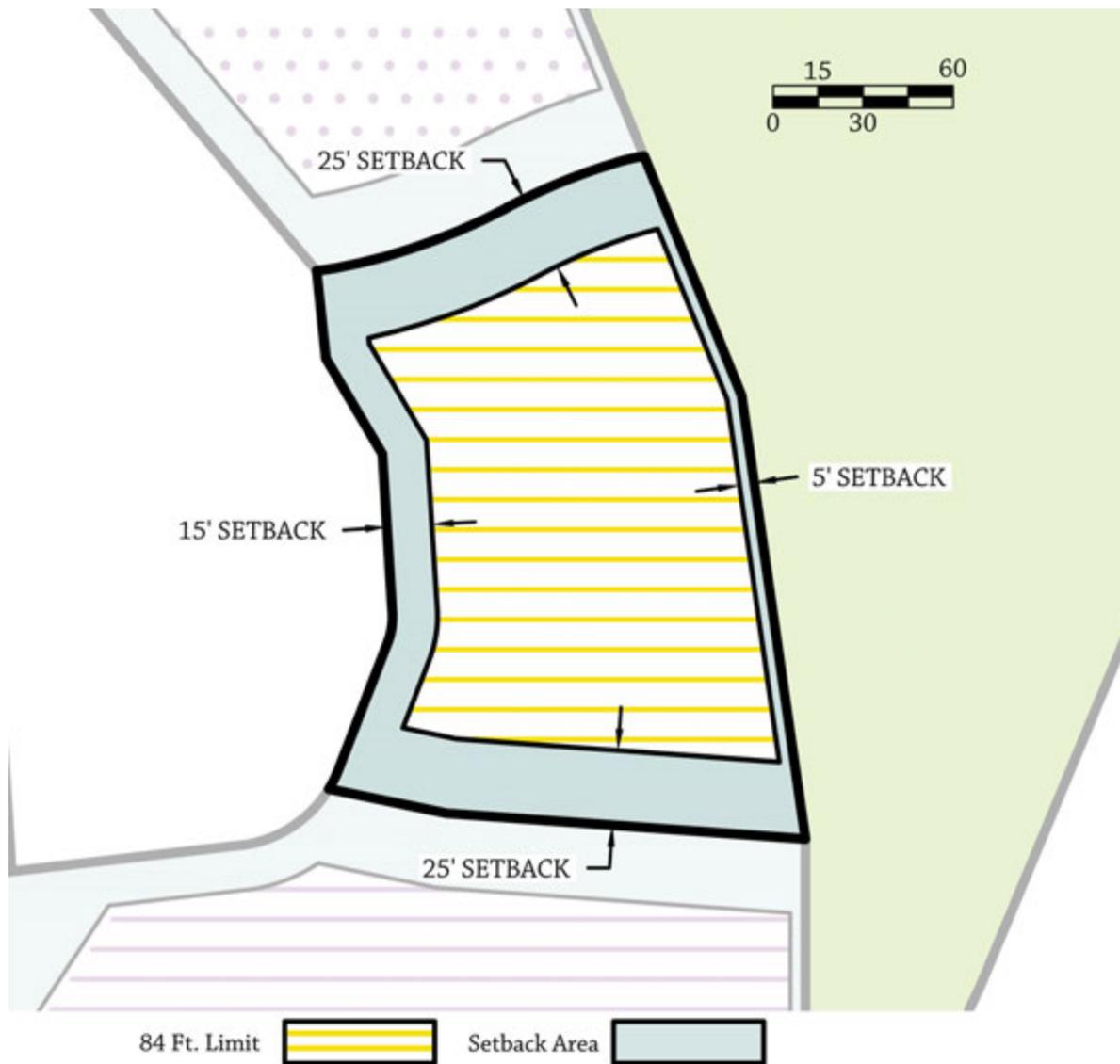
FIGURE B.7- LOT 7

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.61
Floor Area Ratio (Max.)	1.83
Stories	4
Bedroom Density (Per Acre)	46
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 8

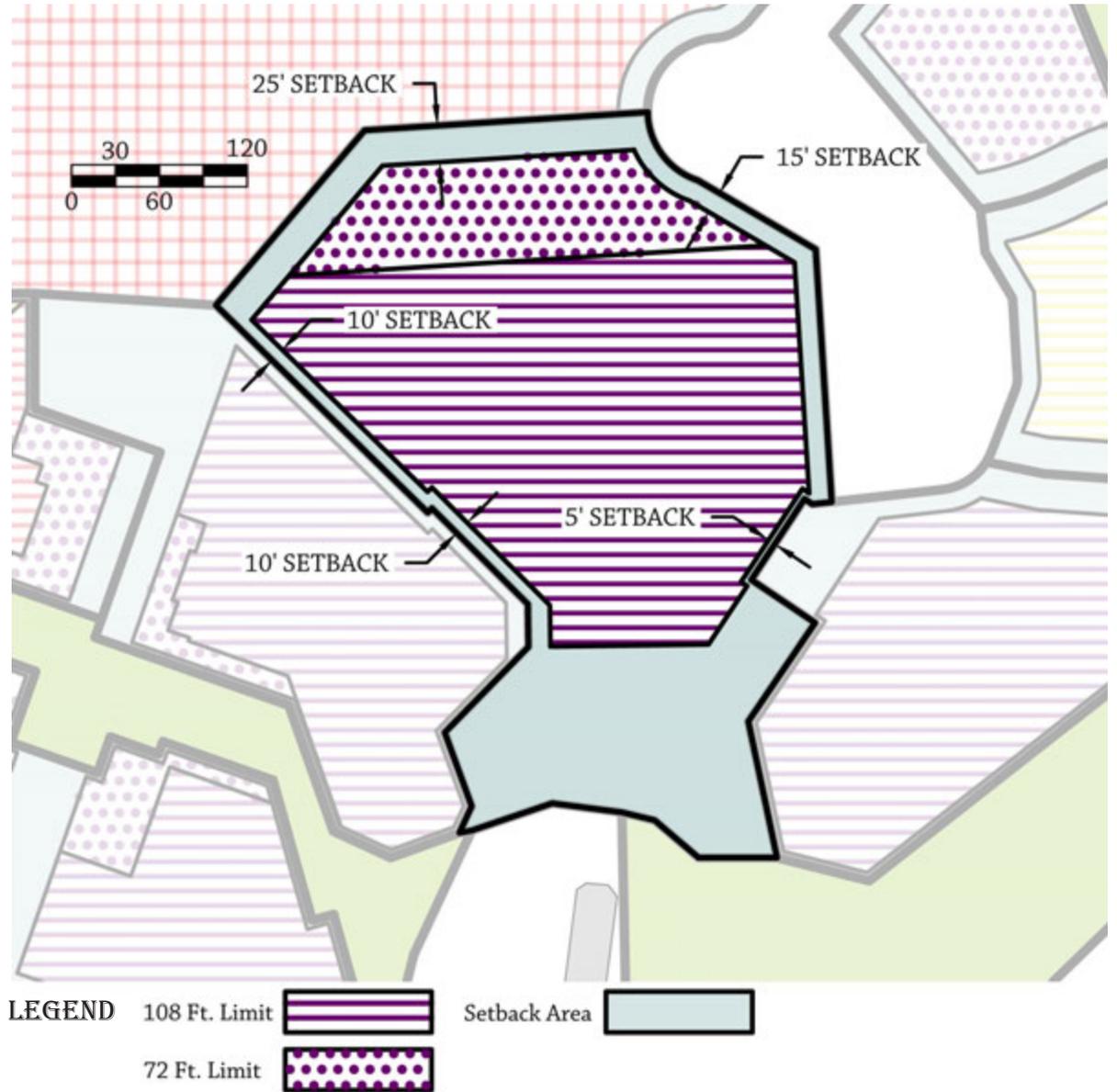
FIGURE B.8- LOT 8

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	2.99
Floor Area Ratio (Max.)	1.06
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 9

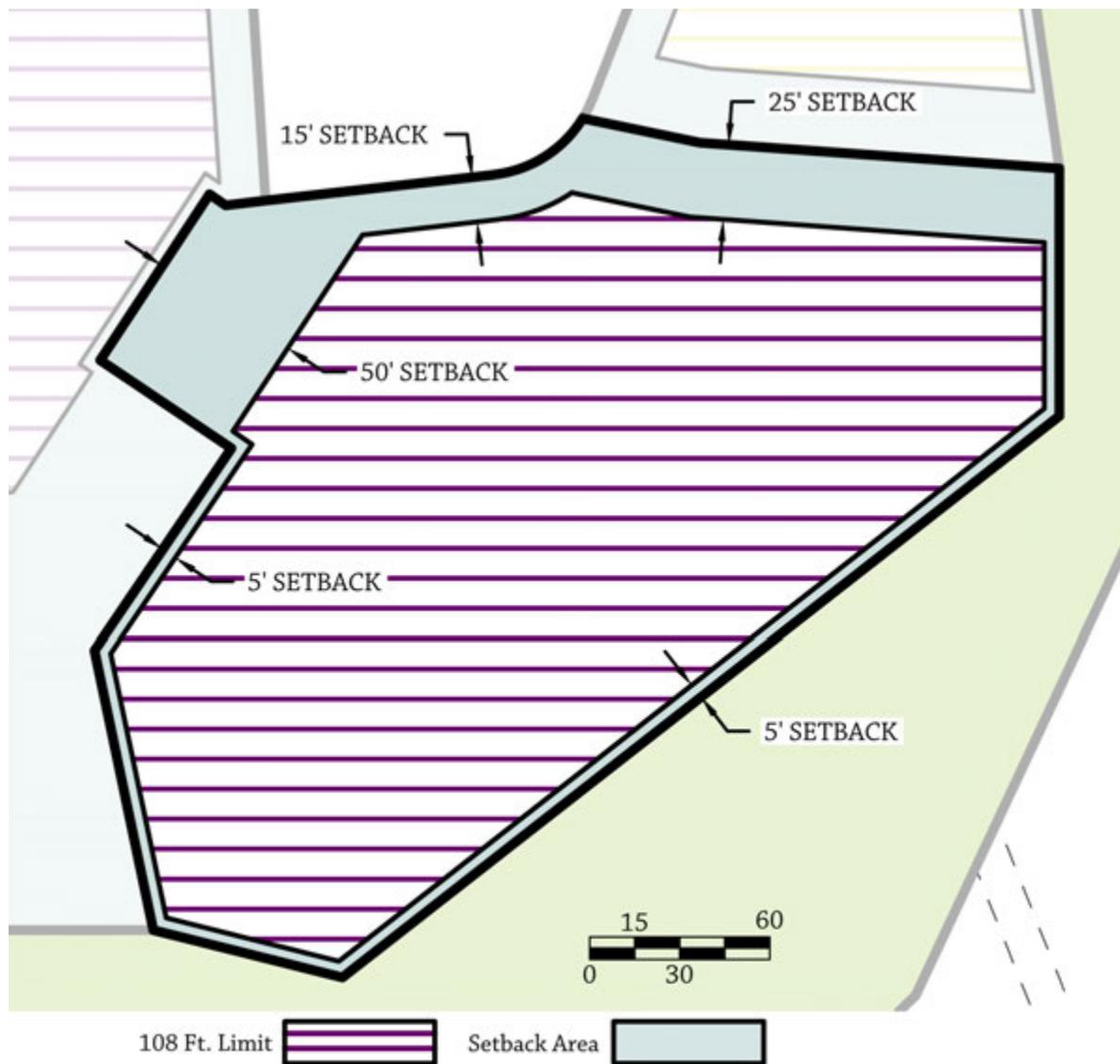
FIGURE B.9- LOT 9

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	1.36
Floor Area Ratio (Max.)	3.20
Stories	7
Bedroom Density (Per Acre)	76
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 11

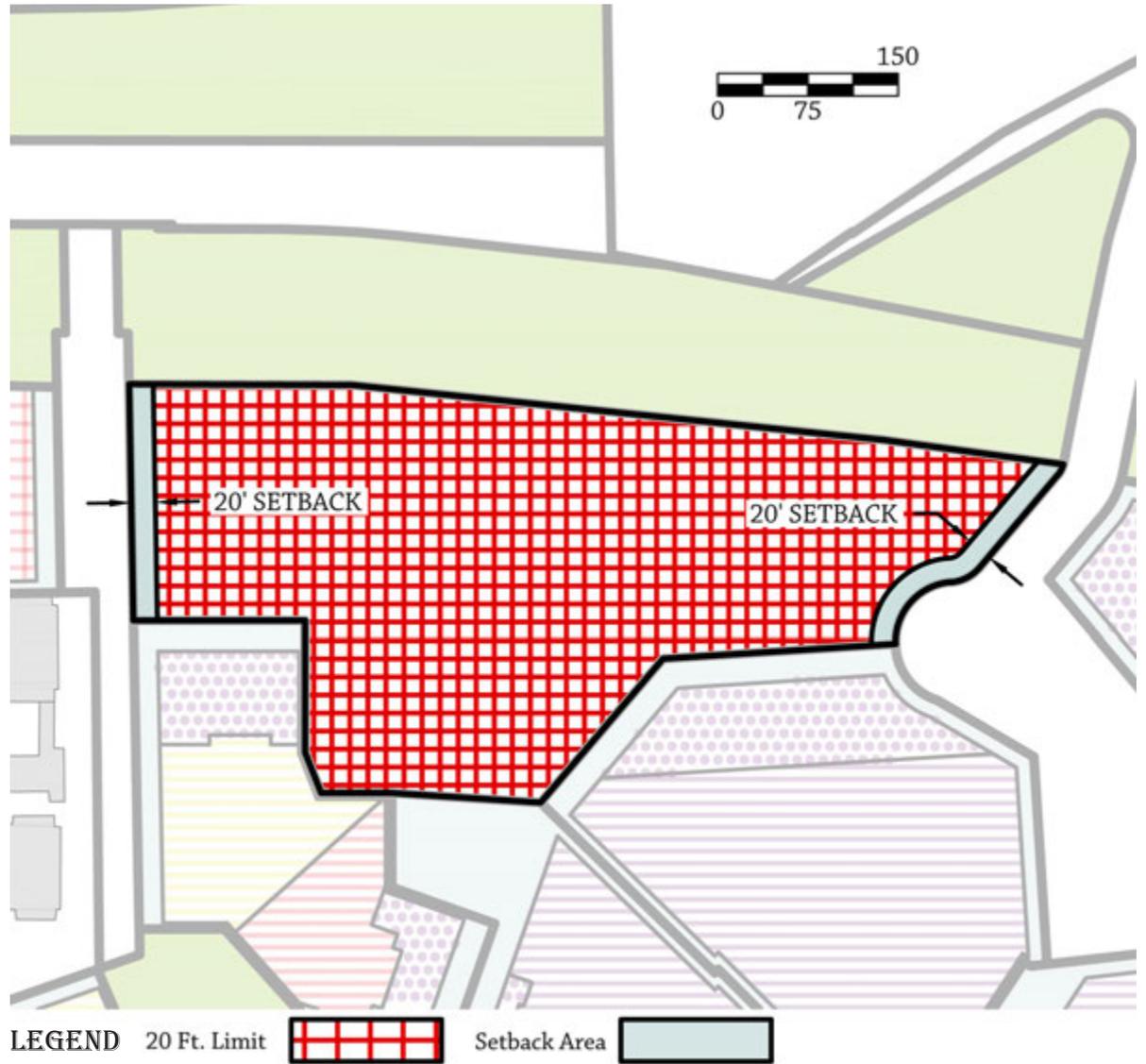
FIGURE B.10- LOT 11

Development Standards	
Zoning/Land Use	V-P
Neighborhood	Not Applicable
Acreage	3.85
Floor Area Ratio	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	Not Applicable



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



Notes:

1. Snow bunkers are not included in the parking structure coverage.
2. Development standards only applicable to new development.

LOT 12

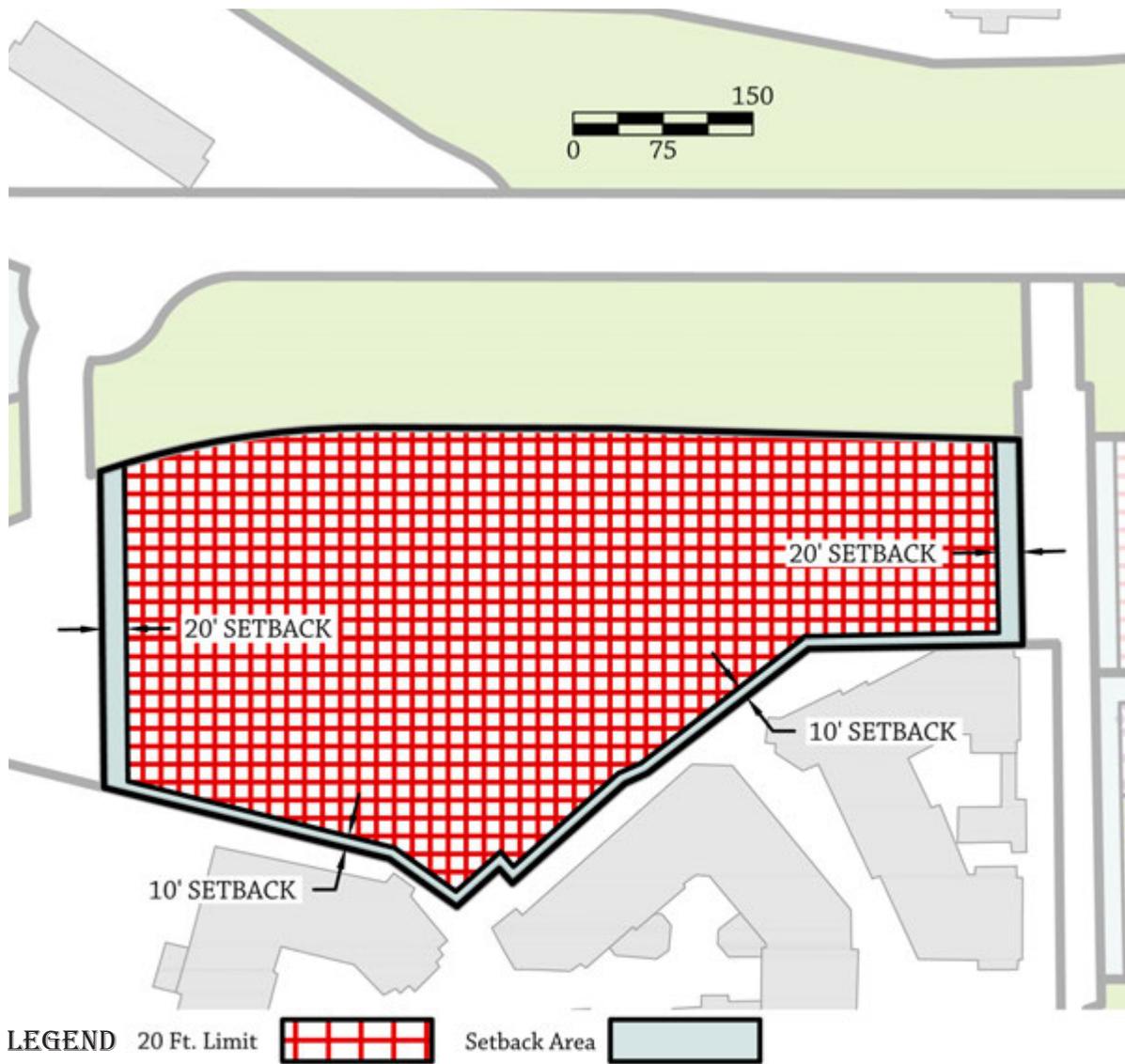
FIGURE B.11- LOT 12

Development Standards	
Zoning/Land Use	V-P
Neighborhood	Not Applicable
Acreage	4.94
Floor Area Ratio	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	Not Applicable



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



- Notes:
1. Snow bunkers are not included in the parking structure coverage.
 2. Development standards only applicable to new development.

LOT 13

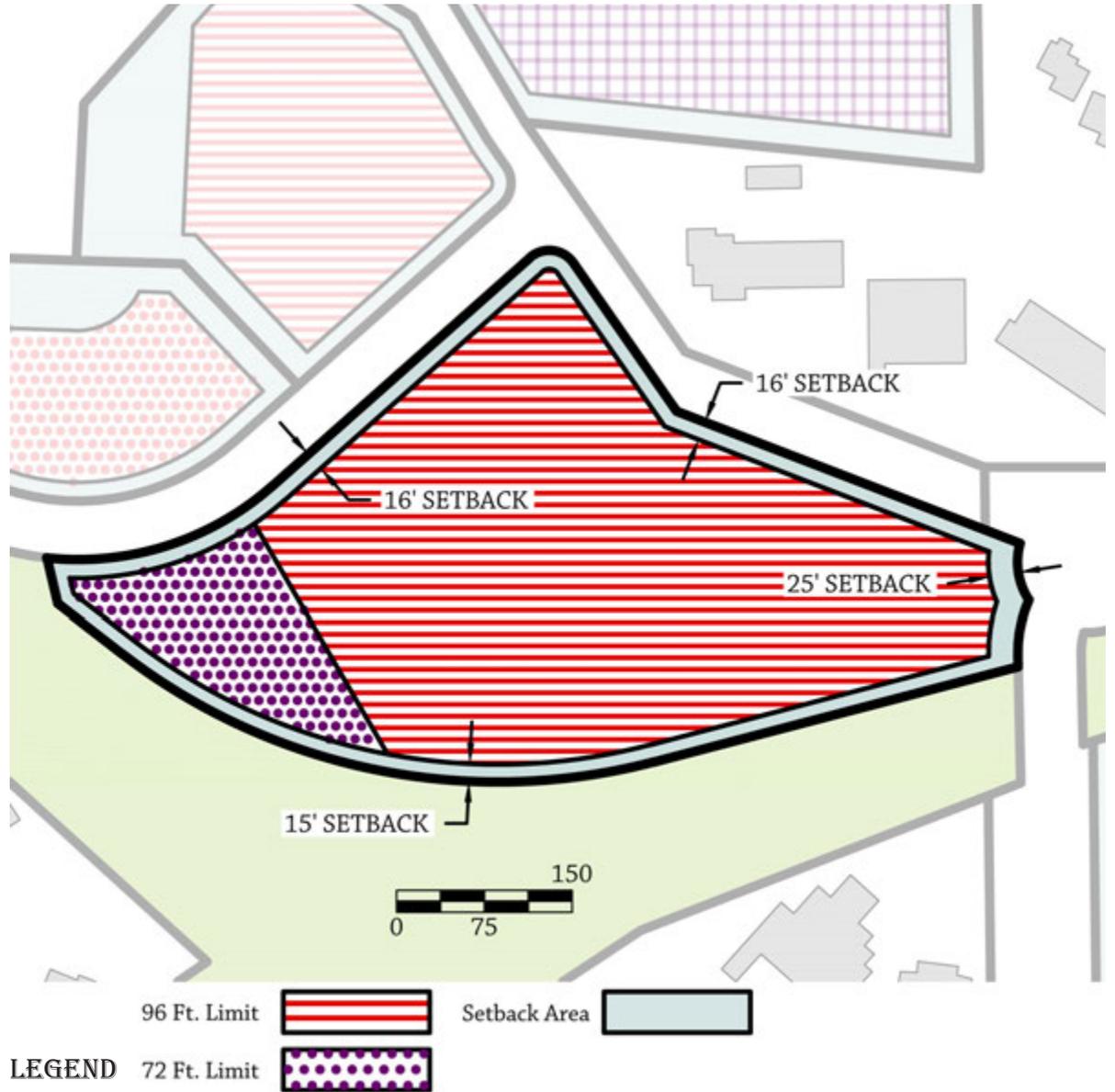
FIGURE B.12- LOT 13

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	4.69
Floor Area Ratio (Max.)	1.64
Stories	6
Bedroom Density (Per Acre)	64
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 14

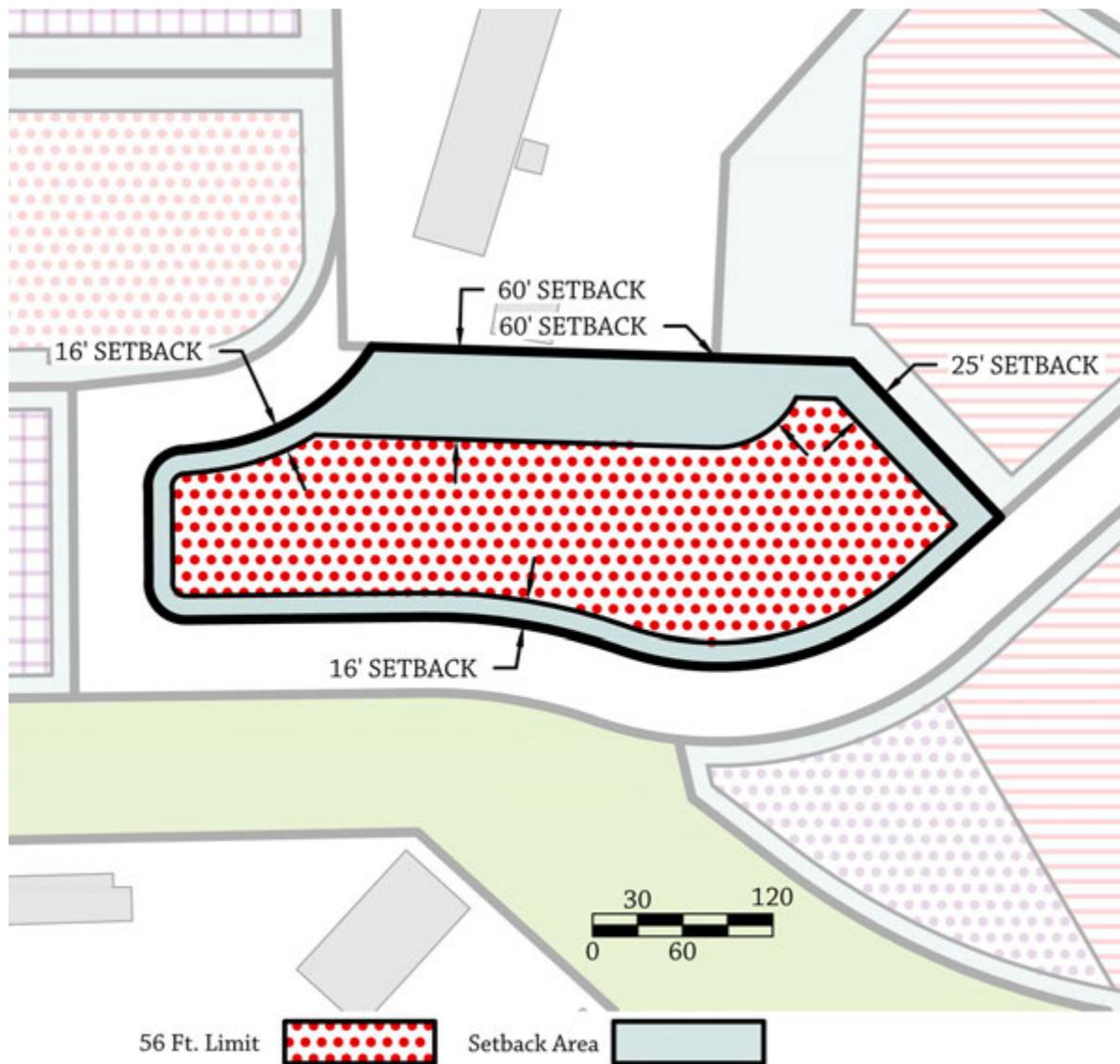
FIGURE B.13- LOT 14

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	2.06
Floor Area Ratio (Max.)	0.96
Stories	4
Bedroom Density (Per Acre)	37
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 15

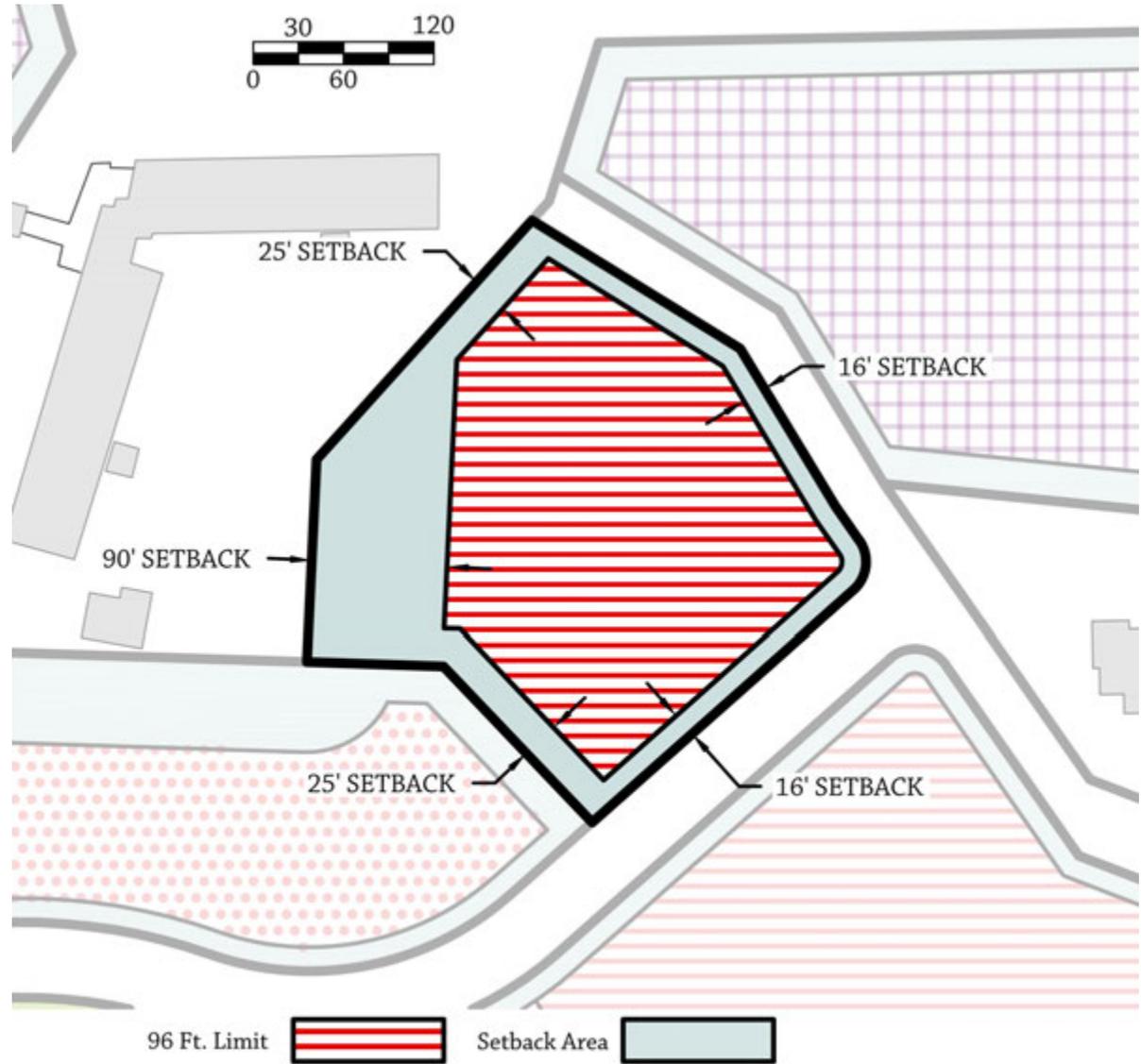
FIGURE B.14- LOT 15

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	2.01
Floor Area Ratio (Max.)	1.83
Stories	6
Bedroom Density (Per Acre)	71
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 16

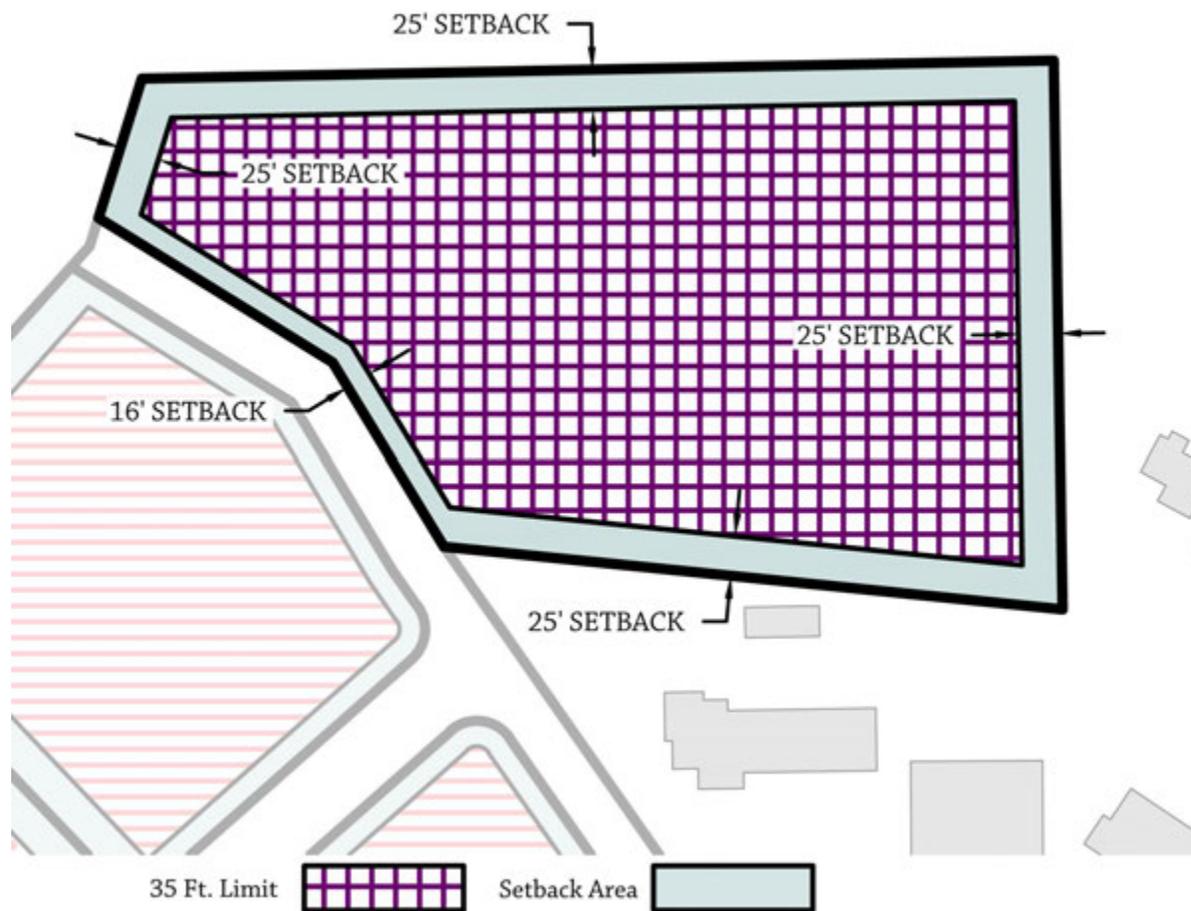
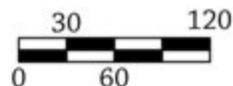
FIGURE B.15- LOT 16

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	3.65
Floor Area Ratio (Max.)	0.40
Stories	2
Bedroom Density (Per Acre)	14
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

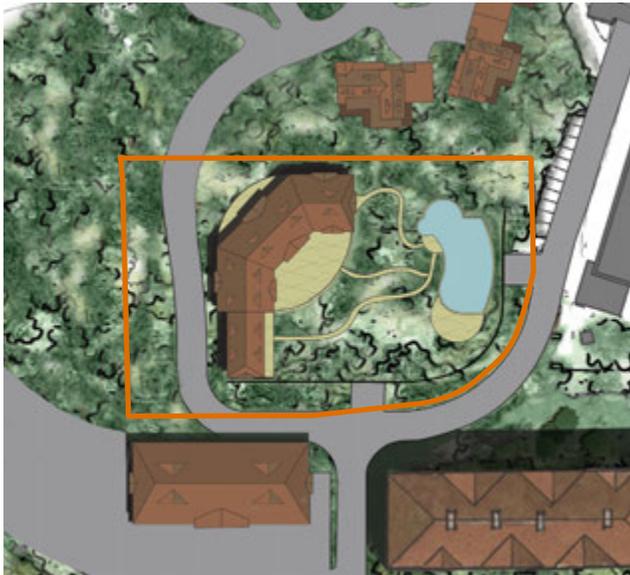
Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Garages must be setback 25' from the roadway (measured road edge to garage face).
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 17

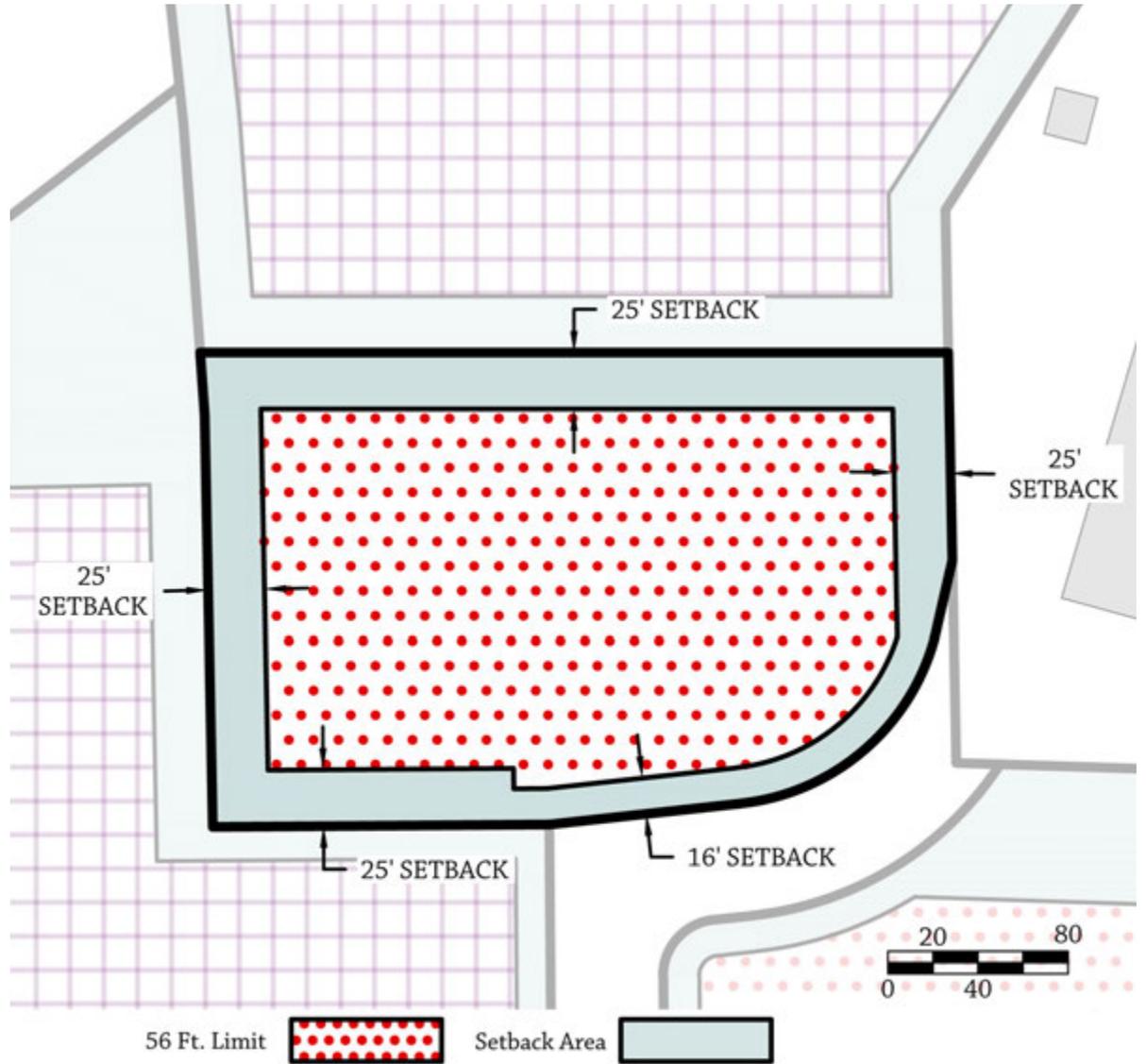
FIGURE B.16- LOT 17

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	1.5
Floor Area Ratio (Max.)	0.18
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

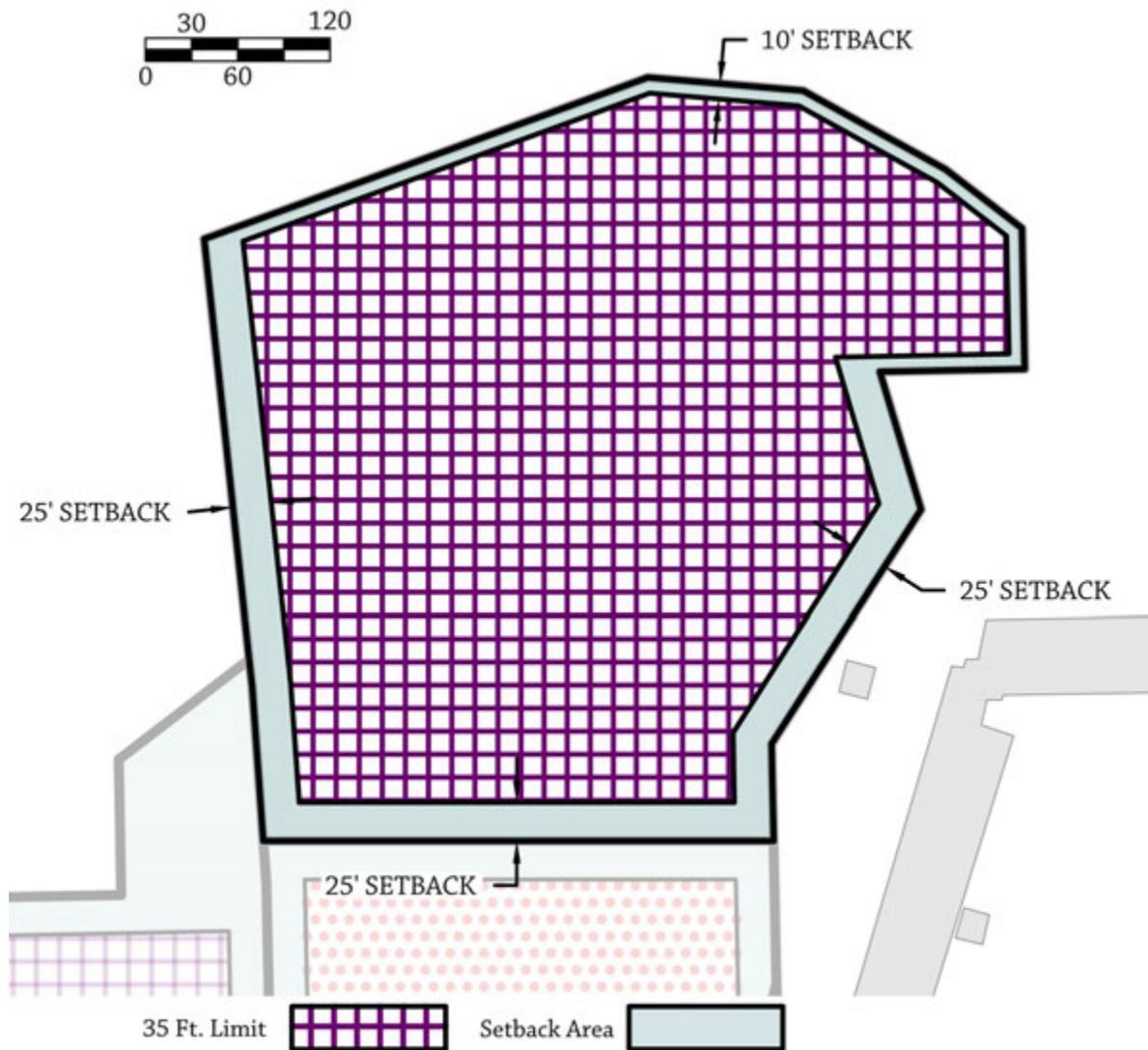
Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 18

FIGURE B.17- LOT 18

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	4.56
Floor Area Ratio (Max.)	0.26
Stories	2
Bedroom Density (Per Acre)	9
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Garages must be setback 25' from the roadway (measured road edge to garage face).
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 19

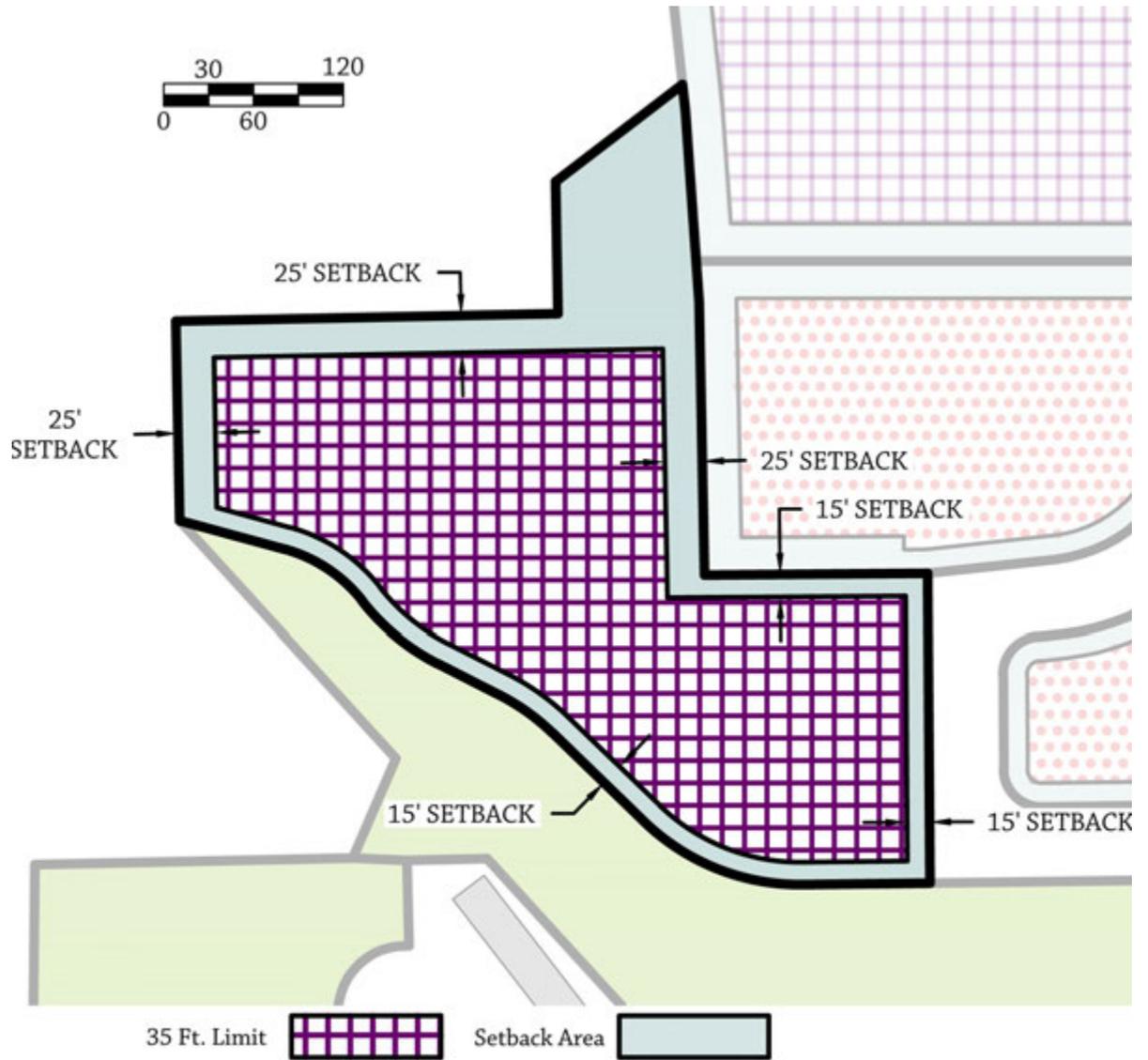
FIGURE B.18- LOT 19

Development Standards	
Zoning/Land Use	V-HC
Neighborhood	Village Neighborhood
Acreage	2.85
Floor Area Ratio (Max.)	0.10
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

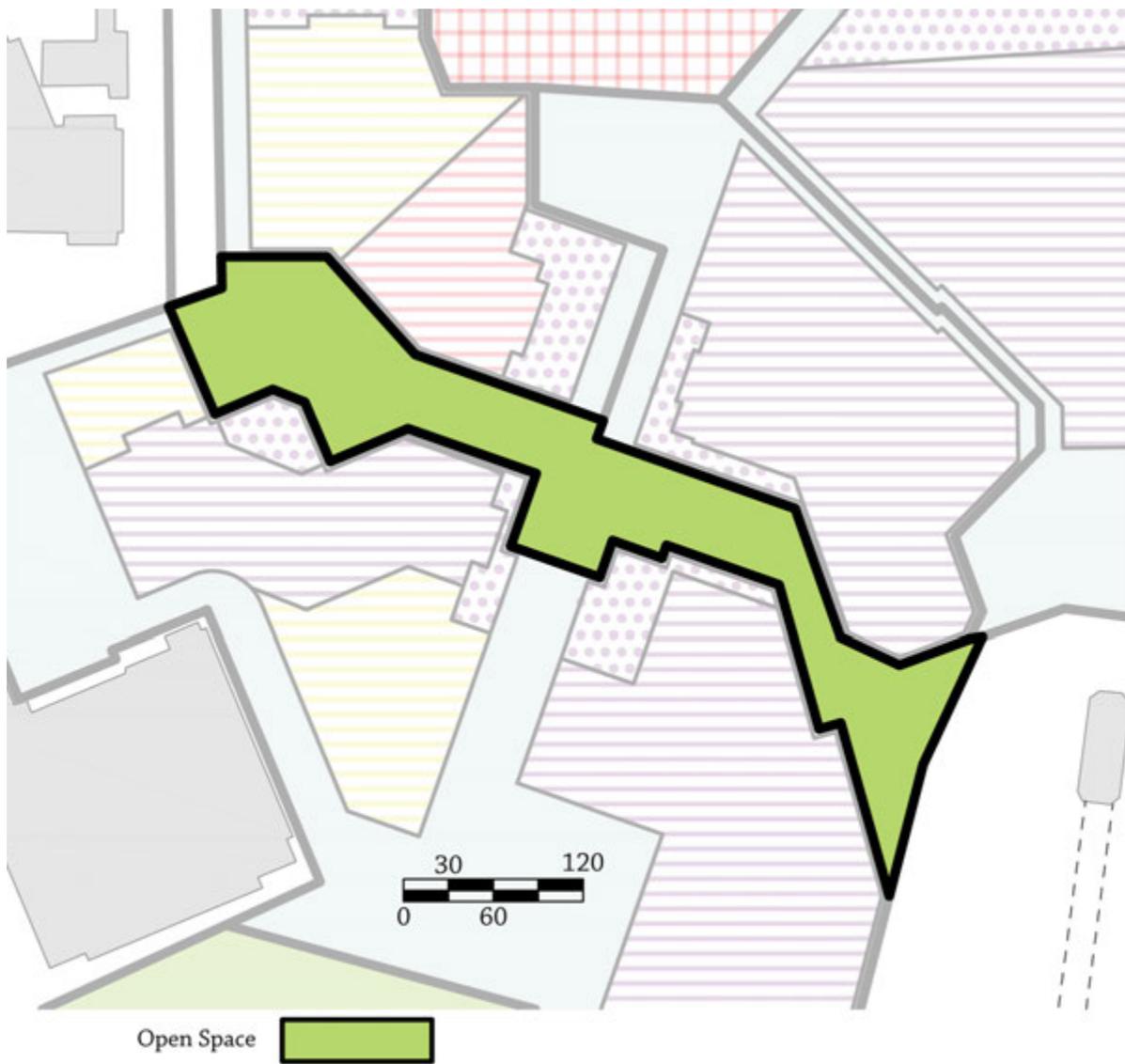
LOT 33

FIGURE B.19- LOT 33

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.95
Floor Area Ratio (Max.)	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	Not Applicable
Open Space Requirement	100% of Lot Min.



CONCEPTUAL BUILDING LAYOUT
 This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



Open Space

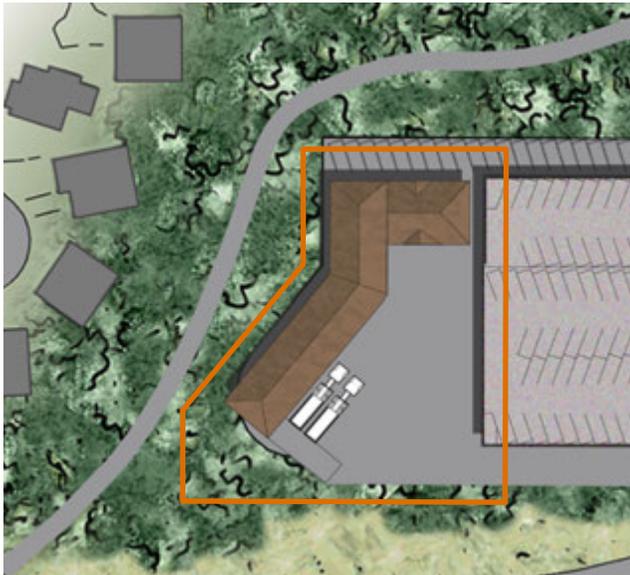
LEGEND

- Notes:
1. Open Space requirement does not include parking, roadways, or driveways.
 2. Development standards only applicable to new development.
 3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 34

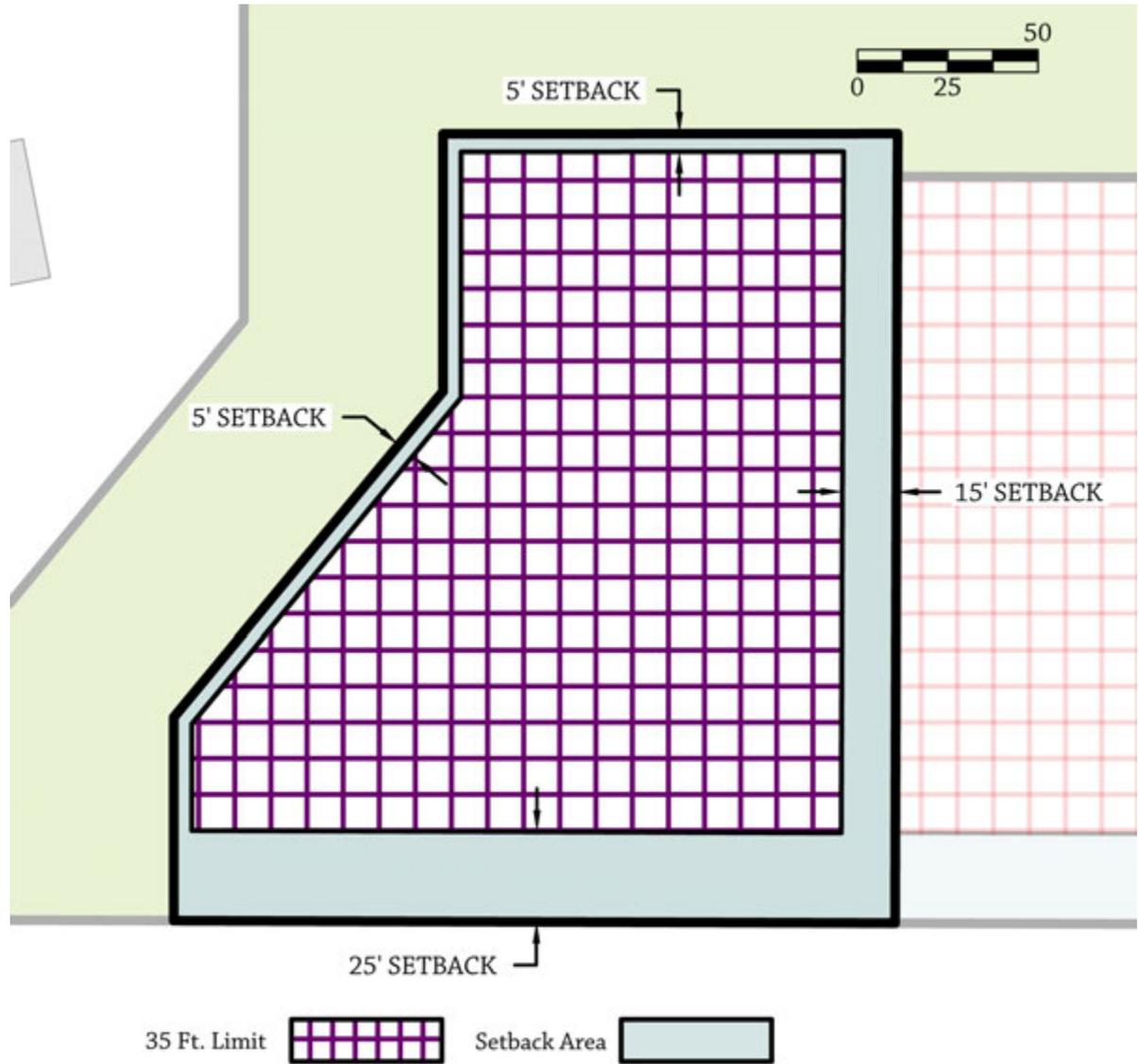
FIGURE B.20- LOT 34

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.8
Floor Area Ratio (Max.)	0.54
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 35

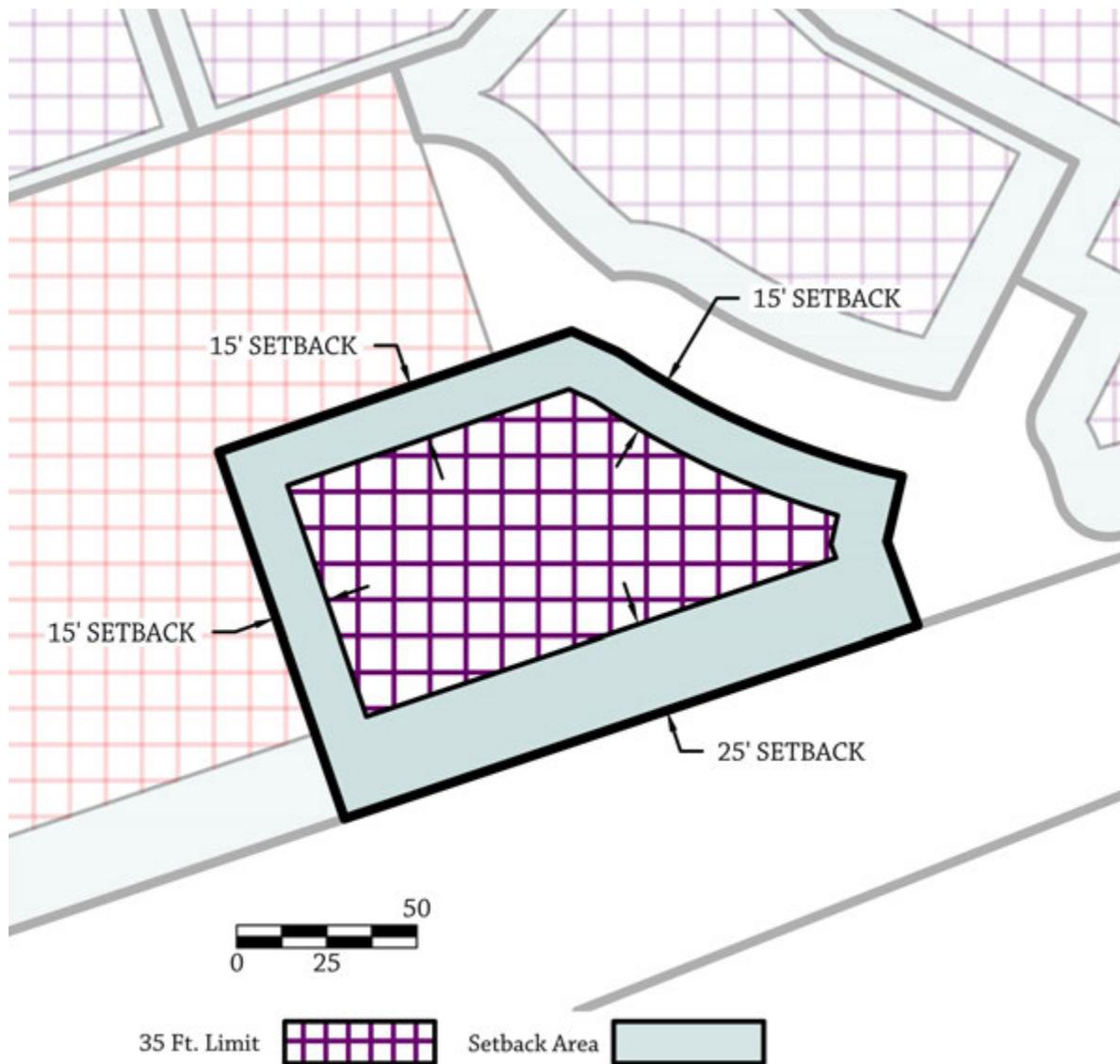
FIGURE B.21- LOT 35

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.37
Floor Area Ratio (Max.)	0.39
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 36

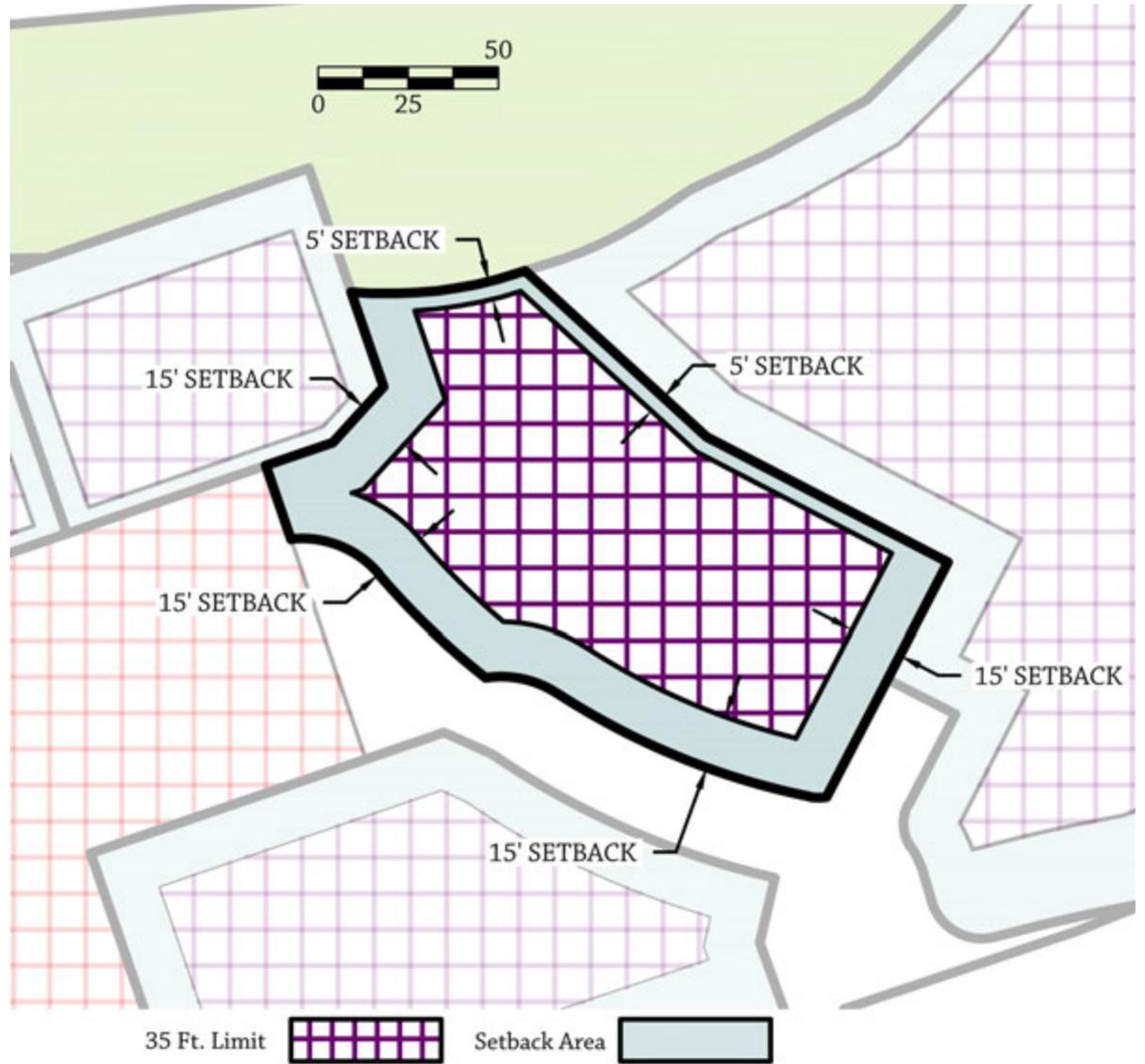
FIGURE B.22- LOT 36

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.33
Floor Area Ratio (Max.)	1.34
Stories	3
Bedroom Density (Per Acre)	145
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 39

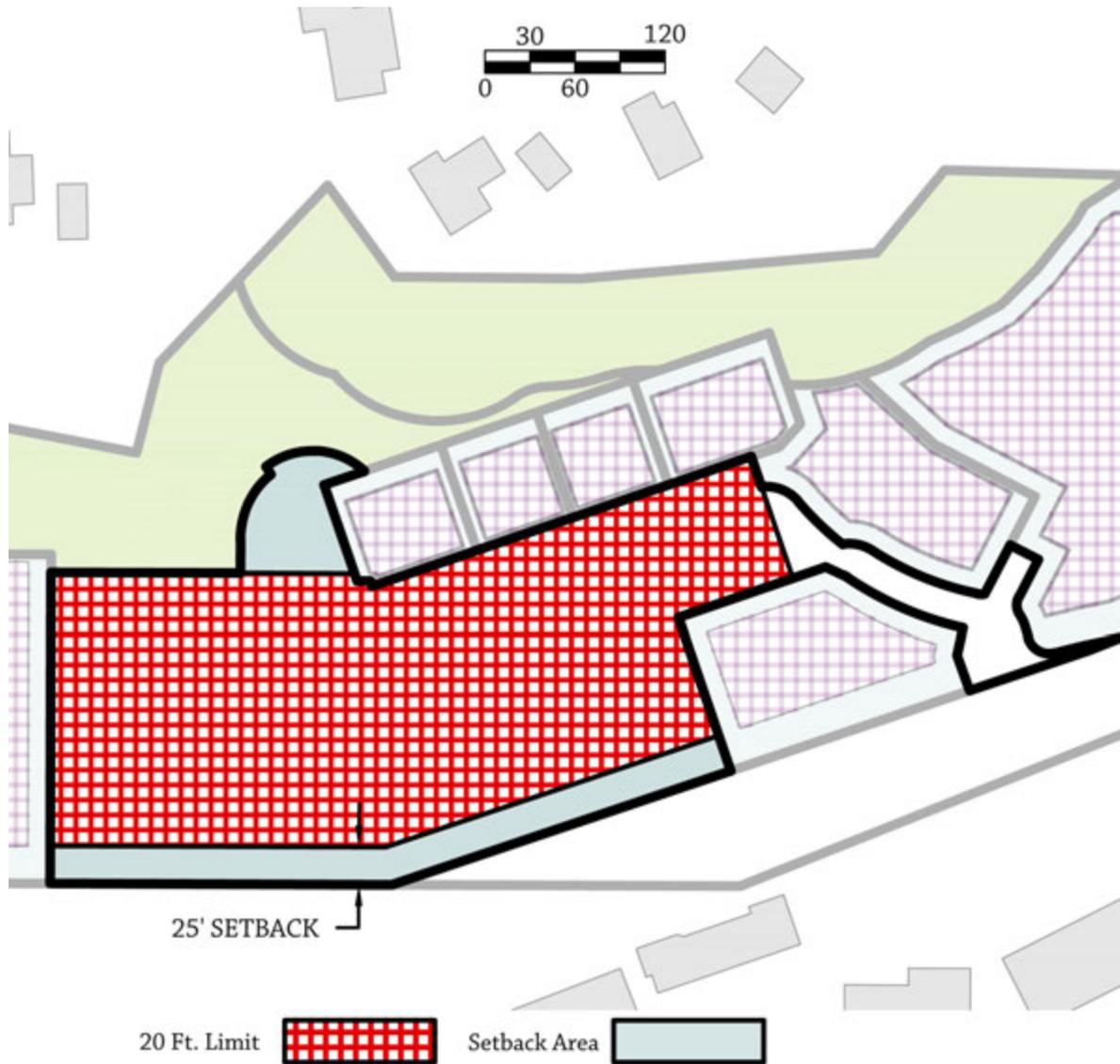
FIGURE B.23- LOT 39

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	2.42
Floor Area Ratio	Not Applicable
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	20% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.

LOT 40

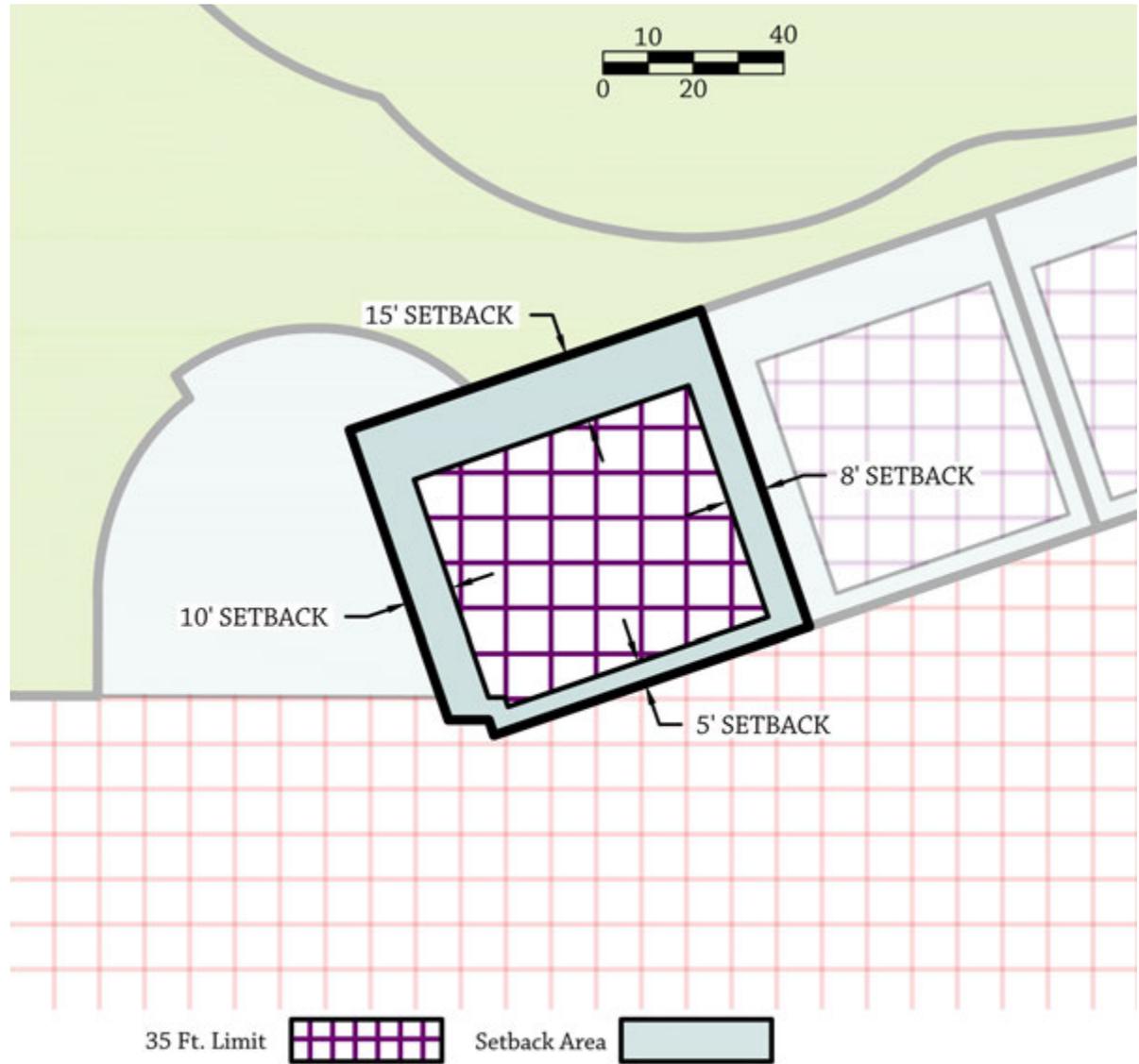
FIGURE B.24- LOT 40

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.14
Floor Area Ratio (Max.)	1.20
Stories	3
Bedroom Density (Per Acre)	96
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 41

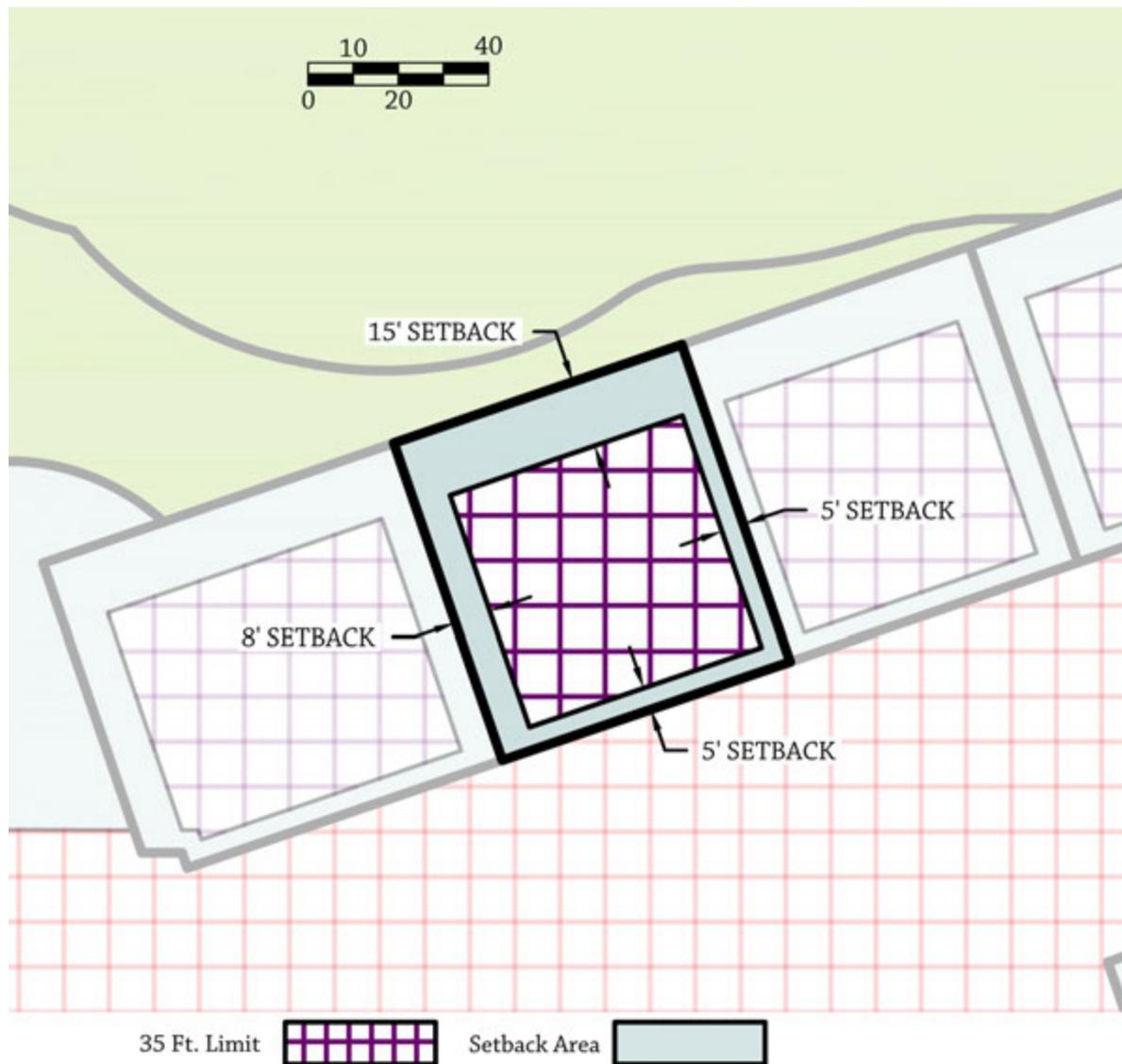
FIGURE B.25- LOT 41

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.11
Floor Area Ratio (Max.)	1.53
Stories	3
Bedroom Density (Per Acre)	118
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 42

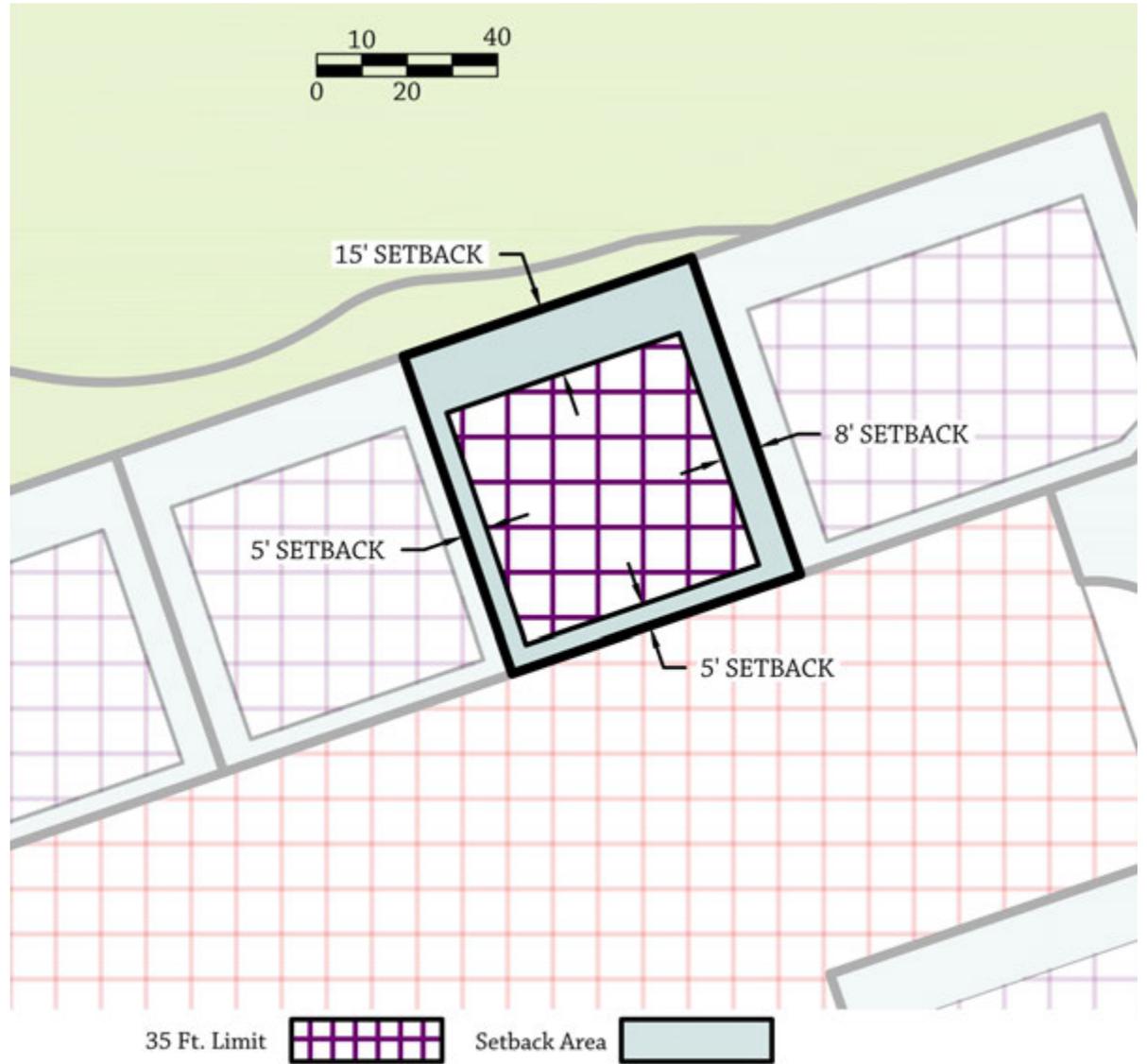
FIGURE B.26- LOT 42

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acres	0.11
Floor Area Ratio (Max.)	1.53
Stories	3
Bedroom Density (Per Acre)	118
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

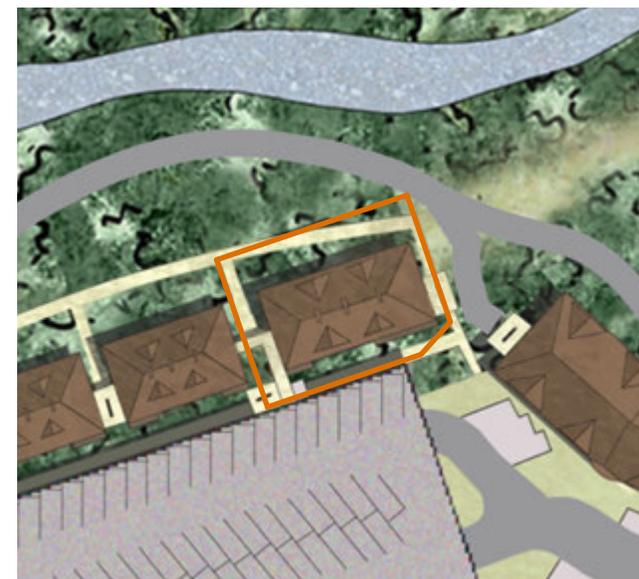
Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 43

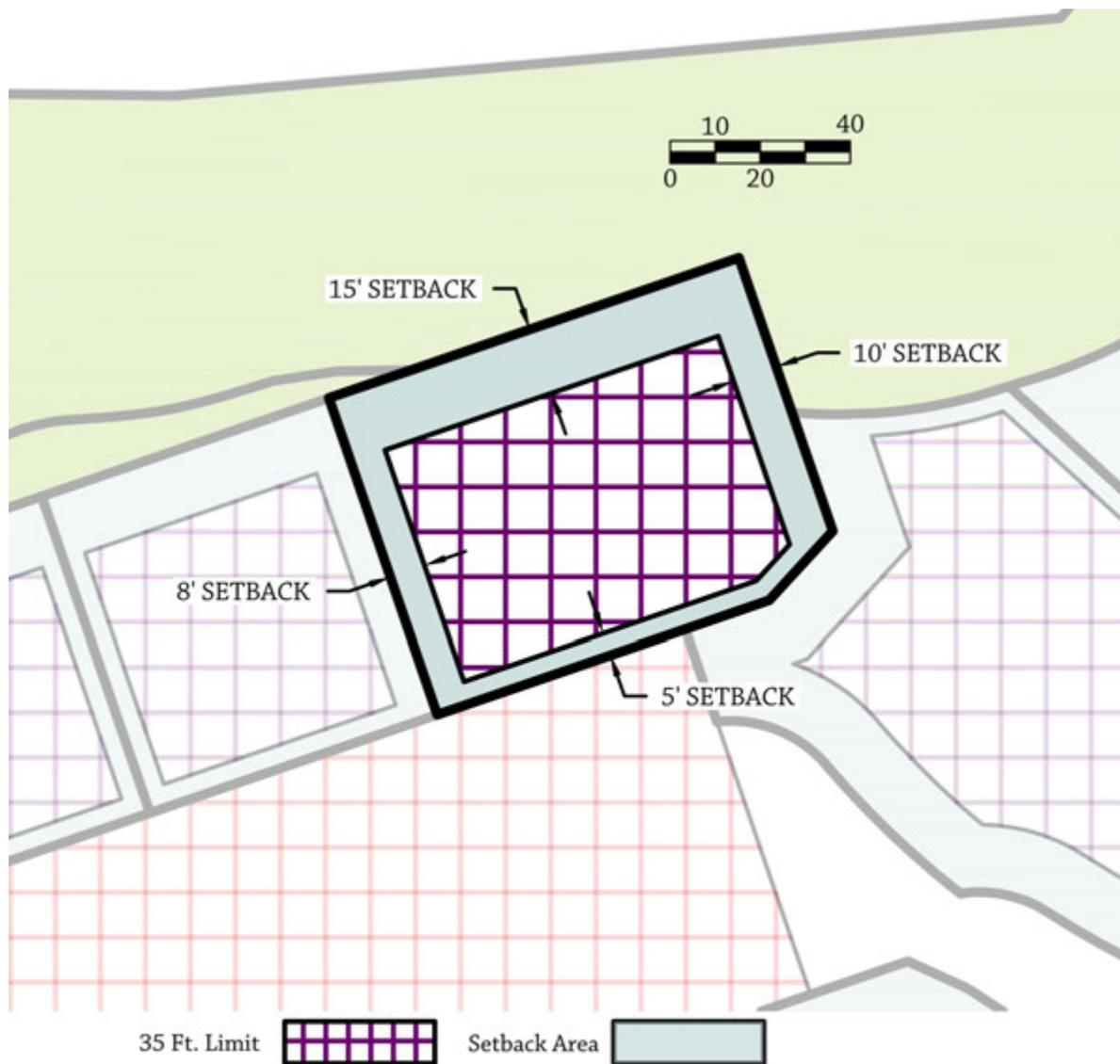
FIGURE B.27- LOT 43

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.16
Floor Area Ratio (Max.)	1.05
Stories	3
Bedroom Density (Per Acre)	88
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 44

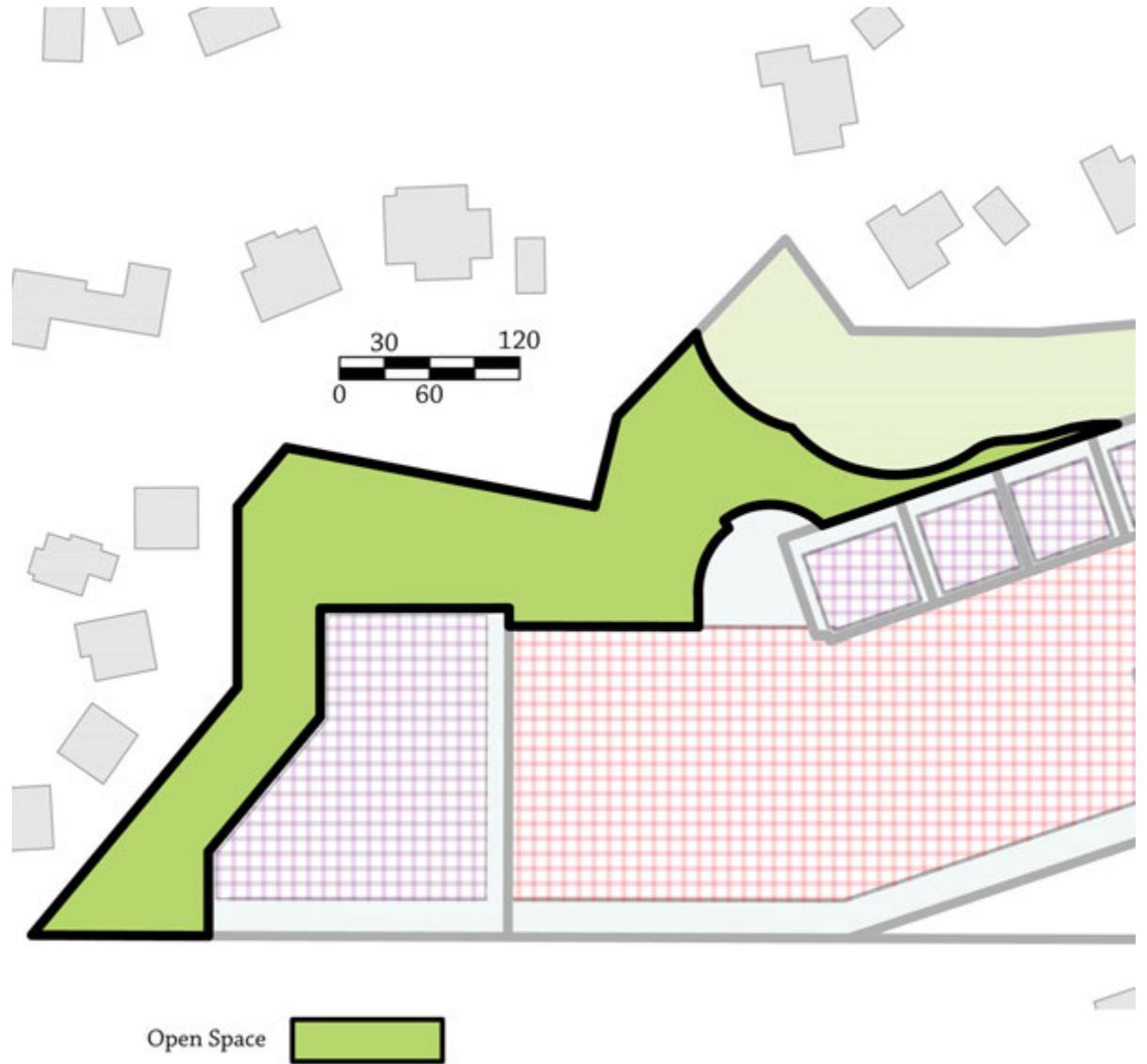
FIGURE B.28- LOT 44

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	1.31
Floor Area Ratio	0 Max.
Stories	0
Bedroom Density (Per Acre)	Not Applicable
Open Space Requirement	90% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 45

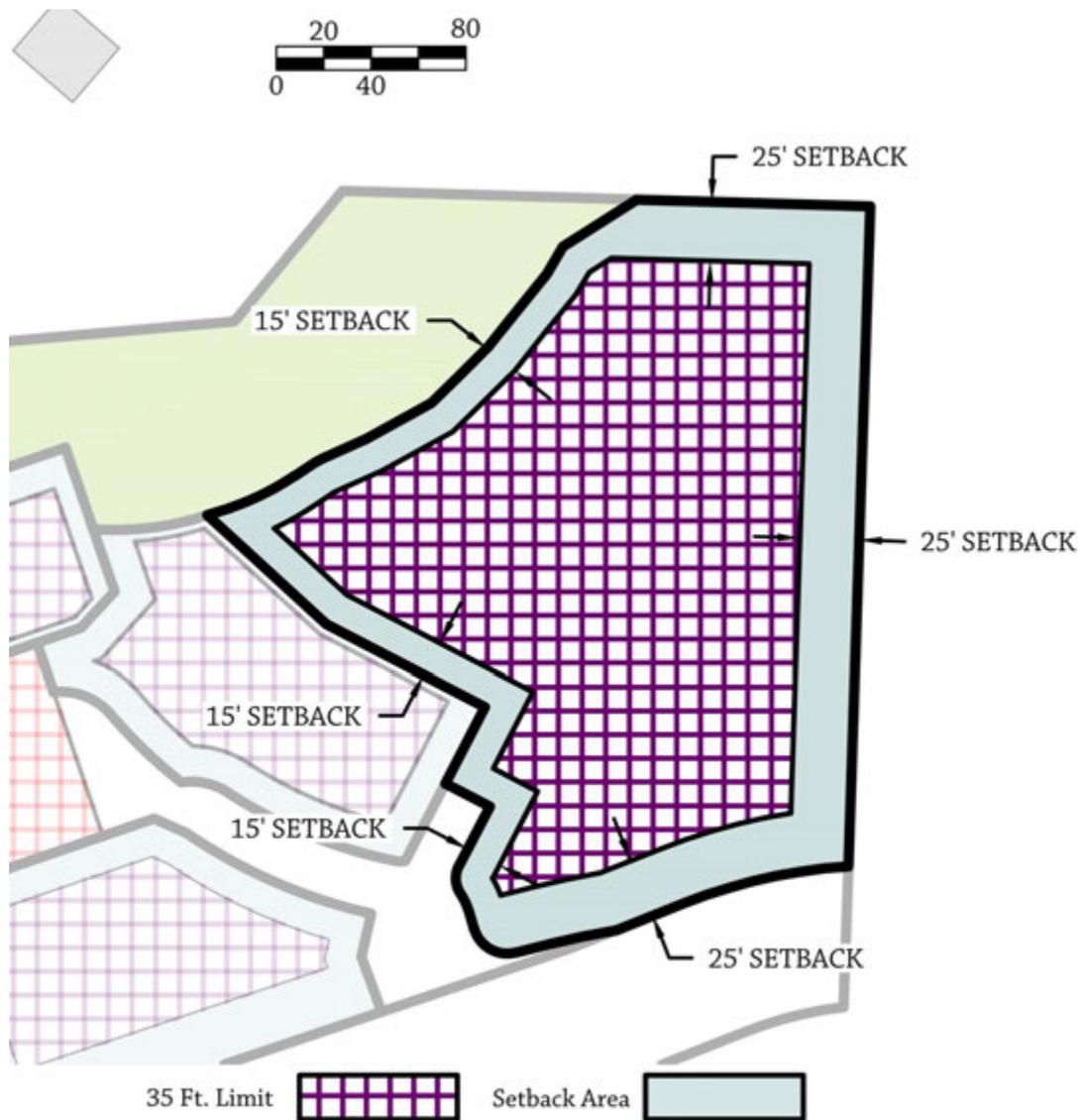
FIGURE B.29- LOT 45

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	1.26
Floor Area Ratio (Max.)	0.57
Stories	2
Bedroom Density (Per Acre)	40
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

B.4 LANDSCAPE AND CIRCULATION DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

B.4.1 MOUNTAIN VILLAGE DESIGN CONCEPT

The Village at Squaw Valley, at the west end of the Olympic Valley, is the center of activity for the area; the focal point for year-round recreation and an economic base for the Olympic Valley. To this end, the Specific Plan employs a Mountain Village design concept of mixed-used neighborhoods centered on a high-density commercial core. The Plan Area consists of two main zones:

- ✦ The Village Core has the highest-density and greatest variety of use, with commercial and active recreational activities as well as resort-residential and visitor accommodations. Here, a well-connected pedestrian network encourages users to “park once and walk.”
- ✦ The Village Neighborhoods immediately adjacent to the core will be low to medium-density and accommodate a mix of uses and passive recreation.

B.4.1.1 THE PEDESTRIAN NETWORK

The pedestrian network within the Village Core is an essential part of creating a vibrant, diverse mountain village. It is envisioned as a series of interconnected passageways, paths, terraces, plazas, and courtyards that provide access to all resort facilities and function as multi-use environments for walking, gathering, and shopping. These spaces are accessible to pedestrians only, with the exception of providing emergency vehicle access as required. Points along

the network provide opportunities for social gatherings, including cultural and seasonal events.

Primary Pedestrian Corridors are the primary pedestrian thoroughfares that interconnect main outdoor spaces and resort facilities as described below:

- ✦ *Passageways* are primary pedestrian accessways, 20 feet to 50 feet wide, as measured from building face to building face.
- ✦ Outdoor pedestrian pass-throughs and arcades underneath buildings shall be at least 15 feet wide and 15 feet tall.
- ✦ Amenities for pedestrians shall be provided (e.g. small pavilions or trellises, vendor carts and kiosks, water features, café tables and chairs, benches, and public art).
- ✦ Pavement treatments should be selected to reinforce circulation patterns, enrich the outdoor environment, and compliment the adjacent architectural and streetscape design elements.
- ✦ Planting shall be used to help define gathering areas, screen service zones, and mitigate stormwater runoff where feasible.

Secondary Pedestrian Corridors are the smaller, secondary pedestrian ways that link the passageways, terraces, plazas, and courtyards, as described below:



EXAMPLE OF COMMERCIAL PATIO



EXAMPLE OF PRIMARY PEDESTRIAN CORRIDORS



EXAMPLE OF COURTYARD



EXAMPLE OF SECONDARY PEDESTRIAN CORRIDORS

APPENDIX B

- ✦ *Paths* are secondary pedestrian routes, 12 feet to 20 feet wide, as measured from building face to building face.
- ✦ Elements to enrich the environment and provide visual interest shall be provided (e.g. landscape pots, hanging gardens, decorative signs, and architectural elements such as wall-mounted trellises).
- ✦ Pavement treatments should be selected to enrich the outdoor environment and compliment the adjacent architectural and streetscape design elements.
- ✦ Planting shall be used to add texture and color, especially to blank walls using vertical trellis systems as feasible.

Terraces, Plazas, and Courtyards are outdoor gathering spaces as described below:

- ✦ *Terraces* are outdoor rooms that naturally extend from the indoors and anchor buildings to the land. Their function should correspond to the adjacent indoor use.
- ✦ *Plazas* are the venues for larger gatherings, such as seasonal and cultural events, outdoor dining, active and passive recreation, public art, and water features.
- ✦ *Courtyards* are the venues for smaller gatherings, such as outdoor cafés and smaller events/performances.

- ✦ Terrace pavement treatments should be coordinated with adjacent indoor floor materials.
- ✦ Plaza and Courtyard pavement treatments shall be selected to enrich the outdoor environment and compliment adjacent architectural and streetscape design elements. Where feasible, pervious paving should be used in low-traffic areas to soften the hardscape.
- ✦ Plazas and Courtyards should provide for a mix of seating options to accommodate different group sizes, exposure to sun or shade for year-round climatic comfort, and the need for shelter from the elements.
- ✦ Planting design in Terraces, Plazas, and Courtyards shall strive to improve building energy savings (e.g. summertime shade on south-facing walls), create hospitable microclimates (e.g. sunny spots in the winter, shaded areas in the summer, shelter from the wind), screen service areas, and mitigate stormwater runoff.

B.4.2 EXTERIOR HARDSCAPE: PAVING, WALLS, AND RETAINING WALLS

Objectives:

- ✦ Integrate site features, such as terraces, site walls, etc., with the natural topography or with adjacent building frontages.
- ✦ Utilize retaining walls to reduce slope gradients where needed.

- ✦ Utilize materials and colors that are or appear to be indigenous to the site and surrounding region.
- ✦ When feasible, utilize traditional construction methods, such as dry-stacked walls and boulder stabilization treatments.
- ✦ Wherever possible use pervious paving treatments to maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Standards and Guidelines:

Paving (Pedestrian Only)

- ✦ Wherever feasible, pervious paving materials shall be used to reduce impervious surface area.
- ✦ The selection of approved paving materials from local sources (within 500 miles of the site) and use of salvaged materials, such as bricks and stones, is encouraged.
 - ✦ Quality material that can be feasibly repurposed, should be repurposed. Quality materials that are acquired through the demolition process may be reclaimed by project developers, donated to non-profit organizations, or made available to individuals, businesses, or other entities who wish to utilize or collect them.

- ✦ Appropriate materials may include but are not limited to:

- ✦ Copper, metal, and metalwork;
- ✦ Stones and bricks;
- ✦ Wood beams and fixtures;
- ✦ Concrete; and
- ✦ Lumber.

- ✦ Approved pervious paving materials include:

- ✦ Pervious concrete with integral color admixture;
- ✦ Open-celled pavers;
- ✦ Decomposed granite; and
- ✦ Unit/precast pavers.

- ✦ Approved impervious paving materials include:

- ✦ Natural stone;

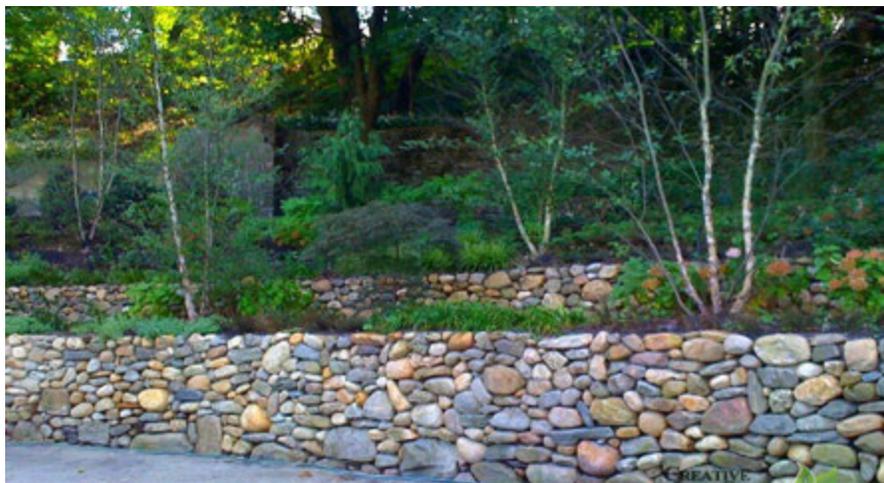
APPENDIX B

- ✦ Integral colored concrete banded with stone or brick and/or seeded; and
- ✦ Stamped colored concrete.

- ✦ Discouraged paving materials include:
 - ✦ Smooth trowel finished concrete.
- ✦ The following materials are not allowed:
 - ✦ Compacted sand; and
 - ✦ Slate.
- ✦ Snow considerations for paving:
 - ✦ Paved Terraces, Plazas, and Courtyards should be located for maximum southern exposure where feasible to minimize snow and ice accumulation.
 - ✦ To the extent feasible, Passageways and Paths should also be located for maximum southern exposure. In addition, they should be wide enough to allow space for proper drainage and storing plowed snow.
- ✦ Access for snow removal equipment should be considered in the design of the pedestrian network spaces: Passageways, Paths, Terraces, Plazas and Courtyards. The location of fences and walls must consider maintenance equipment needs.
- ✦ Avoid sag vertical curves in paving which may result in overland release if drainage systems are clogged.
- ✦ Provide a shoulder sloping away from the pavement on pathways to prevent icing on pavement when snow deposited on the shoulder begins to melt.
- ✦ Maintain and protect pervious paving from snow removal equipment.
- ✦ Incorporate the use of snow melt systems into hardscaped areas, especially high traffic and/or high visibility pedestrians areas, where feasible.
- ✦ Paved areas adjacent to ski terrain should be raised a minimum of 18 inches above the finish grade of the earth area at the snow to allow for snow to fill in and for grooming to take place. Typical edge treatment should be 3 steps down from paving to finish grade. During ski season this allows for direct level transition from pavement to snow surface.

Walls and Retaining Walls

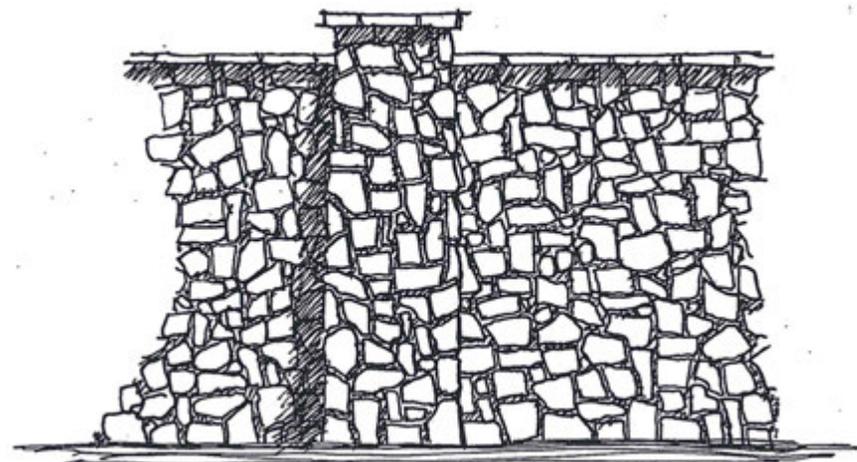
- ✦ Walls shall be no more than 10 feet tall.
- ✦ Terraced walls shall be used to address grade changes exceeding 6 feet in height, provided that wall segments are separated by ample planting areas (minimum 4 feet wide).
- ✦ Retaining walls shall not end abruptly but blend naturally with the adjacent topography, using grading methods, rock outcrops, and vegetation.
- ✦ Pony walls shall be at least 18 inches tall.
- ✦ Freestanding and retaining walls should be designed as an integral part of the building frontages or landscape features



EXAMPLE OF RETAINING WALL

(i.e. extension of a planter wall, connected to building frontages or entries) rather than as a separated feature.

- ✦ Freestanding and retaining walls should be built of attractive, durable materials that are compatible with the adjacent architecture.
- ✦ Freestanding walls adjacent to Passageways, Paths, Terraces, Courtyards, and Plazas should not exceed 5 feet in height.
- ✦ Appropriate retaining wall materials include:
 - ✦ Native or native-appearing natural stones and boulders.



EXAMPLE OF STONE WALL

APPENDIX B

- ✦ Natural stone veneers, installed to appear load-bearing and not veneered.
- ✦ Faux stone installed to appear load-bearing and not veneered.
- ✦ Landscape timbers (reclaimed indigenous materials recommended).
- ✦ Appropriate freestanding wall and support post materials include stone, brick, precast concrete, poured-in-place concrete, and stucco.

B.4.3 DRIVEWAYS AND ACCESS LANES

Objectives:

- ✦ Provide low-maintenance and snow-equipment compatible paving at driveways and access lanes and loading areas.

Standards and Guidelines:

- ✦ Approved paving materials for driveways, access lanes, and loading areas include:
 - ✦ Asphalt.
 - ✦ Rock salt, broom finished, pavers, or smooth trowel

finished concrete, with or without integral color admixture.

- ✦ Unit/precast pavers.
- ✦ Porous concrete.
- ✦ Stamped concrete.
- ✦ At driveway aprons and access lane entries and exits, decorative paving is encouraged. Approved paving materials include:
 - ✦ Natural stone .
 - ✦ Unit/precast pavers.
 - ✦ Integral colored concrete, banded with stone or brick, and/or seeded.
 - ✦ Stamped concrete.
- ✦ Prohibited paving materials include:
 - ✦ Compacted earth, sand, or gravel.

B.4.4 FENCING AND GATES

Objectives:

- ✦ Screen service and refuse areas.
- ✦ Design and utilize durable materials that complement building frontages.

Standards and Guidelines:

- ✦ Fencing may not be used to define and enclose a property.
- ✦ Guardrails, pool fencing, and areas with restricted access are exempt from this limitation and should meet all relevant code requirements.
- ✦ Fencing and gates adjacent to Passageways, Paths, Terraces, Courtyards, and Plazas shall not exceed five feet in height. Fencing used to screen service and refuse areas are exempt from this limitation and shall adhere to the minimum height needed to provide screening of equipment and refuse/recycling bins. All other fences cannot exceed seven feet.
- ✦ Fencing and gates shall be built of attractive, durable materials that are compatible with the adjacent architecture. Perforation, changes in materials, or design variances should be used to prevent fences and gates from appearing monolithic.



EXAMPLE OF GATE



EXAMPLE OF POOL WITH FENCING

APPENDIX B

- ✦ Temporary or permanent fencing used to shield or mark storage and construction areas shall be at least 75% opaque; perforations are allowed.
- ✦ Chain link, barbed-wire, razor-wire, and corrugated metal fencing are not permitted.
 - ✦ Exception: Chain link may be used in construction staging areas with opaque screening materials.
- ✦ Appropriate fencing and support post materials include:
 - ✦ Metal, wood, wood with metal accents and detailing, fiber cement, and masonry (posts).
 - ✦ Wrought iron and steel are preferred metals.
- ✦ Support posts and/or pilasters should be used to add visual interest and break up long expanses in fencing, walls, and railings. Masonry posts should measure a minimum 18 inches per side or diameter. Metal, wood, masonry, and fiber cement posts should measure a minimum of 4 inches per side or diameter.
- ✦ Gates shall be placed where entrances/exits are needed for circulation or safety purposes.
- ✦ Gates cannot be more than three feet taller than the fence or wall with they are connected

B.4.5 LANDSCAPE AND PLANT MATERIALS

An Approved Plant List has been created to include native and naturalized species. Many of the species are drought and cold-tolerant and well-adapted to the alpine environment. Refer to Appendix C for the Approved Plant List. Species not included in Appendix C may not be used within the Plan Area.

Objectives:

- ✦ Visually integrate new buildings with, and reinforce connections to, the existing mountain setting.
- ✦ Visually anchor buildings to the site using tree groupings and shrub planting.
- ✦ Frame significant views
- ✦ Design planting to seamlessly transition from the built environment to natural undisturbed areas.
- ✦ Take cues from the surrounding native plant communities for species selection, species mix, and planting patterns.
- ✦ Maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Standards and Guidelines:*General*

- ✦ Re-vegetate all disturbed areas with a native plant palette to blend new development with the surrounding landscape.
- ✦ Locate groupings of trees and large shrubs to visually anchor buildings to the site.
- ✦ Locate planting material to frame significant views.
- ✦ Low Impact Development (LID) measures must be incorporated into landscape design and application where feasible. Examples of such measures include, but are not limited to, vegetative and rock swales, rain gardens, bioretention areas, and vegetated filtration strips.



EXAMPLE OF VEGETATED BIOSWALE

Species Selection and Mix

- ✦ Refer to Appendix C – Approved Plant List.
- ✦ A portion of trees and large shrubs adjacent to commercial establishments should be deciduous, with open branching structures to ensure visibility.
- ✦ Trees and large shrubs should be carefully selected and located where they will complement the building elevation and not obscure retail storefront signage from view.
- ✦ Tree species should be selected with root growth habits that will not cause damage to paving or building foundations.



EXAMPLE OF LANDSCAPING

APPENDIX B

- ✦ Energy conservation within structures should be addressed by recognizing the solar exposure on the site and providing appropriate tree species:
 - ✦ Deciduous trees on the southern exposure.
 - ✦ Mix of deciduous and evergreen trees along the eastern and western exposures.
 - ✦ Evergreens along the northern exposure.

Screening and Accent Planting

- ✦ Refer to Appendix C – Approved Plant List.



EXAMPLE OF LANDSCAPING

- ✦ Evergreen shrubs and trees should be used for screening around trash/recycling areas and mechanical equipment, and to obscure parking garages, surface parking, and service areas.
- ✦ Vertical gardens, especially along the façades of parking structures, are encouraged. Wire mesh trellis systems (or similar) may be used and should be planted with vines.
- ✦ Seasonal native flowering shrubs and trees should be planted throughout the Village Commercial – Core pedestrian environment, including areas adjacent to Passageways and in Plazas and Courtyards, as a frame for building entrances and at pedestrian network intersections.

Water Conservation

- ✦ Water intensive landscaping, such as turf grass, should be concentrated in areas of high visibility and use, such as Plazas and Courtyards. The combined square footage of turf grass and water features (e.g. fountains, ponds, etc.) shall be minimized to reduce water use and evapotranspiration. For recreational amenities that typically use turf grass, other sources such as artificial turf should be considered.
- ✦ The use of irrigated turf grass in landscape design shall be utilized responsibly and only where appropriate to the end use such as areas of recreational activity. Turf grass shall be used to an extent of no more than 20% of all Village landscape. Varieties that can survive under reduced or limited water while still maintaining overall plant health shall be used.

B.4.6 IRRIGATION

- ✦ Minimize water use for planting areas through appropriate plant selection and efficient irrigation systems. Refer to Appendix C – Approved Plant List.
- ✦ To the highest extent possible, eliminate the use of potable water for irrigation by using non-aquifer sources of water including the use of existing on-mountain wells, and when feasible reclaimed water.

Standards and Guidelines:

- ✦ Efficient irrigation systems (drip, subsurface, low-flow, etc.) should be utilized wherever possible.
- ✦ Other water-saving equipment should be utilized whenever possible, including but not limited to smart ET (evapotranspiration) based controllers, satellite weather stations, and soil moisture sensors.
- ✦ Other water-saving techniques should be utilized whenever possible, including:
 - ✦ Utilization of native and naturalized species (see Appendix C – Approved Plant List) adapted to the local precipitation patterns;
 - ✦ Requiring minimal supplemental watering except during times of drought;

- ✦ Proper amendment of soil to support minimal watering; and

- ✦ Grouping species with similar watering needs.

- ✦ Where feasible, make non-potable sources of water available for irrigation purposes through rainwater catchment and storage, and the installation of grey and/or black water systems.

B.4.7 EXTERIOR SERVICE/LOADING AREAS AND UTILITIES

Objectives:

- ✦ Reduce the visual and noise impact of services equipment and services areas.
- ✦ Design utility connections with future technology and energy conservation principles in mind.

Standards and Guidelines:

- ✦ Electrical transformers and similar utility structures shall be undergrounded or placed in the rear of buildings where feasible. If undergrounding is infeasible due to preexisting site conditions, the facility shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment.

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- ✦ Utilities lines shall be installed underground on alignments that minimize grading, vegetation removal, and other land disturbances. They will strive to avoid long, straight cuts through the landscape.
- ✦ Rooftop mechanical and electrical equipment, microwave antennae, or building elements to screen such equipment, shall be designed as an integral part of the building architecture.
- ✦ All exterior trash and storage areas, service yards, loading docks, and ramps, trash compactors, wood service poles, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, HVAC units, communications equipment, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and the screening should be well-designed. Generally, all such elements should be located to the rear of buildings, in parking garages and or podiums, and/or away from public frontages.
- ✦ Trash/recycling enclosures shall be animal-proof and be located in convenient areas for collecting and loading recyclable materials. Dimensions of the trash/recycling area shall accommodate receptacles to meet the recycling needs of the project.
- ✦ The Improvement Plans shall show that all stormwater runoff will be directed around trash storage areas to minimize contact with pollutants. Trash container areas shall be

screened or walled to prevent off-site transport of trash by forces of wind or water.

- ✦ The Improvement Plans shall show that loading dock areas are covered and run-on and run-off to the dock areas shall be minimized. Direct connections to storm drains or sanitary sewer systems from depressed loading docks (truck wells or sumps) are prohibited.
- ✦ Generators, HVAC units, trash compactors, and similar equipment shall be placed in enclosures to mitigate noise.
- ✦ Electrical service within parking structures is encouraged to allow for future installation of car charging stations.

B.5 ARCHITECTURAL DESIGN OBJECTIVES

The following section sets forth Development Standards and Design Guidelines for all improvements relating to new construction of building(s) and the renovation, alteration, or addition to the exterior finish of an existing structure including massing, exterior finishes, color, and suggested sustainability measures.

The following architectural objectives have been identified for all buildings in the Plan Area:

- ✦ Build on regional architectural traditions to create modern, efficient buildings. Draw from the region's architectural

traditions to create contemporary building designs that reflect the regional climate and architectural character. Where feasible, use locally available materials. Designs should draw inspiration from traditional mountain architecture, which uses bold building forms, rustic treatments, broad sheltering roofs, and roof structures expressed with framing, outriggers, and rafter tails.

- ✦ Articulate building facades and massing to reduce the apparent bulk and size of buildings. The stepping of ridgelines and introduction of balconies, building projections, and other architectural elements should be used to create the impression that buildings are smaller than they actually are. Architectural design is to be integrated with the landscape design to create buildings that are set into their surroundings and are responsive to the climate and site.
- ✦ Emphasize designs that bring the outdoors in. Design buildings that evoke the outdoor lifestyle of the region. Buildings should take advantage of the setting by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces through the exterior facades to create outdoor rooms. Decks, balconies, and windows should be located and designed to capture views, maximize sun and shade (depending on season), and reduce wind exposure.
- ✦ Incorporate sustainable measures in building designs. Designing an efficient building, including ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade, and wind conditions, minimizes the building's requirement on mechanical heating and cooling systems.



EXAMPLE OF ARTICULATED MOUNTAIN ARCHITECTURE
INTEGRATED WITH LANDSCAPE

- ✦ Create a variety of designs that maintain a unified whole. Buildings should create a varied yet unified resort. A high level of architectural diversity shall be implemented. Architectural design should incorporate the design concepts and details of traditional North American mountain architecture as well as the objectives noted throughout these Development Standards and Design Guidelines. All neighborhood designs should be integrated into the overall open space systems using the following architectural concepts:

- ✦ *Responsive:* Building and landscape elements should respond to the climate and site setting.
- ✦ *Handcrafted Appearance:* Designs should emphasize well-proportioned detailing that has a custom appearance.
- ✦ *Simple:* Roofs should have simple, straightforward forms with overhangs that provide shade at windows and shelter at entries and porches. Detailing and massing should reflect an organic, informal aesthetic rather than a formal, “ornamental” approach.
- ✦ *Indoor/Outdoor:* Building massing should utilize transitional spaces for easy access to the outdoors from all rooms of the house to reinforce the indoor-outdoor relationship.

B.5.1 BUILDING, FORM, MASS, AND SCALE

Objectives:

- ✦ Create building forms that reflect the shape and drama of the mountain setting.
- ✦ Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.
- ✦ Utilize building offsets and projections to create strong shadow lines, textures, and scale.
- ✦ Ensure that buildings and improvements within distinct neighborhoods are connected and integrated into the overall resort.



EXAMPLE OF BUILDING FACADE

- ✦ Encourage designs that minimize shadows cast on outdoor gathering areas or residential buildings, especially in winter.
- ✦ Orient buildings to minimize the extent to which existing views are limited or blocked.

Standards and Guidelines:

Building forms are to be designed with three main components:

- ✦ *Foundation Walls* shall merge with the ground plane and be expressed as structural stone walls generally one story or less in height. The intent is to obscure the line of demarcation between structures and the ground plane.
- ✦ *Building Walls* should be expressed as horizontal wood or composite siding, stone structures, or textured and colored concrete and stucco.
- ✦ *Roof Forms*, which include slopes, gable ends, and dormers, should be the dominant element of the building and shall be designed to safely hold snow.

The massing of any building should respond to the size, setting and environmental characteristics of the site.



EXAMPLE OF FRACTIONAL CABIN



EXAMPLE OF FRACTIONAL CABIN COMMUNITY

B.5.1.1 VIEW CORRIDORS

Squaw Valley is located in a stunning mountain setting. Experiencing the mountain views is an important part of the guest experience at Squaw Valley. Buildings within the Plan Area shall be oriented to maximize viewsheds for guests within the Village and for pedestrians and vehicles approaching the project from Squaw Valley Road. Building heights and orientation shall be sensitive to the views of neighboring residences. Recreational amenities within the linear park should be situated to create opportunities for pedestrians to stop and appreciate the mountains. Snow King, elevation 7,550 feet, KT-22, elevation 8,200 feet, Squaw Peak, elevation 8,900 feet, and Tram Face, elevation 7,444 feet, are significantly above the Olympic Valley floor which has an elevation of only 6,200 feet. Maintaining view corridors and having a dense, lively Village Core are compatible and complimentary goals.

B.5.1.2 LOW AND MEDIUM INTENSITY DEVELOPMENT

The following general guidelines apply for all low and medium density buildings, including townhomes, condo-townhome hybrids, small condominium buildings, cabins, and smaller community buildings:

- ✦ Building masses should use simple, bold rectangular forms that are residential in scale. Townhome groupings should appear as collections of individual, distinctive homes.
- ✦ Variation of building exteriors should occur between townhome units or stacks of condominiums within the same neighborhood to avoid excessive repetition of building forms and to breakdown the scale.

- ✦ Shed roofs and other single story elements should be introduced to reduce the apparent height and mass of buildings.
- ✦ Facade and roof design variations should occur between units by introducing architectural elements, such as dormers, gables, balconies, and/or patios that vary from unit to unit.
- ✦ Building masses should be composed of clusters of building forms so that they appear to be a collection of individual structures and not rows and/or stacks of essentially identical “products”.
- ✦ Building massing should be broken into a variety of volumes, reflective of interior spaces and uses.

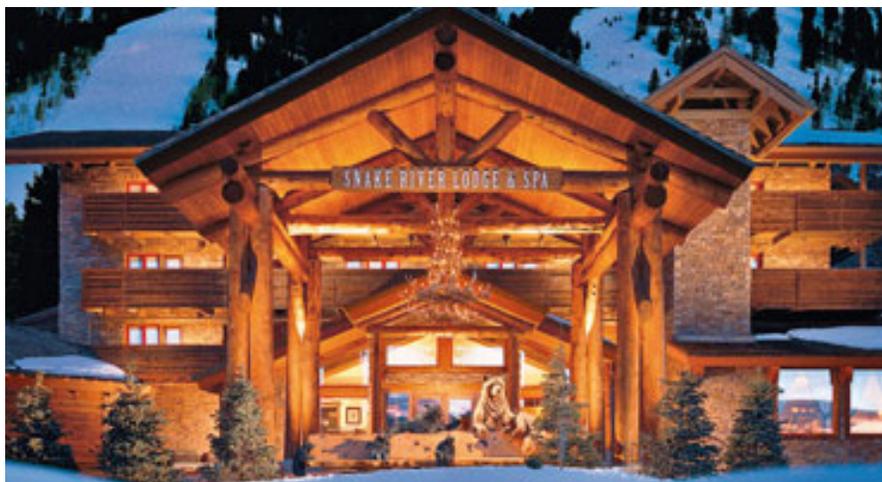
B.5.1.3 HIGH INTENSITY DEVELOPMENT

The following general guidelines apply for all large scale buildings, including condominiums, condo hotels, and attractions:

- ✦ Larger scale buildings (buildings over four stories) should utilize a variety of forms, arranged in a hierarchy with one form clearly dominant. The dominant form of a building should generally be located towards the center of the building. Subordinate masses should step down on the sides to anchor buildings to the land and the surrounding Village.
- ✦ Accent features (architectural elements that add interest and relief to building elevations) should be incorporated in order



EXAMPLE OF HIGH INTENSITY DEVELOPMENT



EXAMPLE OF PORTE COCHERE

to create the sense that the building consists of a collection of building forms rather than one large unarticulated rectangular mass. Higher density buildings may incorporate the following techniques to create accent features:

- ✦ The use of full-height stacked balcony elements or other building projections to break up the perceived building length;
- ✦ The incorporation of building projections of various heights that are approximately the size of a bedroom, living room, or large alcove;
- ✦ Variations in building materials at entries, balconies, and other building projections.
- ✦ Porte cocheres, entry gables, shed roofs, balconies, and other single story elements should be introduced to reduce the apparent height and mass of buildings, and to provide shadow and texture.

B.5.1.4 EXCEPTIONS TO SETBACKS

Entry gables, porte cocheres, shed roofs, balconies, porches, chimneys, cornices, eaves, bay windows, landings, and other similar architectural features are allowed to project into setbacks no more than five feet. Any projection must not impede pedestrian safety and circulation or snow removal, and none are permitted into the public right of way or multipurpose easements.

B.5.2 BUILDING HEIGHT

Objectives:

- ✦ Incorporate varied Building Heights to reinforce the creation of a diverse and vibrant Village atmosphere and to preserve key views of surrounding mountain peaks
- ✦ Utilize Building Heights that maximize solar access for outdoor areas and the pedestrian network.
- ✦ Properly balance the use of building heights to reduce overall development footprints.

- ✦ All buildings are to comply with the Building Height criteria as specified for each Parcel in the Development Standards included in Appendix B.3. Refer to Appendix B Section B.2.2 for the Building Height definition.

B.5.3 ROOFS

Objectives:

- ✦ Primarily utilize simple, gabled roof forms.
- ✦ Express traditional roof structural systems.

- ✦ Use natural or natural appearing roof materials to help blend rooftops into the surrounding mountain setting.



EXAMPLE OF ROOFLINE WITH SNOW GUARD



EXAMPLE OF TIERED ROOFLINES

Standards and Guidelines:

- ✦ A visible hierarchy of roof forms shall be incorporated in the overall design of individual buildings as well as the overall “collection” of masses in an area. A dominant “primary” roof plane with “secondary” roof planes shall be established for all buildings.
- ✦ Roofs shall generally be simple gable and hip forms and are to avoid complex intersections and awkward pitches. Shed roofs may be used on porches, tiered and “secondary” roofs. Parapet roof forms are encouraged for maximum snow retention. Approved roof shapes are:
 - ✦ Gable;
 - ✦ Double gable;
 - ✦ Clipped gable;
 - ✦ Parapet;
 - ✦ Partial or full hip; and
 - ✦ Shed roof (to be used over porch element, dormers, or on Accessory Structures).

B.5.3.1 ROOF PITCH

- ✦ Roof pitches for dominant roof forms should be shallow enough to hold snow (maximum 6:12 pitch). Shed roof elements may utilize 2:12 to 6:12 pitches. 12:12 roof pitches are permissible for secondary or accent roof elements, decorative features, architectural pertinences, dormers, and towers. Flat roof sections are acceptable on “secondary” roof elements.
- ✦ Roofs should have overhangs that reduce glass reflectivity, improve the energy efficiency of buildings, offer protection at outdoor patios, decks, and terraces, and provide summer shade while still allowing for penetration of winter sunlight.
- ✦ Parapet roofs are acceptable and encouraged in roof design for buildings within the Plan Area. Parapet roofs shall be designed to hold a minimum of 750 psf of snow storage. Appropriate and sufficient drainage and snow melt systems shall be incorporated into the design of all parapet roof systems to minimize drippage and disturbance to pedestrian areas below.

B.5.3.2 ROOF MATERIALS

- ✦ Roof materials are to be Class A roofing materials. Approved roof materials are:
 - ✦ Composition shingle;
 - ✦ Classic rolled seam and other traditional metal; and

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- ✦ Approved synthetic or other materials.
- ✦ Secondary roof materials may also include metals, such as:
 - ✦ Patinaed metal;
 - ✦ Painted metal;
 - ✦ Zinc/galvanized finish;
 - ✦ Copper; and
 - ✦ Oxidized or antiqued steel.

B.5.3.3 SNOW CONDITIONS

- ✦ Roofs may be designed with metal eaves to reduce damage from ice damming.
- ✦ Roof forms shall consider snow and rain shedding to maintain safety in areas adjacent to walkways, driveways, utilities, and other outdoor areas. Roof plans shall be designed in concert with site and landscape plans.
- ✦ The technical design of roofs, including ventilation detailing and insulation, shall consider the factor of severe snowfall, snow accumulation, and the potential for associated ice dams.

- ✦ Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.
- ✦ Snow guard braces and rails made of steel shall be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.
- ✦ In general, roofs shall be designed structurally and with shallow pitches, when possible, to retain the snow.

B.5.3.4 DORMERS

- ✦ Dormers may utilize gable, hipped, or shed roof styles.
- ✦ Dormers should be used to break up long ridgelines, add



EXAMPLE OF CHIMNEYS

architectural interest to shallow pitches and parapets, and are encouraged for daylighting opportunities as well as their aesthetic contributions to the building's architecture.

- ✦ Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions.

B.5.3.5 CHIMNEYS, FLUES, AND ROOF VENTS

- ✦ Chimneys should be finished with stone or stucco material to match that used elsewhere on the building.
- ✦ Crafted detailing of stone or metal chimney caps and flues is encouraged.
- ✦ Large, non-decorative flues and vents (especially on high density buildings) should be consolidated and enclosed within chimney-like enclosures.
- ✦ Small flues such as plumbing vents may be exposed if painted to match the adjacent roof.

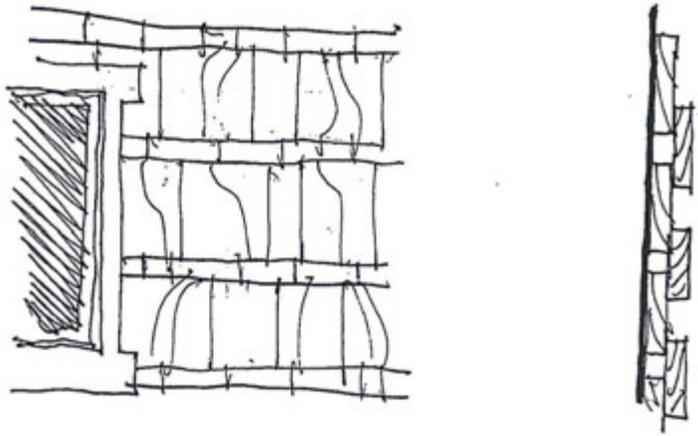
B.5.3.6 GUTTERS, DOWNSPOUTS, AND FLASHING

- ✦ The overall design and strategic placement of roof forms should be the primary method of managing and/or collecting water run-off and snow-shedding. Gutters and downspouts shall divert water from entries and outdoor rooms towards surface drainage.

- ✦ Gutters, downspouts, and flashing shall be fabricated from zinc, copper, or other durable materials with a galvanized or painted finish that will patina and/or weather to blend with adjacent walls and roofs.

B.5.3.7 SKYLIGHTS AND SATELLITE DISHES

- ✦ Skylights may provide energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights shall fit with the design and proportions of the building and roof forms.
- ✦ Exposed metal should be anodized or factory finished a dark color to match or accent surrounding roof materials.
- ✦ Skylights shall comply with the following Development Standards and Design Guidelines:
 - ✦ Skylights should be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted.
 - ✦ Glass may be clear, or stained leaded mullions for stained glass is encouraged.
 - ✦ Skylights should be located to minimize visibility from golf areas and adjacent sites and roadways.



EXAMPLE OF SHINGLES

- ✦ Satellite dishes shall be located to minimize their visibility and painted to match roofs and/or other adjacent building materials. Dish size should be minimized as much as possible.

B.5.4 EXTERIOR WALLS AND FINISHES

Objectives:

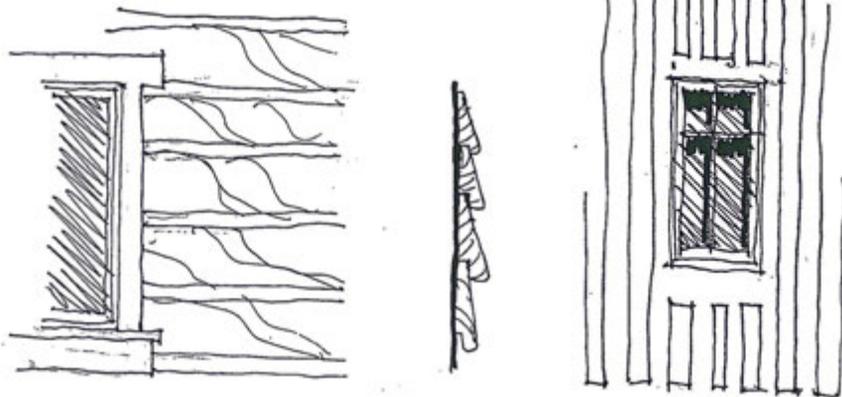
- ✦ Use materials, finishes, and colors that relate the buildings to the mountain setting and create a vibrant Village setting.

Standards and Guidelines:

- ✦ A variety of exterior wall types may be incorporated into building design. No more than four exterior wall treatments may be used on any one building.
- ✦ Where changes in wall material occur, there should be a clear break in the surface plane. Materials should be consistently applied to all sides of a building.

B.5.4.1 STONE WALLS (INCLUDING NATURAL APPEARING FAUX STONE, STUCCO, OR COLORED, TEXTURED CONCRETE)

- ✦ Stone used for exterior walls should appear indigenous to the region.
- ✦ Stone surfaces shall have a structural, dry-laid appearance. Walls should incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding



EXAMPLE OF HORIZONTAL, VERTICAL AND BOARD AND BATTEN SIDING

planes should be laid horizontally. Horizontal and vertical joints are to be frequently interrupted.

- ✦ Stone should turn corners and not be used only on one wall facade of a building.
- ✦ Large boulders may be integrated with foundation walls, especially at corners, in order to visually anchor buildings to the site.

B.5.4.2 WOOD OR WOOD SUBSTITUTES

- ✦ Appropriate wood siding treatments may include:
 - ✦ Shingles;
 - ✦ Board and battens;
 - ✦ Planks and timbers;
 - ✦ Horizontal or vertical siding; and
 - ✦ Fiber Cement (such as Hardiplank and Hardishingle) appropriately textured and colored to have a weathered and varied surface.
- ✦ A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame



EXAMPLE OF WINDOWS



EXAMPLE OF DECORATIVE GLAZING

APPENDIX B

should be sized to represent their true or apparent structural loading.

- ✦ Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.
- ✦ Utilizing reclaimed wood is encouraged to create an authentic rustic appearance.
- ✦ The use of wood and lumber certified by the Forest Stewardship Council (FSC) or similar sustainably harvested wood is encouraged.

B.5.5 EXTERIOR DOORS AND WINDOWS

Objectives:

- ✦ Utilize high performance windows and doors.
- ✦ Place windows and doors to take advantage of views and to emphasize the connection to the outdoors.
- ✦ Orient windows to maximize natural daylight and ventilation opportunities.

Standards and Guidelines:

- ✦ Window placement should respond to the setting to capture daylight, take advantage of prevailing breezes, and limit

summer heat gain. Carefully placed window devices, such as clerestories, dormers, and skylights may increase daylighting opportunities. Operable windows should be incorporated to take advantage of ambient cooling effects from prevailing breezes in the summer.

- ✦ Doors shall avoid the danger of shedding snow by placing them under gable roofs or other protected roof areas.
- ✦ Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors.
- ✦ Individual windows and lites should be primarily rectangular in form, vertically oriented, and have larger, undivided panes surrounded by smaller, divided windows.
- ✦ Divided lites shall be authentic or simulated to appear authentic, using mullions to create or simulate true divided lites.
- ✦ Large expanses of glass may be used to capture views when set within a structural frame. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather, and minimize glare.
- ✦ Decorative glazing (stained glass, leaded glass, etc.) is encouraged in high impact areas.

- ✦ Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support.
- ✦ Windows and doors set within wood and shingle walls shall be trimmed on all sides.
- ✦ Appropriate window types include double-hung, casement and fixed windows.
- ✦ Windows and doors should be wood, vinyl clad, metal clad with a natural finish, or bronze anodized finish. Unfinished aluminum windows are not permitted.
- ✦ Energy Star windows or similar high performance solutions are required. These products reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.

B.5.6 ACCESSORY STRUCTURES AND GARAGES

Objectives:

- ✦ Integrate all accessory structures with the architectural vernacular of the main building.

Standards and Guidelines:

- ✦ All accessory structures (any building detached from the main building) should be subordinate to the main buildings and utilize the same or similar detailing and stylistic qualities.

- ✦ Garages, excluding parking structures, shall also abide by the following guidelines:

- ✦ The face of the garage must be a minimum of 25 feet from the travel way.
- ✦ Where possible garage entries should be screened from the street by grading driveway entries below the line of site, using vegetative screening, extending roof overhangs or building projections, incorporating side-loading garages where feasible, and/or reorienting doors.
- ✦ Separate garage buildings should be subordinate to the main buildings and oriented facing away from the street frontage.
- ✦ Garage doors should be recessed a minimum of 6 inches, as measured from the outside face of the wall.

B.5.7 COLOR

Objectives:

- ✦ Select field and accent colors that complement the Village mountain setting.

B.5.7.1 WALL COLOR

- ✦ Exterior walls shall be generally compatible with the colors of the natural landscape.

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- ✦ Stucco and paint colors should be light to provide adequate contrast to other elements.
- ✦ Stone color should relate to existing rock outcroppings around the site. Bright, reflective stone such as white or buff limestone is not permitted.
- ✦ Wood may be treated or stained to let natural grains show through, but should be dark enough to recede into the surrounding forest landscape.
- ✦ Green Seal certified products and/or other similar products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

B.5.7.2 ROOF COLOR

- ✦ Roof colors should be shades of green, various shades of gray and/or brown and textured to blend the building into the mountain setting. Other earth tone colors are also permitted subject to compatibility with existing buildings and the natural environment
- ✦ When metal roofs with factory-applied finishes are specifically approved, metal finish colors should simulate natural roof colors.

B.5.7.3 DETAILS AND TRIM

- ✦ Trim and detail colors shall generally be subtle variations of colors found on the site, including trees, flowers, and other vegetation.

B.5.8 BUILDING MATERIALS SELECTION

Objectives:

- ✦ Increase indoor air quality by selecting materials with low levels of VOCs.
- ✦ Minimize consumption of resources by selecting recycled and salvaged materials, where feasible.



EXAMPLE OF COMMERCIAL LEVEL FACADE

Standards and Guidelines:

One of the main goals in sustainable design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include the conventional benchmarks such as strength, cost, appearance, and suitability, as well as sustainable criteria such as environmental impact, durability, and toxicity.

- ✦ Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.
- ✦ Use building materials that may be recycled at the end of their useful life to the extent possible.



EXAMPLE OF COMMERCIAL LEVEL FACADE

- ✦ Incorporate salvaged materials into building designs. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- ✦ Use building materials that minimize the emission of VOC's and other pollutants.

B.5.9 COMMERCIAL LEVEL DESIGN GUIDELINES

These design guidelines are specifically for the pedestrian plaza commercial floors of buildings located within the Village Core. They specifically apply to Lots 1, 3, 4, 8, and 9, but may be used for any other building within the Plan Area at the discretion of the building developer. Designing building architecture at a human



EXAMPLE OF COMMERCIAL LEVEL FACADE

APPENDIX B

scale by emphasizing the first levels of a structure and focusing on creating attractive and friendly facades and storefronts create lively and enjoyable public spaces. Building architecture can also be used to highlight the different uses and commercial tenants within one building.

The commercial level, especially around the Ice Rink Plaza, shall have a different but complimentary architectural appearance to the upper resort-residential stories of the buildings. The first 20 vertical feet of a building are the most important for shaping the pedestrian experience in an area because people have immediate visual and spatial interaction with these facades. This section of buildings should be carefully designed with high quality materials and ample programming to sufficiently support the guest experience in the Village.

If the commercial level is one story, facades shall be 12 to 18 feet tall. If the commercial level is two stories, facades shall be 25 to 32 feet tall. Commercial spaces and individual buildings facades should be designed to have varying heights to avoid a homogenous appearance overall. Facades for individual retailers shall be at least 18 feet wide. There shall be no blank wall surfaces greater than 8 feet wide along Primary Pedestrian Corridors and Primary Gathering Spots, such as Passageways and Plazas respectively. Wall surfaces shall have architectural features and detailing, or programmatic elements that resort guests can interact with.

B.5.9.1 MATERIAL AND COLOR SELECTION

Material and color selection for commercial level facades shall be distinct from the rest of the building. Architectural details like

canopies, rooflines, window frames, and doorways shall be styled in a unique manner relative to the rest of the building, but clearly fit with the structure as a whole. Different yet compatible materials and colors shall be used. Individual stores and restaurants, and the commercial level overall should appear to be their own distinct structures located at the base of the resort-residential building behind them. No same material or color shall be used on wall surfaces for greater than 40 consecutive linear feet.

B.5.9.2 FACADE TRANSPARENCY

Commercial facades shall be at least 65% transparent between 20 inches and 130 inches above the sidewalk. Windows, bay windows, lites (cut and prepared pieces of glass) arranged in decorative patterns, lites in doors, and other fenestrations may be employed to achieve this. Storefronts that are clearly visible to pedestrians walking by are more inviting to guests and make public spaces feel larger and more open.

B.5.9.3 ENTRANCES AND EXITS

There shall be one entryway per facade of each commercial establishment. Secondary facades that are less than 30 feet wide are not required to have entryways, if it is compliant with building safety codes. Commercial establishments with three facades shall have entryways on at least two of the facades. A third entryway may be added at the discretion of the tenant. Entrances to food and beverage retailers, such as restaurants and bars, shall have double-doors measuring at least 70" wide at entryways. All other doorways shall be at least 40" wide. Entrances and exits shall be clearly visible to pedestrians and shall not be located behind walls or significantly screened by vegetation. The design of doorways and the commercial

establishment facades shall make entryways the focal point. All establishments shall be designed in accordance with all applicable building and safety codes.

B.5.9.4 SETBACKS AND ROOFLINES

The clearest way to differentiate ground floor retail and restaurants from the resort-residential floors above is to have the commercial facades jut out beyond the rest of the building envelope. Whenever possible, facades on the commercial plaza level should protrude four to twelve feet in front of the upper stories' exterior walls. Rooflines, gables, trellises, canopies, awnings, and other comparable architectural features and ornamentation may be used to further emphasize the visual separation of the commercial level and the resort-residential levels above. Any such architectural features shall not protrude more than five feet from the commercial establishments' façade. Porticos and awnings over the entryways to the resort-residential hotels and condo-hotels shall protrude no more than ten feet in front of the building façade.

B.5.10 MECHANICAL SYSTEMS AND ENERGY EFFICIENT BUILDING ENVELOPES

Objectives:

- ✦ Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.
- ✦ Utilize efficient indoor lighting products and appliances.
- ✦ Employ renewable energy sources.

Standards and Guidelines:

Designing buildings to reduce reliance on mechanical intervention for the maintenance of physical comfort levels is recommended. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural shading devices. Such designs will reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading. While designing and building on the site, the incorporation of the following sustainable design principles is encouraged.

- ✦ Provide a high level of individual occupant control for thermal, ventilation, and lighting systems. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.
- ✦ Design a building's orientation, massing, and window layout to maximize effective daylighting and reduce the building energy requirements without increasing glare and/or electric lighting loads that 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 sun 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.
- ✦ Utilizing higher efficiency heating and cooling equipment is required to lower operation costs.

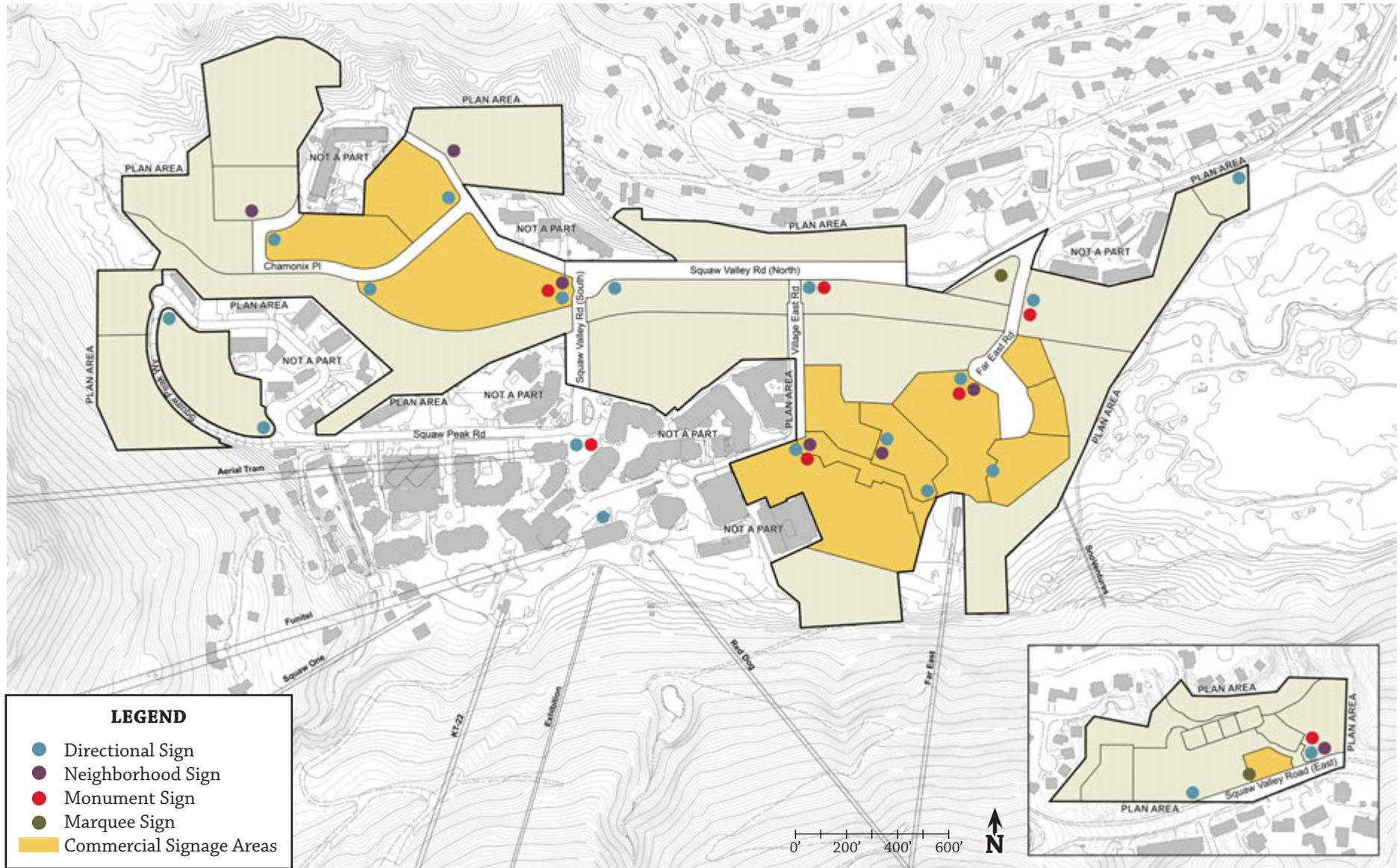


FIGURE B.30- SIGNAGE PLAN

Note: The signage plan depicted above is one conceptual possibility of the overall signage program layout. Lots where commercial signage is permitted may have signs for commercial, retail, food and beverage, and similar establishments per the regulations outlined in Section B.7 Master Signage Plan. Lots where commercial signage is not permitted may have Directional, Neighborhood, Monument, and Marquee signs per the regulation in Section B.7 Master Signage Plan.

- ✦ When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.
- ✦ The use of Energy Star or other similar rating system appliances is required to produce less heat than traditional options.

B.6 ART

Any outdoor art, paintings, sculptures, or solely decorative elements located within the Plan Area must be approved by the Village Design Board. All art, artistry, and decorative elements shall be placed appropriately and in accordance with pedestrian and vehicular circulation and safety standards. It shall have a visual appearance that is complimentary to its surroundings and to the project overall.

B.7 MASTER SIGNAGE PLAN

B.7.1 GUIDING PRINCIPLES

Signage plays several important roles in The Village experience from enhancing the quality of the built environment to providing wayfinding information, identifying commercial services and insuring the safety of visitors and residents. The main goal of the Master Signage Plan is to provide a coordinated direction for community and commercial signage that communicates information in a visually pleasing manner consistent with the Olympic Valley setting.

The Master Signage Plan is intended to provide for visual consistency among sign types throughout the Specific Plan area. Refer to Figure B.31 for proposed signage placement. All signage, permanent or temporary, must be reviewed and approved by the Village Design Board prior to submittal to local governing agencies for review and permitting. Where the intent of these guidelines is found to be unclear, the Village Design Board shall interpret and make a decision for clarification subject to the local agency review and approval. Photos and/or drawings included in this document are shown as examples only.

All signs are to relate to the mountain setting. Signs are to use unadorned, simple, and refined forms and details and materials that are respectful of the past and at the same time reflective of contemporary design aesthetics.

Signs are to be in scale with adjoining roadways, trails, and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape.

Signs should be designed and located to enhance the pedestrian experience and de-emphasizes the importance of the automobile. Sign designs and graphics are to complement the cultural, historical and environmental setting.

Signs shall be visible and legible. They shall be placed so that they are easily seen from vehicular and pedestrian thoroughfares. They shall use clear, readable type faces, and colors as appropriate, for all sign text. Where necessary for nighttime viewing, signs shall

APPENDIX B

be adequately lit with fixtures that support sign and overall design objectives.

B.7.2 GENERAL SIGN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

All signs within the Plan Area shall be designed to satisfy the following Development Standards and Design Guidelines and applicable provisions of the Squaw Valley General Plan and Land Use Ordinance.

- ✦ Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurements.
- ✦ Surrounding landscaping should be maintained to allow for visibility and to enhance the sign face and structure. Plantings surrounding the sign should help blend the sign with the landscape setting.
- ✦ Signage shall be reviewed for compliance with the signage Development Standards and Design Guidelines described in this section.
- ✦ Signs shall be constructed of high quality, durable, and long lasting materials.
- ✦ Illumination of signs shall comply with applicable lighting Development Standards and Design Guidelines within this document.
- ✦ Any lighted sign shall be illuminated only by continuous and stationary light sources. If the light sources are external to the sign or are otherwise physically detached from the sign, they shall be directed at the sign so that only the sign face is illuminated.
- ✦ Lettering on signs shall be proportional to the sign and shall be in a font and style that is consistent with project signage throughout the Plan Area. All materials are to be non-reflective. This standard does not apply to street signage.
- ✦ The location of any sign or entrance structure shall be located such that there is no interference with driver sight distance. Signs shall not be located within the public right-of-way.
- ✦ If/when multiple signs are in the same location or very close proximity to each other, they may be designed together, merged into one 'cumulative' sign, or otherwise more efficiently and aesthetically designed, placed, or grouped together.
- ✦ All materials should be selected to be complimentary to the mountain environment and the character of The Village while durable enough to withstand the wide range of climatic conditions of Squaw Valley.
- ✦ Snow depth and access for snow removal equipment must be considered in all sign locations.
- ✦ All signage design must meet applicable code restrictions.

- ✦ Illuminated signs and lettering are allowed per the discretion of the Village Design Board.
- ✦ Individual commercial establishments are allowed two signs per façade. Each sign shall abide by its specific Design Guidelines and maximum square footage limitations. Window signage and decoration may be additionally permitted at the discretion of the Village Design Board.
- ✦ Signs may be located in parcel setbacks, provided that they do not impede pedestrian or vehicular circulation.



EXAMPLE OF NEIGHBORHOOD SIGN

B.7.2.1 APPROVED MATERIALS AND COLORS

- ✦ Commercial signs are to be constructed predominately of natural, wood, and metal materials.
- ✦ Approved materials include carved and/or painted wood with iron accents and iron/metal signs with a handcrafted appearance. Signs with highly reflective material or made of plastic are not permitted. Neon and illuminated letters are subject to case by case approval.

B.7.2.2 DESIGN AND FONT TYPE

- ✦ Signs are to use designs and letter fonts that reflect the Sierra Nevada mountain aesthetic and historical traditions.
- ✦ The use of “non-square”, relief, pictographic, and statuary (three-dimensional) signs is appropriate.
- ✦ Signs shall blend natural textures and materials, such as wood with iron, and use symbols, images, and/or three-dimensional carvings to portray the nature of the business and/or service advertised.
- ✦ Contemporary interpretations of traditional sign designs that draw from historical details are encouraged.
- ✦ Lettering shall be proportional to the sign dimensions and to the store front, building façade, or entryway it is located on.

B.7.3 NEIGHBORHOOD SIGNS

Neighborhood signs may be used to identify neighborhoods in the Village. Neighborhood signs shall be consistent with the overall design theme of the Village, while relating to the character of each neighborhood. In general, neighborhood signs shall be understated and shall be sized to be smaller than Monument signs. General neighborhood signage Development Standards and Design Guidelines are described below:

- ✦ Neighborhood signs may be located at the entrance to neighborhoods. There may be multiple signs for one neighborhood per the discretion of the Village Design Board.
- ✦ Landscaping shall be incorporated at the base of the sign to blend the signage into the landscape.



EXAMPLE OF MONUMENT SIGN

- ✦ Neighborhood signage should be constructed predominately with stone bases, wood faces, metal and/or stone accents.
- ✦ Pedestrian and vehicular sightlines shall be considered in locating signage.
- ✦ Neighborhood signs shall not be more than 8 feet tall and 10 feet wide.
- ✦ Sign face area shall not exceed 40 square feet.

B.7.4 MONUMENT SIGNS

The purpose of monument signs is to identify specific access points to the project and within the project. Monument signage shall comply with the following Development Standards and Design Guidelines:

- ✦ Monument signage shall be located to identify the primary arrival points to the ski mountain and Village area. Monument signage shall not be used to identify resort-residential neighborhoods.
- ✦ The size of the sign shall be in scale to the surrounding landscape and/or adjoining road.
- ✦ Monument signage shall be constructed of a combination of wood, colored, textured concrete, corten steel, iron, and/or indigenous stone treatments.

- ✦ All finishes shall be non-reflective.
- ✦ The sign structure must be located to integrate the structure with the surrounding natural and enhanced landscape.
- ✦ Monument signs shall not be more than 12 feet tall and 15 feet wide.
- ✦ Sign area shall not exceed 60 square feet.

B.7.5 MARQUEE SIGN

The purpose of marquee signs is to establish a welcoming entry point to the Plan Area and enhance the sense of arrival to the Village. It is intended solely to identify the project and signify to day skiers and resort guests that they have entered Squaw Valley.

- ✦ No more than two marquee signs may be built within the Plan Area.
- ✦ Marquee signs shall integrate lighting and landscaping into their design.
- ✦ Signs shall not be more than 15 feet tall and 20 feet wide.
- ✦ Sign area shall not exceed 300 square feet.

B.7.6 COMMERCIAL SIGNAGE

B.7.6.1 SIGN TYPES

Commercial signs may be located only within the property boundaries of the business which they advertise. The following sign types are permitted for display:

- ✦ Awning - Signs or lettering affixed to or painted on an awning or canopy. The signage must be on the vertical section of the awning or canopy. Awnings and canopies shall be made of durable, weather-resistant materials and fabrics. Awnings and canopies shall be designed to funnel water and runoff away from doorways and entryways. Awning signs shall not exceed 25 square feet.
- ✦ Banner - Any temporary sign made of fabric or another non-rigid material with no enclosing framework. Banners are not permitted as permanent signage.
 - ✦ Banners or bunting attached to poles and light poles displayed vertically may not exceed three feet wide by five feet tall, and may not be more than twelve square feet. The lowest point of the banner or bunting must be at least seven feet above the ground.
 - ✦ Banners hung over passageways, paths, and other pedestrian thoroughfares must be at least 10 feet off the ground and be less than 50 square feet.



EXAMPLE OF PROJECTING SIGN



EXAMPLE OF WINDOW SIGNS

- ✦ Customer Courtesy – Customer courtesy signs are small informational commercial signs, identifying operational information such as store hours, phone number, address, and credit card acceptance policies. All customer courtesy signage shall be no more than one square foot. Customer courtesy signs do not count towards total allowed signage area.

- ✦ Freestanding - Signs that are supported from the ground by some structural element, such as columns, poles or braces, or by the sign itself and is not in any way connected to any part of the building.
 - ✦ Freestanding signs are only permitted when set in an adequately-sized landscape area that does not impede or obstruct the pedestrian corridor (minimum four feet of pedestrian clearance).

 - ✦ Freestanding signs shall not to exceed six feet six inches in height as measured from ground level.

 - ✦ Freestanding signs shall incorporate landscaping when their placement accommodates plantings.

- ✦ Menu Box - Any sign that is enclosed in a case to exhibit a menu or a menu posted flat against the interior of a window. There shall be a maximum of one menu box per entrance. Menu boxes shall be no more than 18 inches wide and 24 inches tall, and have a maximum area of 3 square feet. Menu boxes do not count towards total allowed signage area.

- ✦ Projecting/Hanging - Signs that project from, and are supported by, the wall of a building or structure (excluding wall signs). Projecting/hanging signs are the preferred sign type.
 - ✦ Projecting/hanging signs are not to extend more than five feet out from a building wall.
 - ✦ Projecting/hanging signs are generally not to exceed twelve inches in thickness.
 - ✦ Projecting/hanging signs are not to extend above the eave line of one-story buildings or above the finished floor of the second story. The bottom of hanging signs are to be located a minimum of eight (8) feet above finished grade.
 - ✦ Projecting/hanging signs shall be no more than 10 square feet on any one façade, prior to any area reduction calculations.
 - ✦ Projecting/hanging signs shall not be placed over doorways or entryways. They shall be no closer than one foot to the left or right of the doorway or entryway
- ✦ Umbrellas - Commercial establishments with private outdoor terraces, patios, or decks shall be permitted to have their name and logo printed on shade umbrellas. Umbrellas shall not have the name, slogan, logo, representation, or icons of any other commercial establishment, brand, sponsor, or partner.
- ✦ Wall - Signs affixed to or erected flush with a building or structure so that the text and/or image of the sign is displayed in a plane parallel to the wall or structure. Individual, cut and/or raised lettering attached to walls are likewise considered wall signs.
 - ✦ Wall signs identifying buildings and building entrances shall not have lettering exceeding 24 inches tall. They may not be more than 75% of the width of the doorway or entryway over which they are placed.
 - ✦ Wall signs marking entrances and exits to parking structures shall be located at each vehicular entrance and exit of every parking structure. Lettering shall not exceed 24 inches tall. They may not be more than 75% of the width of the driveway or entryway over which they are placed.
 - ✦ Wall signs not over a doorway or entryway, or located on the second floor of a building, shall be no more than 10 square feet.
- ✦ Window Sign - A sign that is attached or painted onto a window, stickers or decals permanently affixed to a window, or a sign that is displayed inside a building against or immediately adjacent to a window so that it is easily readable from outside the building.
 - ✦ Only one window sign is permitted per window unless otherwise approved by the Design Review Committee and the Village Design Board.

- ✦ Window signs cannot be larger than four square feet.

B.7.6.2 SIGN AREA

The maximum sign area is based on the lineal footage of each storefront. The maximum area of signs is as follows:

- ✦ The maximum square footage of sign area allotted any store or restaurant is equal to 100% of the total linear feet of the store front:
 - ✦ Total area = (linear feet of store frontage) x 1.0.
 - ✦ For example, a storefront of 25 feet in length may have a total of 25 square feet of signage. (25 sf = 25 ft x 1.0)
- ✦ Only one side of double-faced signs is to be counted against the maximum square footage provided the two faces are parallel and mounted flush with each other.
- ✦ Only 85% of the surface area of a wood relief sign, or of a wall or awning sign with wood cut lettering, is to be counted against the maximum square footage.
- ✦ Temporary painted, lacquered, or sticker window displays shall be up for no more than 45 days, and shall be equal to or less than 75% of the allowable sign area per any individual commercial establishment.

- ✦ The square footage of lettering painted on or otherwise applied directly to a wall, window, and/or awning is to be measured as the area of the perimeter formed by the words and/or phrases in whole and is to be included in the maximum allowable area.
- ✦ Any structural element supporting a sign is not to be included in the maximum square footage.
- ✦ All signs, regardless of maximum area allowed, must be appropriately scaled to surrounding buildings, streets, and pedestrian areas.

B.7.6.3 SIGN ILLUMINATION

Exterior lighting is to provide a subtle “glow” and be minimal enough to preserve the nighttime sky at Squaw Valley. Sign illumination is to be designed together with the exterior building and store window lighting so that all commercial lighting combines to create a warm, indirect, subdued light that encourages nighttime pedestrian activity.

- ✦ All lighting is to be shielded and directed downward, reflecting directly off the sign. Light bulbs and/or tubes should not be visible to passing vehicle and/or pedestrian traffic, except when lettering is specifically approved by the Design Review Committee and the Village Design Board.
- ✦ The intensity of lighting shall not exceed that necessary to make the sign visible to vehicle and/or pedestrian traffic along the nearest street or pedestrian corridor.



EXAMPLE OF STREET SIGN



EXAMPLE OF WAY-FINDING SIGN



EXAMPLE OF DIRECTORY

APPENDIX B

- ✦ Sign illumination shall not cast any significant light directly onto the street or pedestrian corridor.
- ✦ All light fixtures, conduit, and shielding shall use simple design details and natural, handcrafted finishes. Colors and materials shall be consistent with those used on the sign itself.
- ✦ Illuminated signs shall not be directed toward any residential, resort-residential, or lodging living space.
- ✦ Low intensity light sources shall be used and translucent or frosted glass lenses are preferable. The color of light is to be “warm”, similar to that of daylight, rather than “blue” light. Sources shall be color corrected to achieve this result. The use of incandescent lighting is to be avoided because of its inefficient energy use.
- ✦ Directional signage shall be constructed predominately of wood and metal.
- ✦ The signage shall not be located where it will impair visibility for passing motorists, pedestrians, or cyclists.
- ✦ Signage should not include more than four directional location listings.
- ✦ Landscaping shall be incorporated at the base of the sign to blend the sign into the natural landscape.
- ✦ Signs over pedestrian thoroughways shall be at least 8 feet tall, and signs in or near vehicular streets shall be at least 10 feet tall.

B.7.7 DIRECTIONAL AND STREET SIGNAGE

Directional signage assists in navigation through the Plan Area and in locating community features such as amenities, ski facilities, and natural features. Directional signs shall be located near major intersections or decision points along vehicular streets or pedestrian ways. The following Development Standards and Design Guidelines shall apply:

- ✦ The size of the sign shall be adapted to its location and use, using larger directional signs for vehicular uses and smaller signs for pedestrian settings.
- ✦ Directories shall be placed throughout the Plan Area. They are multi-sided signs displaying maps, legends, and contextual directions of the Village, and surrounding neighborhoods if applicable. Directories are central to pedestrian wayfinding and one shall be located in each plaza, as well as any other major pedestrian thoroughfares or entry points. Directories shall be clearly legible graphically and textually, and shall incorporate lighting.
- ✦ Directories shall not exceed 10 feet in height. Each façade shall not exceed 5 feet in width and be no more than 20 square feet. Spines, directory vanes, or architectural appurtenances are not considered a portion of the height.

- ✦ Base support and mounting shall not count into the signage area, at the discretion of the Village Design Board.
- ✦ Directions may be expressed through individual pieces of metal, wood, or appropriate material for each destination being identified, or with single panels of metal, wood, or appropriate material identifying multiple destinations that are in the same direction.
- ✦ A combination of lettering, icons, and arrows may be used to identify destinations and directions. Signs must be clearly legible in daylight and use appropriate reflective materials or lighting to be clear and legible at night. Lettering shall be at least three inches tall.



EXAMPLE OF STOP SIGN

- ✦ Directional signage may be attached to light posts.
- ✦ Directional signs solely serving vehicular streets shall comply with the following Development Standards and Design Guidelines:
 - ✦ Street signs shall identify the names of the streets and other circulation corridors within the Plan Area.
 - ✦ Poles may be treated wood or metal, or painted a color to match the other site signage to be used throughout the project.

B.7.8 REGULATORY SIGNS

Signs required to regulate safety aspects such as street speed limits and other advisory traffic signs shall be consistent with Placer County and State of California motor vehicular sign Standards. Regulatory signs may include speed limit signs, street signs, access signs, and parking signs. Enhancements to post/support materials and sign backing are required.

B.7.9 TRAIL SIGNS

Trail signs shall comply with the following Development Standards and Design Guidelines:

- ✦ Carved, incised, or burned lettering is encouraged.

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- ✦ Trail signs shall be constructed of wood and/or metal and should have a handcrafted appearance.
- ✦ Trail signs should be simple with hand-hewn weathered character.
- ✦ Trailhead signs should meet user needs while allowing the setting to dominate.
- ✦ Permitted trail signs types include:
 - ✦ Single post and cross arm signs;
 - ✦ Single post and bracket signs;
 - ✦ Single post and suspended signs;
 - ✦ Two post signs;
 - ✦ Two post suspended signs;
 - ✦ Low horizontal signs; and
 - ✦ Tree mounted signs.

B.7.10 TEMPORARY SIGNS

Temporary signs for marketing, leasing, real estate sales, and community identities are permitted consistent with Section 17.54.170 of the Placer County Zoning Ordinance. All temporary signage must be approved by the Village Design Board. In addition, the following Development Standards and Design Guidelines shall apply:

- ✦ Signs shall be not taller than five feet six inches in height and not wider than six feet, excluding banners.
- ✦ Signs shall be less than 16 square feet in area and shall not be displayed for a period longer than 45 days.



EXAMPLE OF TEMPORARY WINDOW SIGN

- ✦ Sign area shall not exceed 75% of the allowable sign area per any individual commercial establishment.
- ✦ Signs shall reflect a relative degree of quality and permanence.
- ✦ Signs shall be displayed for no more than 45 days. When a sign is taken down it cannot be displayed again for at least 30 days.
- ✦ Signs for open houses may only be displayed the day of the open house.



EXAMPLE OF EVENT SIGN

B.7.10.1 EVENT SIGNS

Signage for special events may include mobile signs, illuminated signs, and A-frame signs per approval by the Village Design Board.

B.7.11 PROHIBITED SIGNS

The following signs are prohibited from permanent installation, but may be used for temporary seasonal or event specific purposes. Prohibited signs include, but are not limited to, the following:

- ✦ Billboards or any large signs that change regularly; and
- ✦ Inflatable signs, icons or logos.

The following signs are prohibited from permanent installation, and shall not be used for temporary seasonal or event specific purposes. Prohibited signs include, but are not limited to, the following:

- ✦ Animated, flashing or moving signs;
- ✦ Signs with exposed fluorescent lighting;
- ✦ Unsafe or inadequately maintained signs;
- ✦ For Sale signs;

APPENDIX B

- ✦ Political signs;
- ✦ ‘Going out of Business’ signs;
- ✦ Handbills, postering, and hand distribution of signs;
- ✦ Signs with video, projected or electronically animated text and visual images and messages; and
- ✦ Signs with rotating or motor controlled animation.

B.8 MASTER LIGHTING PLAN

B.8.1 GUIDING PRINCIPLES

In the Sierra Nevadas, the experience of natural darkness at night and seeing the stars above is possible on cloudless evenings due to the clear mountain air and the lack of light pollution. Preservation of this resource not only benefits visitors and residents alike but also the region’s wildlife. The Specific Plan regulates both the type and quantity of outdoor light sources, requiring lamps to be shielded and low glare to minimize ambient light and ‘light trespass’.

The following principles regarding lighting have been identified:

- ✦ Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment on the Plan Area with minimum “light trespass” effects to the night sky.

- ✦ Protect and maintain the nighttime visual environment and the night sky by minimizing glare and excess or misdirected lighting.

The intent is to design a lighting system that maintains public safety and security while curtailing to the extent feasible the degradation of the nighttime visual environment via limiting evening light radiation and/or light spill.

Objectives:

- ✦ Maintain the dark nighttime sky and reduce impacts to wildlife.
- ✦ Reduce the energy demand of outdoor lighting.



EXAMPLE OF WALL SCONCE

- ✦ Establish a warm, inviting character.

Standards and Guidelines:

- ✦ Exterior lighting should be kept to an absolute minimum as required for safety and address identification at entrances, driveways, and buildings.
- ✦ Exterior light fixtures shall have downward-facing, horizontal cut-off features to hide the light source. Lighting shall be shielded to minimize glare and directed to minimize light spill to adjacent open space areas.
- ✦ Light fixtures shall utilize energy conserving lamps with lamp accessories for creating warm-toned lighting that accurately renders true color. Lights that emit harsh, glaring white light are not allowed.
- ✦ Free standing light fixture designs shall complement adjacent architecture.
- ✦ Light fixtures on buildings shall be designed consistent with the architectural character of said building.

B.8.2 GENERAL LIGHTING STANDARDS

- ✦ Focus all exterior lighting (with possible exception of landscape lighting) in a downward direction. If signs, natural, or architectural features need illumination, light

will be predominantly focused downwards. Orient and locate exterior fixtures to focus light inward to minimize light encroachment onto neighboring residences.

- ✦ Incorporate pedestrian lighting into landscape design along major pedestrian paths at appropriate intervals.
- ✦ All lighting shall be installed in such a manner to reduce the effect of ambient lighting, light trespass, and light pollution. All lighting fixtures shall be of appropriate scale and intensity for the use intended.
- ✦ Carefully direct exterior lighting to illuminate only the area needed for safety and security.
- ✦ Select the lowest possible lighting levels which should not exceed the recommended practice levels.
- ✦ Lighting uniformity at pedestrian areas will be encouraged to provide safety and security lighting. All lighted areas should be within a 10:1 maximum to minimum lighting level ratio.
- ✦ Prohibit reflective surfaces below lighting.
- ✦ Use the minimum fixture height necessary to accomplish the desired objective. Pole-mounted luminaries should be mounted at heights suitable for the intended lighting purpose. Roadway or parking lot light Development Standards should be only as high as required to accomplish the necessary



EXAMPLE OF PEDESTRIAN AREA LIGHTING



EXAMPLE OF LIGHTING BOLLARD

illumination while being in scale with the surrounding landscape and structures. Light fixtures should stay clear of snow storage areas.

- ✦ Encourage solar powered low voltage lighting, where feasible.
- ✦ Low-level lighting is encouraged for building, passageways, paths, and street identification numbers consistent with emergency response requirements.

B.8.3 LIGHTING ATMOSPHERE ZONES

B.8.3.1 PRIMARY PEDESTRIAN AREAS

Primary pedestrian areas are heavily trafficked and need ample illumination to maintain safe conditions for guests and support the commercial enterprises. Lighting in primary pedestrian areas shall be warm and inviting. It shall be sufficiently bright to illuminate the entire pedestrian area and maintain pedestrian safety 24 hours a day without having excessive light spillage that impacts adjacent resort-residential units or views of stars in the night sky. Street lamps, bollards, and outdoor wall sconces shall be the main light sources for primary pedestrian areas. Landscape lighting may be used as a secondary light source. Lighting shall have a consistent and even glow throughout the primary pedestrian areas while minimizing dark spots or corners.

B.8.3.2 PEDESTRIAN PATHS

Paths are not as heavily trafficked as primary pedestrian corridors, lack commercial businesses and programming, and are primarily



EXAMPLE OF PARKING LOT LIGHTING POLE



EXAMPLE OF PARKING LOT PERIMETER LIGHTING

used for circulation through lower density areas. Secondary paths shall have subtle lighting, sufficient enough only to illuminate the immediate pathway. They do not require significant ambient lighting, especially paths within the Village Neighborhood or that go through V-FR and V-CP areas. Lights may be further apart and not as bright as in primary pedestrian areas. Landscaping light posts and bollards that are no more than 4 feet tall shall be used to illuminate paths. More active pedestrian areas in parks and other recreational areas may require more conventional illumination.

B.8.3.3 SERVICE AREAS

Service areas are where utilities, dumpsters, and exterior “back of house” operations for commercial enterprises occur. Utilities, dumpsters, and other resort operation support use areas shall not be lit at night unless employees are working there. The objective of lighting service areas is to enable workers to see what they are doing and keep them safe. The lighting needs to be sufficiently bright for work to safely occur, but not spill into any adjacent properties or residential units. There shall be an accessible on-off switch for service area lighting so that it can be turned off when employees are done working. The lighting in service areas shall be on for as little time as resort and commercial operations allows. Wall lights and sconces shall be primary used to illuminate service areas.

B.8.3.4 PARKING LOTS

Parking lots may require available lighting 24 hours per day to allow for safe driving conditions and for pedestrians to safely navigate through the parking areas. The central vehicular and pedestrian avenues through the parking lots, the entrances and exits, and any stairwells or elevators shall be lit. Lighting shall be bright enough

APPENDIX B

to illuminate the major accessways to any vehicle or person within the parking lots, but shall not materially interfere with views of the night sky to guests in adjacent residences. The entire parking lot is not required to be lit, darker areas and reasonable gaps in lighting are permissible. Taller light poles shall be the primary form of lighting used. Low spill lighting fixtures should be used.

B.8.4 STREET AND PEDESTRIAN WAY LIGHTING

In general, street lighting is to be kept to the minimum while still providing public safety and retaining the mountain village character of the area.

- ✦ Streetlights shall be provided and installed to the satisfaction of the Department of Public Works (DPW). In general, street lighting shall illuminate necessary intersections for public safety but shall not utilize formal patterns with regular spaced lights along roads.
- ✦ Full cut-off luminaries (fixtures) shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall not be used in roadway luminaries. Only full cut-off light luminaries with flat lenses or other recessed and shielded design shall be permitted.
- ✦ Streetlights, as well as other lights in public areas, shall be of a simple design and consistent in color and style with the surrounding architecture.



EXAMPLE OF STREET LIGHTING

- ✦ Streetlights lighting vehicular and pedestrian accessways and for safety purposed may be no more than 30 feet tall.
- ✦ Street lights within the Village Commercial - Core may be no more than 20 feet tall.
- ✦ In resort-residential areas, lighting shall be installed at roadway intersections as needed. Reflective devices shall be used as an alternative to lighting areas such as roadway curves.

B.8.5 VILLAGE COMMERCIAL - CORE LIGHTING

In addition to the general Development Standards and Design Guidelines in Section B.8.2 the following Development Standards apply to the Village Commercial-Core areas. The main principle in these areas is to design storefronts and associated mixed-use areas so that indirect light from storefronts creates a subtle “glow” for pedestrian areas.

- ✦ High-pressure sodium lights or similar technologies shall be used for parking lot lighting as needed. High-pressure sodium is preferred for buildings and pedestrian lighting while other technologies such as fluorescent may be employed to minimize lighting levels in other areas.
- ✦ Landscape accent lighting should be controlled. If used to highlight prominent features, special plantings, and pathways, only the minimal light levels necessary shall be

employed. Light sources should be concealed so as not to distract form the actual object that is being illuminated.

- ✦ Architectural lighting from indirect or hidden sources may be used for wall washing and overhead down lighting.

B.8.6 PROHIBITED LIGHTING

- ✦ The following lighting types are prohibited, unless explicitly approved by the Placer County Planning Director:
 - ✦ Quartz;
 - ✦ Mercury vapor;
 - ✦ Laser light or similar high intensity light for advertising or entertainment;
 - ✦ Searchlights;
 - ✦ Glass tubes filled with neon (except for backlighting);
 - ✦ Metal halide lighting; and

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- ✦ Motion sensor activated lights.

B.8.7 EXEMPTIONS

- ✦ The following lighting is exempt from the Specific Plan regulations because they are governed by other lighting safety regulations:
 - ✦ Lighting in swimming pools and other water features governed by Article 6080 of the National Electrical Code.
 - ✦ Exit signs and other illumination required by building codes.
 - ✦ Lighting for stairs and ramps, as required by building codes.



APPROVED PLANT LIST

The Approved Plant List includes both species that are native to the site and region and non-native species that are well-adapted to the alpine mountain environment. The use of native plants is emphasized in all contexts, as are drought and cold-tolerant plant species. In general, native plants are to be used primarily in the areas of the site adjacent to existing natural vegetation areas, and exclusively when adjacent to areas where native plant populations are to be re-established, such as the Squaw Creek corridor. This approach will provide a seamless visual transition into the scenic alpine open space areas surrounding the project. Adapted, more “ornamental” species may be used to enhance the development areas within the Village.

Designations of the planting areas corresponds to the Open Space Plan as follows:

LANDSCAPE CORRIDORS AND BUFFERS

These areas function as visual screens and open spaces within and between development areas, and also serve as direct connections to the natural areas surrounding the project. Plantings of this category would occur in some Primary and Secondary Pedestrian corridors, as well as in all Landscape Corridors and Buffers. Planting species in these areas are to be primarily native, but may be supplemented by well-adapted, non-invasive species.

DEVELOPMENT AREAS

Within the Development Areas, plantings should be used to enhance the experience and environment of the built fabric and to provide a visual connection to the mountain setting beyond. Plantings in these areas are to be primarily native, but may be enhanced with more ornamental species that are adapted to the high-altitude environment of cold winters and dry summers.

SQUAW CREEK CONSERVATION AREAS

Landscape zones adjacent to, or within, critical conservation areas such as the Squaw Creek Corridor would be planted with an exclusively native species palette, with the goal of promoting the successful re-establishment and continuity of the native plant population in these environmentally sensitive areas.

Also included are seed mixes for re-establishment of grasses, perennials, and shrubs on disturbed areas, with mix adjustments appropriate to the site condition.

The Approved Plant List, Approved Seed List, and Washoe Cultural Plant List will be reviewed on a regular basis in conjunction with a Prohibited Plant list to maintain the integrity of the project landscape and its surroundings.

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Trees				
<i>Acer circinatum</i>	Vine Maple	•	•	•
<i>Acer ginnala</i>	Amur Maple ^{1 2}		•	
<i>Acer grandidentatum</i>	Rocky Mt. Maple ²		•	
<i>Alnus incana ssp. tenuifolia</i>	Mountain Alder ^{1 2}	•		•
<i>Betula occidentalis 'Fontinalis'</i>	Water Birch ^{1 2}	•	•	•
<i>Picea pungens</i>	Colorado Spruce		•	
<i>Pinus contorta ssp. murrayana</i>	Lodgepole Pine	•		
<i>Pinus jeffreyi</i>	Jeffrey Pine	•	•	
<i>Pinus ponderosa</i>	Ponderosa Pine	•	•	
<i>Populus tremuloides</i>	Quaking Aspen	•	•	•
<i>Prunus cistena</i>	Purple Sand Cherry		•	
<i>Prunus sp. (Shupert)</i>	Cherry		•	
<i>Prunus spp.</i>	Crabapple/Apple		•	
<i>Prunus virginiana</i>	Chokecherry ^{1 2}	•	•	•
<i>Salix scouleriana</i>	Scouler's Willow ^{1 2}	•	•	•
<i>Sorbus aucuparia</i>	Mountain Ash		•	
Shrubs				
<i>Amelanchier alnifolia</i>	Serviceberry	•	•	
<i>Amelanchier utahensis</i>	Serviceberry	•	•	

TABLE C.1- APPROVED PLANT LIST

Note: (1) Grow as mutli-stem only, not as a single trunk. (2) Cluster these species in large groupings.

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
<i>Artemisia tridentata ssp vaseyana</i>	Mountain Sagebrush	•		
<i>Chrysothamhus nauseous</i>	Rabbit Brush	•	•	
<i>Cornus sericea</i>	Red Twig Dogwood		•	
<i>Cornus sericea 'Flaviramea'</i>	Yellow-Twig Dogwood		•	
<i>Pinus mugo mugo</i>	Mugo Pine		•	
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	•	•	
<i>Potentilla fruticosa (hybrids)</i>	Shrubby Cinquefoil		•	
<i>Purshia tridentata</i>	Bitterbrush	•	•	
<i>Rhus typhina</i>	Staghorn Sumac	•		
<i>Ribes cereum var. roezlii</i>	Golden Currant	•	•	
<i>Ribes nevadense</i>	Sierra Currant/Mt. Pink Current	•	•	•
<i>Rosa glauca</i>	Red Stem Rose		•	
<i>Rosa harisonii</i>	Harrison's Yellow Rose		•	
<i>Rosa rugosa</i>	Tomato Rose		•	
<i>Rosa woodsii var. ultramontana</i>	Mountain Rose	•	•	•
<i>Rubus parvifolius</i>	Thimbleberry	•	•	•
<i>Salix purpurea var. nana</i>	Dwarf Purple Willow		•	•
<i>Sambucus caerulea</i>	Blue Elderberry		•	•
<i>Spirea densiflora</i>	Mountain Spirea	•	•	•
<i>Spirea douglasii</i>	Western Spirea		•	
<i>Spirea nipponica</i>	Snowmound Spirea		•	
<i>Spireasp. (Goldflame)</i>	Goldflame Spirea		•	
<i>Syringia spp.</i>	Lilac		•	

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
<i>Viburnum trilobum</i>	Cranberry Bush		•	
Vines				
<i>Clematis spp.</i>	Clematis species		•	
<i>Humulus lupulus</i>	Hops		•	
Groundcovers				
<i>Ajuga reptans</i>	Ajuga		•	
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick		•	
<i>Berberis aquifolium (repens)</i>	Creeping Mahonia	•	•	
<i>Ceanothus prostratus</i>	Squaw carpet	•	•	
<i>Cotoneaster dammeri 'eicholtz'</i>	Cotoneaster		•	
<i>Fragaria sp.</i>	Strawberry		•	
<i>Galium oderatum</i>	Sweet Woodruff		•	
<i>Potentilla verna var. nana</i>	Potentilla		•	
<i>Symphoricarpos mollis</i>	Creeping Snowberry	•	•	
<i>Symphoricarpos sp. (Hancock)</i>	Coral berry Snowberry		•	
<i>Thymus spp.</i>	Thyme		•	
Perennials				
<i>Achillea millefolium</i>	Yarrow	•	•	
<i>Aconitum columbiana</i>	Monkshead	•	•	•
<i>Aquilegia spp.</i>	Columbine	•	•	•
<i>Castilleja sp.</i>	Indian Paintbrush	•	•	
<i>Carex sp.</i>	Sedge	•		•
<i>Delphinium sp. (ornamental)</i>	Larkspur		•	

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
<i>Dicentra formosa and other ssp.</i>	Bleeding Heart		•	
<i>Echinacea purpurea</i>	Purple Cone Flower		•	
<i>Epilobium canum</i>	California Fuschia	•	•	
<i>Erigonum umbellatum</i>	Sulfur Buckwheat	•		
<i>Eriophyllum lanatum</i>	Woolly Sunflower	•	•	
<i>Eshscholzia californica</i>	California Poppy	•	•	
<i>Geum triflorum (ornamentals)</i>	Prairie Smoke		•	
<i>Iris sibirica</i>	Siberian Iris		•	
<i>Juncus spp.</i>	Rush	•		•
<i>Linum lewisii</i>	Mountain flax	•	•	
<i>Lupinus polyphyllus</i>	Large Leaf Lupine	•	•	•
<i>Lupinus sp. (Russel hybrids and other ornamentals)</i>	Lupine	•	•	
<i>Nepeta sibirica and other spp.</i>	Cat Mint		•	
<i>Paeonii sp.</i>	Peony		•	
<i>Penstemon heterophyllus</i>	Penstemon	•	•	
<i>Penstemon newberryi</i>		•	•	
<i>Penstemon rydbergii</i>		•	•	•
<i>Penstemon speciosus</i>		•	•	
<i>Penstemon spectabilis</i>			•	
<i>Rudbeckia sp. (Goldstrum)</i>	Black-Eyed Susan		•	
Ornamental Grasses				
<i>Calamagrostis spp.</i>	Feather Reed Grass		•	
<i>Elymus elymoides</i>	Squirreltail	•	•	•

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
<i>Festuca ovina</i>	Sheep Fescue		•	
<i>Festuce trachyphylla</i>	Hard Fescue	•	•	
<i>Festuca sp. (Blue Fescue)</i>	Blue Fescue		•	
<i>Miscanthus sinensis.</i>	Japanese Silver Grass		•	
<i>Panicum canadensis</i>			•	
<i>Panicum capillare</i>			•	
<i>Panicum spp.</i>	Switch Grass		•	
<i>Panicum stricta</i>			•	
<i>Turf Grasses</i>				
<i>Festuca sp.</i>	Warwick Hard Fescues		•	
<i>Festuca sp.</i>	Spartan Fescue		•	
<i>Festuca sp.</i>	Sierra Fescue		•	
<i>Festuca sp. (rubra)</i>	Red Fescue		•	

BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE PLS)
Seed Mix #1 - Lupine Mix		
<i>Festuca trachyphylla</i>	Hard Fescue	6
<i>Elymus trachycaulus</i>	Slender Wheatgrass	2
<i>Bromus carinatus</i>	Mountain Brome	4
<i>Elymus elymoides</i>	Squirreltail Grass	4
<i>Achnatherum occidentale</i> or <i>lettermanii</i>	Needlegrass	1
<i>Artemisia tridentata</i> var. <i>vaseyana</i>		0.5
<i>Lupinus lepidus</i>	Dwarf Lupine	2
<i>Lupinus argenteus</i>	Silver Lupine	1
<i>Eriogonum nudum</i>	Buckwheat	0.5
<i>Eriogonum umbellatum</i>	Silver Buckwheat	1
<i>Penstemon speciosus</i>	Beardtongue	0.5
<i>Senecio integerrimus</i>	Groundsel	0.5
Seed Mix #2 - Revegetation/Slope Stabilization Mix		
<i>Bromus carinatus</i>	Mountain Brome	6
<i>Festuca trachyphylla</i>	Hard Fescue	10
<i>Elymus elymoides</i>	Squirreltail Grass	10
<i>Elytrigia intermedia</i> cv 'Luna'	Luna Wheatgrass	6
<i>Lupinus argenteus</i>	Silver Lupine	1
<i>Lupinus lepidus</i>	Dwarf Lupine	2

TABLE C.2- APPROVED SEED LIST

BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE PLS)
<i>Seed Mix #3 - Meadow Accent Areas</i>		
<i>Festuca ovina</i>	Sheep Fescue	2
<i>Festuca trachyphylla</i>	Hard Fescue	6
<i>Elytrigia trachycaulus</i>	Slender Wheatgrass	0.5
<i>Castilleja applegatei</i>	Paintbrush	0.2
<i>Erigonum umbellatum</i>	Sulfur Buckwheat	1
<i>Ipomopsis aggregata</i>	Scarlet Gilia	0.5
<i>Lupinus arbustus</i>	Crest Lupine	1
<i>Lupinus argenteus</i>	Silver Lupine	1
<i>Lupinus lepidus</i>	Dwarf Lupine	1
<i>Penstemon speciosus</i>	Beardtongue	1
<i>Seed Mix #4 - Unmowed Meadow Areas</i>		
<i>Festuca ovina</i>	Sheep Fescue	2
<i>Festuca trachyphylla</i>	Hard Fescue	4
<i>Carex rossi</i>	Ross's sedge	1
<i>Erigonum umbellatum</i>	Sulfur Buckwheat	0.5
<i>Penstemon speciosus</i>	Beardtongue	0.5
<i>Viola beckwithii</i>	Great Basin Violet	0.2

BOTANICAL NAME	COMMON NAME	NOTES
<i>Abies concolor</i>	White Fir	
<i>Achillea millefolium</i>	Yarrow	
<i>Allium campanulatum biseptum</i>	Sierra Onion	(S. Watson) - by K. Anderson from specimen
<i>Allium validum</i>	Swamp Onion	from specimen
<i>Amelanchia alnifolia</i>	Western Service Berry	from specimen
<i>Angelica breweri</i>	Angelica	Train
<i>Arctostaphylos spp.</i>	Manzanita	(uva ursi according to Rowley, but probably nevadensis); not identified by Schubert
<i>A. patula</i>	Green-leaf	from description
<i>Balsamorhiza sagittata</i>	Arrow-leaf Balsam	from specimen
<i>Barbarea orthoceras</i>	Winter Cress	by K. d'Azevedo from specimen
<i>Brodiaea hyacinina</i>	White Brodiaea	by Rucks from specimen
<i>Brodiaea lutea</i>	Golden Brodiaea, or Pretty Face	by Rucks from specimen
<i>Calchortus nuttallii</i>	Sego Lily	from specimen; cannot find in Weeden
<i>Chlorogalum pomeridiam</i>	Soap Root	identified by description (not specimen). Problematical: this plant does not grow above 5000' but is reported at LT
<i>Cicuta douglassi</i>	Water Hemlock	from specimen
<i>Descaurania sp.</i>	Tansy Mustard	from specimen
<i>Fragaria sp.</i>	Wild Strawberry	from description
<i>Heracleum lanatum</i>	Cow Parsnip	from specimen
<i>Habernaria spp.</i>	Rein Orchid	Rucks from specimen
<i>Lewisia sp.</i>	Bitter Root	Rucks from specimen

TABLE C.3- WASHOE CULTURAL PLANT LIST

APPENDIX C

BOTANICAL NAME	COMMON NAME	NOTES
<i>Libocedrus decurrens</i>	Incense Cedar	
<i>Ligusticum grayi</i>	Gray's Lovage	Rucks from specimen
<i>Lilium parvum</i>	Alpine Lily	by Rucks from specimen
<i>Lomatium dissectum</i>	Fern-leaved Lomatium	from specimen
<i>Lupinus latifoliu</i>	Lupine	Rucks from description
<i>L. Paoyphyllus ssp. Superbus</i>	Lupine	Rucks from description
<i>Mentzelia dispersa congesta</i>	Nevada Stickweed	from specimen
<i>Montia perfoliata var. depressa</i>	Miner's Lettuce	(Jepson), from specimen
<i>Nicotiana attenuata</i>	Coyote Tobacco	from specimen
<i>Osmorhiza occidentalis</i>	Western Sweet Cicely	from specimen
<i>Paeonia brownii</i>	Brown's Penny	by Rucks from specimen
<i>Pedicularis groenlandica</i>	Elephant Heads	Rucks from specimen
<i>Perideridia sp.</i>	Yampah, Indian Potatoes	three species (<i>parishii</i> , <i>howellii</i> , and <i>bolanderi</i> are edible and may account for two of the "unknown potatoes" - by K. d'Azevedo from specimen
<i>Petiphyllum pelatum</i>	Indian Rhubarb	by K. d'Azevedo from specimen
<i>Pinus Lambertiana</i>	Sugar Pine	
<i>Prunus virginiana var. demissa</i>	Western Choke Cherry	from specimen
<i>Pteridium aquilinum var.</i>	Bracken Fern	from specimen
<i>Ribes aureum Pursh.</i>	Golden Currant	from description; this spp. Not in Weeden
<i>Ribes roezeli</i>	Sierra Gooseberry	from specimen
<i>Ribes velutinum</i>	Plateau Gooseberry	from specimen
<i>Salix spp.</i>	Willow	
<i>Sambucus caerulea (mexicana C. Presl)</i>	Blue Elderberry	by K. Anderson from specimen
<i>Sium suave</i>	Water Parsnip	from specimen
<i>Smilacina stellata</i>	False Solomon's-Seal	from specimen

BOTANICAL NAME	COMMON NAME	NOTES
<i>Smilacina stellata</i>	False Solomon's-Seal	from specimen
<i>Sphenosciadum capitellatum</i>	Ranger's Buttons	from specimen
<i>Thalictrum fendleri</i>	Meadow Rue	from specimen
<i>Typha latifolia</i>	Cat Tail	from specimen
<i>Veratrum californicum</i>	Corn Lily	Train
<i>Wyethia mollis</i>	Mule's Ear	from specimen
<i>Zigadenus venenoseus</i>	Death Camas	Train

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EXISTING ASSESSOR PARCELS

SQUAW VALLEY REAL ESTATE, LLC			SQUAW VALLEY RESORT, LLC		
ON MAP	ASSESSOR PARCEL NUMBER	AREA	ON MAP	ASSESSOR PARCEL NUMBER	AREA
1	096-020-015 & 096-540-009	38.04±	13	096-020-020, 096-340-030, & 096-540-003	26.88±
2	096-020-021 & 096-540-016	20.92±	14	096-340-023	2.77±
3	096-540-015	3.67±	15	096-060-066	2.51±
4	096-220-013 & 096-220-014	9.61±	16	096-060-065	0.61±
5	096-221-025, 096-221-026, 096-221-027, 096-490-017, & PTN096-490-018	4.71±	17	096-010-012 & 096-221-011	190.39±
			18	096-221-018	1.30±
6	096-221-021	6.11±		TOTAL	224.46±
7	PTN096-221-029	2.42±			
8	096-490-015 & PTN096-490-018	1.37±	SQUAW VALLEY MUTUAL WATER COMPANY		
9	PTN096-221-029	13.63±	ON MAP	ASSESSOR PARCEL NUMBER	AREA
10	096-221-019	10.32±	19	096-221-015	0.03±
11	096-221-016	6.02±		TOTAL	0.03±
12	096-100-001 & 096-221-017	1.98±			
	TOTAL	118.80±	POULSEN COMMERCIAL PROPERTIES, LP		
			ON MAP	ASSESSOR PARCEL NUMBER	AREA
			20	096-230-035	8.82±
				TOTAL	8.82±

TABLE D.1- APN NUMBERS AND EXISTING OWNERSHIP

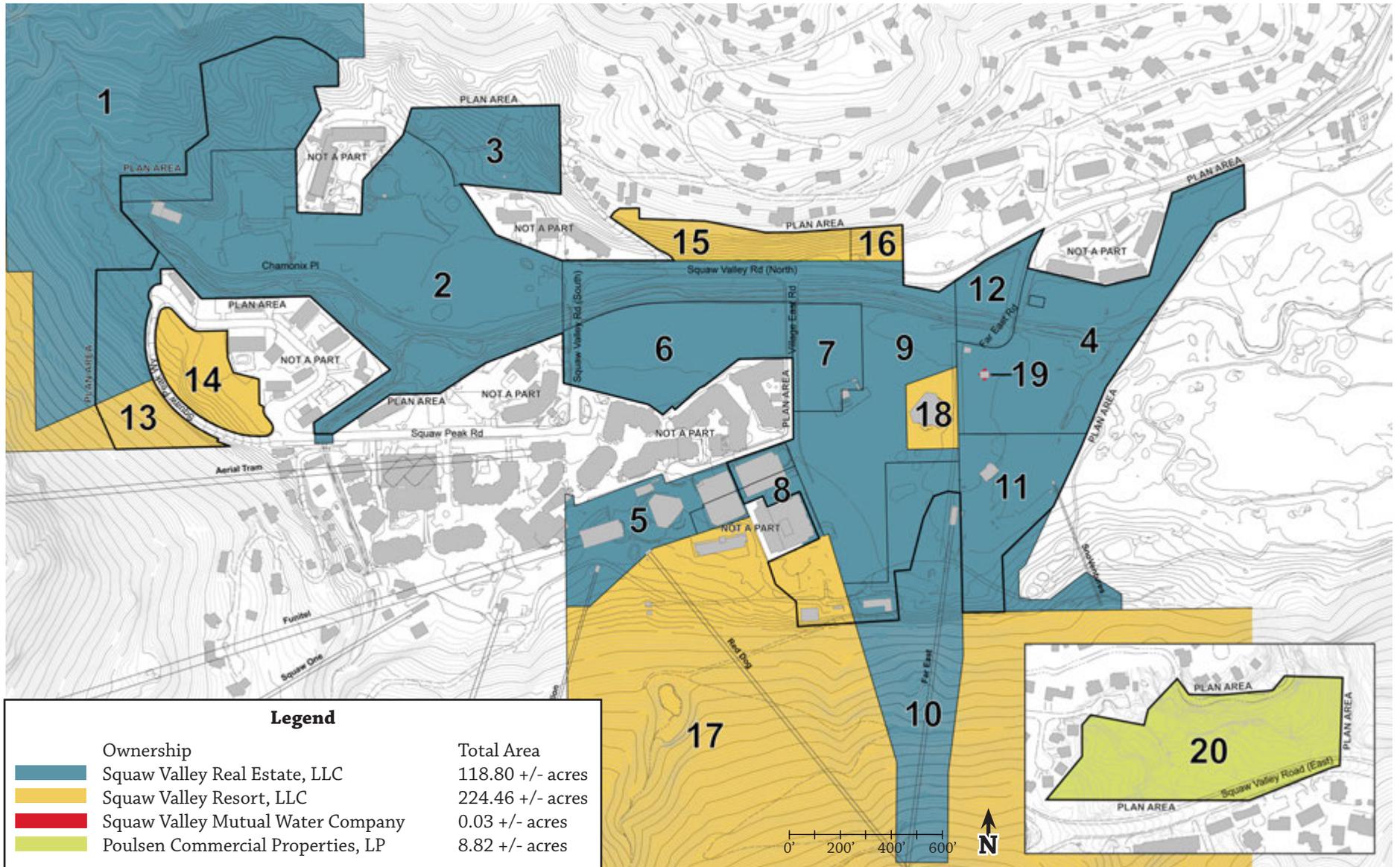


FIGURE D.1—EXISTING OWNERSHIP PLAN



SUSTAINABILITY INDEX

The Sustainability Index provides a matrix of sustainable measures required or recommended for all improvements within this Specific Plan. Refer to the specific chapter of the Specific Plan for more detailed information.

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
<i>Landscaping and Plant Materials</i>			
Revegetate disturbed areas with native or naturalized plant materials so that the demarcation between new and existing landscaped areas is obscured.	•		4.4
Utilize native or naturalized plant materials to decrease the reliance on intensive irrigation.	•		4.4
<i>Water Supply and Distribution</i>			
Where feasible, incorporate greywater applications as an additional water supply. Water collected and treated from baths, showers, hand basins and washing machines will be used to the extent practical and feasible for irrigation and flushing toilets.		•	6.2.4
Minimize water intensive landscaping such as turf areas.		•	6.2.4
Install smart and centrally located irrigation controllers to restrict irrigation to only the times and water application rates that are necessary to maintain landscaping.		•	6.2.4
Minimize water use for planting areas through appropriate plant selection and efficient irrigation systems.	•		B.4.6
Utilize recirculating pumps on hot water systems to generate additional water conservation.	•		6.2.4
Utilize high-efficiency fixtures and fittings to decrease water demand and wastewater flows.	•		6.2.4

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
<i>Drainage and Flood Control</i>			
Vegetated swales, soft armoring, mechanical storm filters, structural interceptors, and other Best Management Practices (BMPs) will be utilized at pipe outfalls or other appropriate locations for water quality management, and to convey stormwater runoff to receiving waters while minimizing impacts to open space resources.	•		6.4
<i>Stormwater Management</i>			
Track compliance with regulatory actions intended to reduce erosion and sediment deliveries, and with monitoring channel bed conditions in lower Squaw Creek.		•	6.4.1
Control excess runoff volumes and reduce pollutant concentrations, with a focus on oil and grease, trace metals and nutrients in urban runoff, fine sediment, and sand and salts from road maintenance activities.		•	6.4.1
The SWMP also recognizes the increased risk of groundwater contamination from runoff infiltration where an unconfined sole-source drinking water aquifer lies less than 10 feet below the ground surface.	•		6.4.1
Incorporate erosion and sediment control BMPs such as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management.	•		6.4.1
BMP techniques within the Plan Area will, to the extent practical, reduce and/or eliminate the pollutants from the stormwater runoff and prevent the contamination of receiving waters to pre-development levels.	•		6.4.1
<i>Low Impact Design (LID) Strategies</i>			
Incorporate LID and stormwater management to minimize changes to the site's pre-development runoff rates and volumes. Measures include separating existing area flows from post-project flows, creating opportunities for naturally treated infiltration through the use of LID which can add water to the aquifers, increasing water reuse.	•		6.4.2

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
<p>LID options include:</p> <ul style="list-style-type: none"> • Disconnected roof drains; • Disconnected and separated pavement; • Bioretention facilities, vegetation, rain gardens, and bioswales; • Tree planting; • Grass swales and channels; • Curb cuts and vegetated filter strips; • Impervious surface reduction – permeable pavements and porous pavements; • Creek buffers; • Soil amendments; and • Pollution prevention and good housekeeping practices. 		•	6.4.2
<i>Best Management Practices</i>			
<p>BMPs can include:</p> <ul style="list-style-type: none"> • Source control to reduce quantities of runoff; • Directing flows onto grassy areas or open space where feasible; • Additional tree plantings; • Installation of trash screen vaults; • Use of rock-lined ditches below pipe outlets; • Installation of structural BMPs (such as vortex and/or media filtration devices); • Use of disconnected roof drains; • Installation of water quality interceptor devices; and • Use of grassy treatment swales/bioswales. 		•	6.4.3
Encourage prompt revegetation of disturbed areas and proper erosion protection per the NPDES permit during construction.	•		6.4.3
If adequate source control and LID measures cannot be implemented to fully account for treatment of the runoff, treatment facilities (BMPs) will be required upstream of discharge to Squaw Creek. A treatment train consisting of a structural BMP, and a section of grassy swale in the proposed newly constructed outfall swales would be able to provide adequate treatment.		•	6.4.3

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
LID measures in lodge facilities/fractional cabins and extended stay condo hotel may include, but are not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, separated sidewalks, and tree plantings that will develop large canopies.		•	6.4.3
LID measures in condo hotel and commercial areas may include, but are not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, turf stone, separated sidewalks, tree plantings which will develop large canopies, trench drains, sheet flowing parking areas to landscaping and vegetated swales, and sand/oil separators.		•	6.4.3
<i>Energy Efficiency</i>			
All new and remodeled residential, resort-residential, commercial, institutional, and civic construction are encouraged to exceed current Title 24 state energy-efficiency requirements by at least 15%.		•	6.6
All new residential and resort-residential buildings and major renovations are encouraged to meet or exceed the guidelines for the California Energy Star Homes Program.	•		6.6
Residential and resort-residential developments of more than 6 units are encouraged to participate in the California Energy Commission’s New Solar Homes Partnership (NSHP).		•	6.6
New construction of commercial buildings over 10,000 square feet in size is encouraged to incorporate renewable energy generation to provide at least 25% of the project’s needs.		•	6.6
Incorporating on-site renewable energy production, including installation of photovoltaic cells or other solar options installed in appropriate high sunlight locations, is encouraged.		•	6.6, B.5.9
Using building orientation, massing, and fenestration design to maximize effective daylighting to reduce building energy requirements, without increasing glare and/or electric lighting loads that offset glare, is encouraged.		•	B.5.9
<i>Energy Efficiency - Mechanical Systems</i>			
Designing buildings to reduce the reliance on mechanical intervention for the maintenance of physical comfort levels is required.	•		B.5.9
A high level of individual occupant control for thermal, ventilation, and lighting systems should be incorporated.		•	B.5.9

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
Reduce the need for air conditioning through effective ventilation design and the use of trees and architectural devices for shading.		•	B.5.9
Using CFC-free HVAC & R base building systems is required.	•		6.6
Separating ventilation and plumbing systems for those rooms containing contaminants, such as artist studios, from those in the rest of the building is encouraged.		•	6.6
Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.	•		B.5.9
<i>Energy Efficiency - Building Envelope</i>			
Reduce building envelope leakage.		•	B.5.9
When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.		•	B.5.9
<i>Energy Efficiency - Waste Minimization</i>			
Efforts to reduce construction waste are encouraged. All building projects within the Plan Area are encouraged to recycle or reuse a minimum of 25% of unused or leftover building materials.		•	6.5
<i>Energy Efficiency - Indoor Lighting and Appliances</i>			
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, and washing machines.	•		6.5.9
It is intended that all buildings utilize natural gas, or propane where feasible, for clothes dryers, cooking stoves, heating, central air furnaces, water heaters, and/or boilers.	•		6.6
Utilizing Energy Star® light fixtures that use less energy and produce less heat than traditional incandescent light fixtures is encouraged.		•	B.5.9
<i>Energy Efficiency - Exterior Lighting</i>			
Light fixtures shall utilize energy conserving lamps.	•		B.4.7

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
<i>Energy Efficiency - Water Efficient Appliances</i>			
Utilize water-conserving appliances and plumbing fixtures.	•		6.2.4
Utilize flow restrictors and/or reduced flow aerators on lavatory, sink, and shower fixtures.	•		6.2.4
Commercial buildings are required to utilize automatic fixture sensors and low-consumption fixtures.	•		6.2.4
<i>Windows and Doors</i>			
Utilize high performance windows and doors.	•		B.5.5
Orient windows to maximize natural daylight and ventilation opportunities.		•	B.5.5
Energy Star windows or similar high performance solutions are required.	•		B.5.5
<i>Building Materials</i>			
Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.		•	B.5.8
Use building materials that may be recycled at the end of their useful life to the extent possible.		•	B.5.8

THE VILLAGE AT SQUAW VALLEY



SPECIFIC PLAN

APRIL 2015
DRAFT