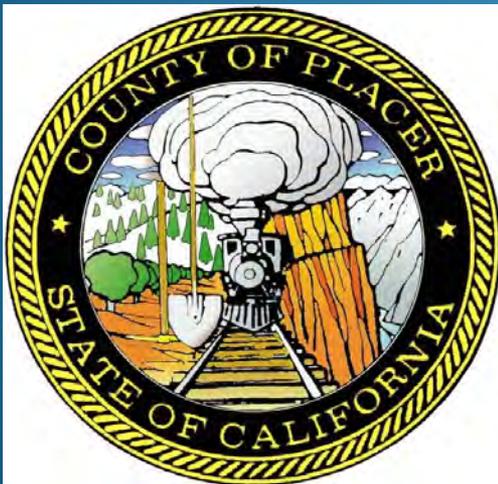


Village at Squaw Valley Specific Plan and Phase 1 Project Overview



Prepared by: Alex Fisch
Planning Services Division



Project Proposal

Village at Squaw Valley Specific Plan

- Amend the Squaw Valley General Plan and Land Use Ordinance
- Comprehensively plan the development of a 101.5-acre portion of Squaw Valley Village and surrounding area
- Develop a recreation-based, all-season mountain resort community consisting of up to 1,093 fractional ownership units including hotels, condo hotels, fractional ownership residential properties, and timeshare condominiums. Some single-family residential home sites may also be constructed.



Specific Plan Elements

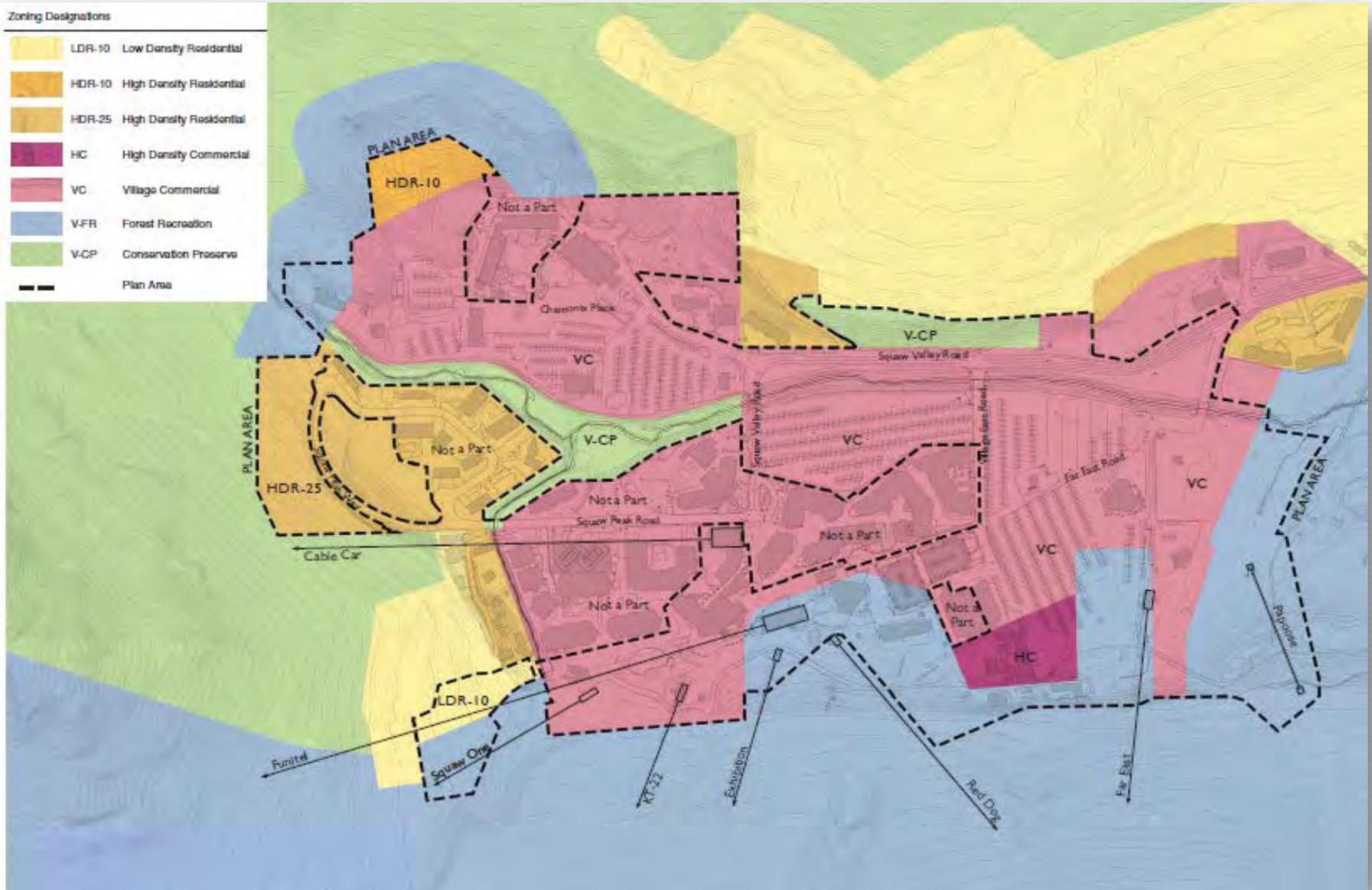
- ❖ Introduction (Background and Setting)
- ❖ Vision and Plan
- ❖ Land Use
- ❖ Village Open Space Network
- ❖ Circulation and Parking
- ❖ Public Services and Utilities
- ❖ Resource Management
- ❖ Implementation



Existing Zoning

Zoning Designations

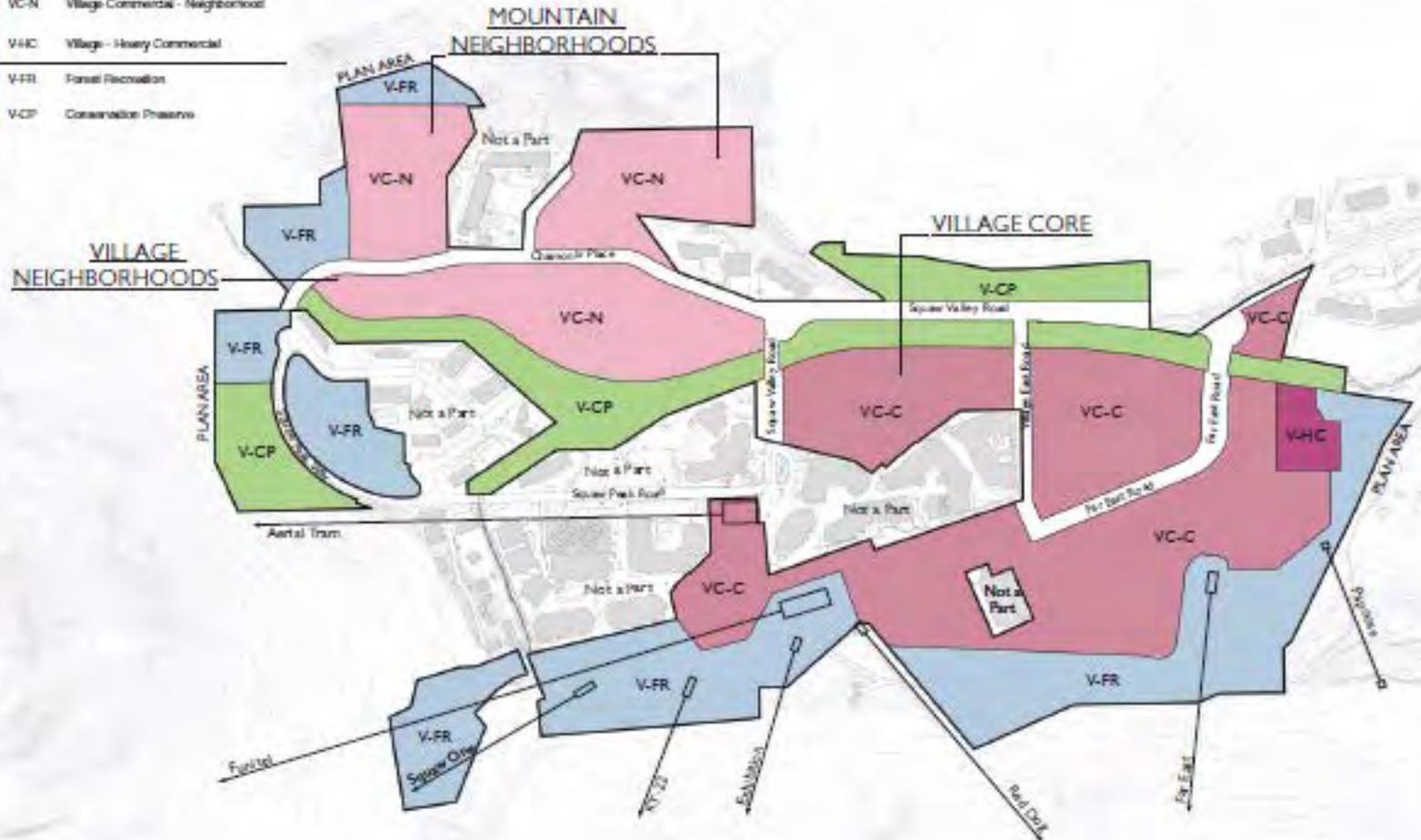
	LDR-10	Low Density Residential
	HDR-10	High Density Residential
	HDR-25	High Density Residential
	HC	High Density Commercial
	VC	Village Commercial
	V-FR	Forest Recreation
	V-CP	Conservation Preserve
	Plan Area	



Proposed Village Land Use Plan

Land Use Designations

- VC-C Village Commercial - Core
- VC-N Village Commercial - Neighborhood
- VHC Village - Heavy Commercial
- V-FR Forest Recreation
- V-CP Conservation Preserve



Village Open Space Plan

four | village open space network

Legend

- Primary Pedestrian Corridors
- Existing Primary Pedestrian Corridors
- Secondary Pedestrian Corridors
- Potential Secondary Pedestrian Corridors
- Landscape Corridors and Buffers
- Square Creek Corridor
- Developed Areas
- Recreation Areas
- Snow Beach
- Gathering Spaces
- Trailhead



Illustrative Concept Plan



Parcel Specific Design Criteria

appendix b | development standards and design guidelines

B



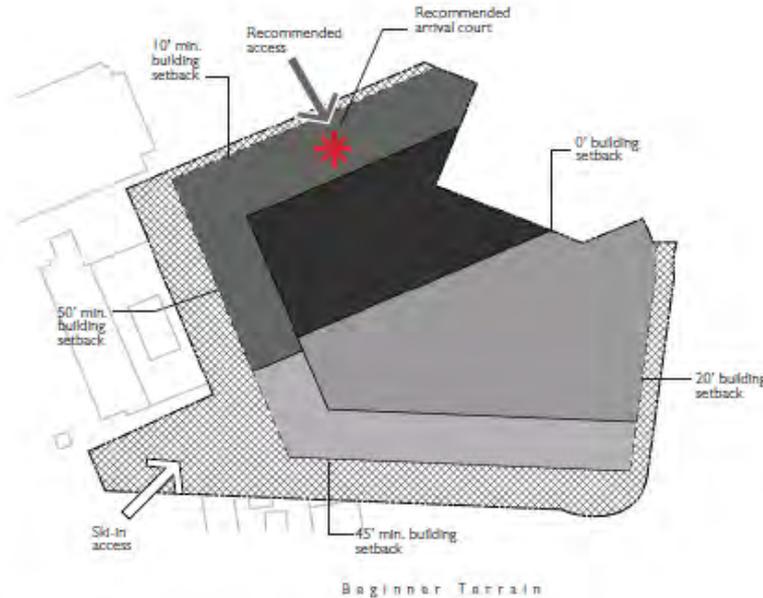
Legend

—	Site Boundary
- - -	Building Setback
Building Height*	
■	3 stories max. (52' max.)
■	4 stories max. (64' max.)
■	6 stories max. (92' max.)
■	8 stories max. (116' max.)
Village Open Space	
■	Pedestrian Corridor
■	Landscape Zone

Development Standards

Site B	VC-C-LS-HI
Site Area	4.82 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Residential Density	36 du/ac max.
F.A.R.	1.5 max.
Walls + Fencing	Refer to Guidelines

*For buildings that utilize podium parking, the podium height shall be excluded from the building height calculation. See Section B2.2 for Building Height definition.



➤ The Specific Plan proposes to include parcel specific development standards for the entire plan area. Parcel specific development standards would define:

- ✓ Setbacks
- ✓ Building height
- ✓ Massing
- ✓ Floor area ratio
- ✓ Units per acre
- ✓ Pedestrian zones
- ✓ Landscape zones

The proposed Design Guidelines, included as Appendix B of the Specific Plan, would also include other design criteria for materials usage, colors, signage, etc.

The Phase 1 Project



- Concurrent with approval of the Specific Plan, the applicant requests approval of entitlements to develop the first phase of the Specific Plan, which is outlined in red.
- Entitlement approvals required to construct Phase 1 include:
 - ✓ Small-Lot Tentative Subdivision Map
 - ✓ Conditional Use Permit
 - ✓ Design Review Agreement

Phase 1 Project Description

- Construct buildings totaling 834,323 square feet on 26 acres
- Buildings include:
 - ✓ 645,867sf of condo/hotel on Parcels A, B & C
 - ✓ 360 units / 691 keys (lock-off rooms)
 - ✓ 132,000sf Mountain Adventure Aquatic Center on Parcel D
 - ✓ 92,548sf Ski Services on Parcels A, B, C & F
 - ✓ 26,860sf Member Facilities on Parcel B
 - ✓ 19,004sf Restaurant and Retail
 - ✓ 19,048sf Other
- The project proposes to replace existing surface parking and structured parking facilities with podium parking spaces located beneath each of the condominium hotel buildings



Phase 1 Project Description cont.

- Buildings would range from 2 to 8 stories
- Maximum overall height is proposed at 120' for the MAC building on Parcel D
 - ✓ Condo hotel Building on Parcels A, B and C range from 3 to 8 stories with a maximum overall height of 100'
- Potable water demand for Phase 1 is currently estimated at 85 acre feet per year
- Off-site improvements proposed with Phase 1 include drainage, water and sewer line connections, minor roadway improvements, and an off-site parking lot with 500 parking spaces
- Construction is estimated to occur over a five-year period



Sample Phase 1 Building Elevations



BUILDING "A" EAST ELEVATION



BUILDING "A" WEST ELEVATION

Parcel A Building

Sample Phase 1 Building Elevations



BUILDING "A" PARTIAL WEST ELEVATION
2012-12

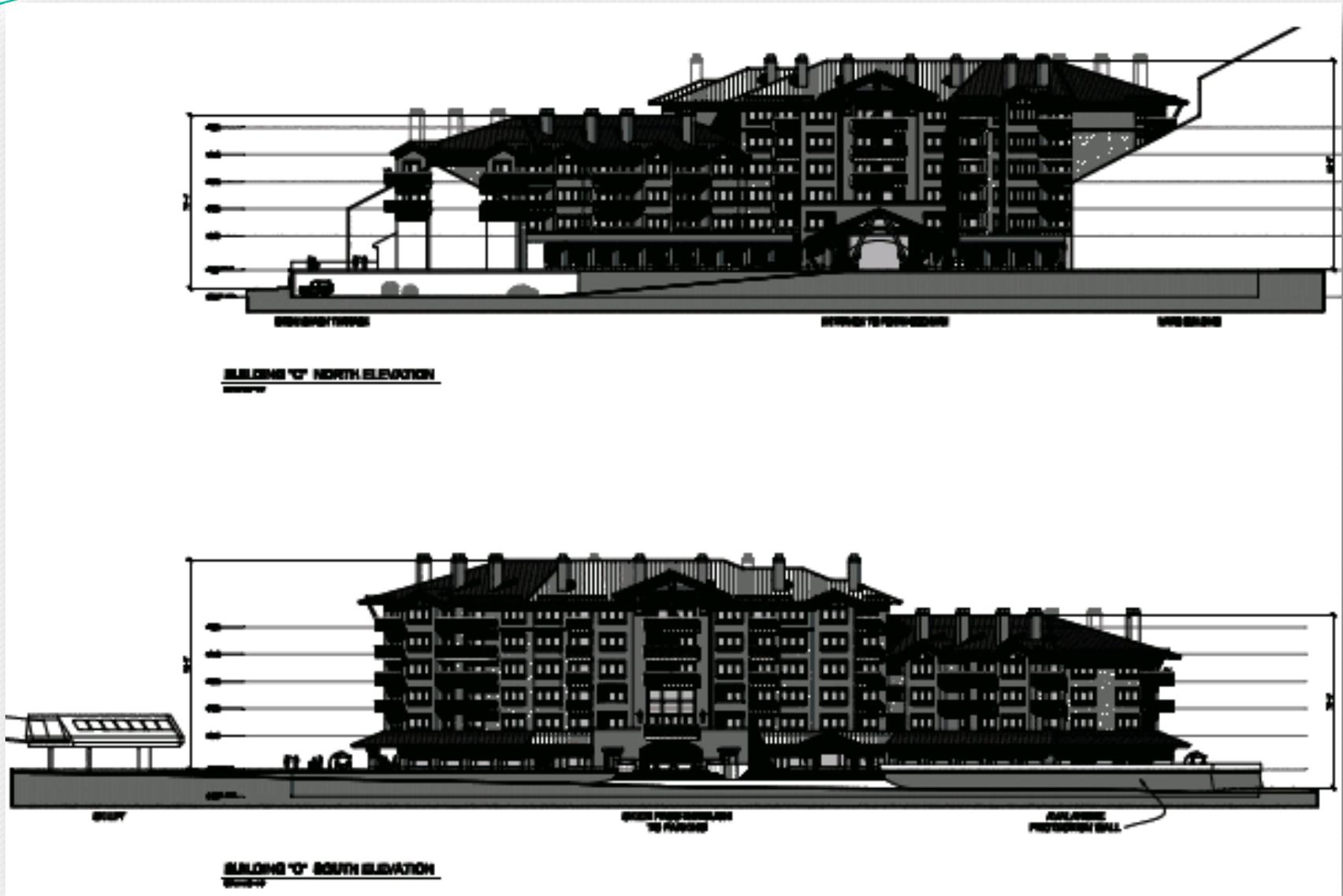
Parcel A West Elevation

Sample Phase 1 Building Elevations



Building B South Elevation

Sample Phase 1 Building Elevations



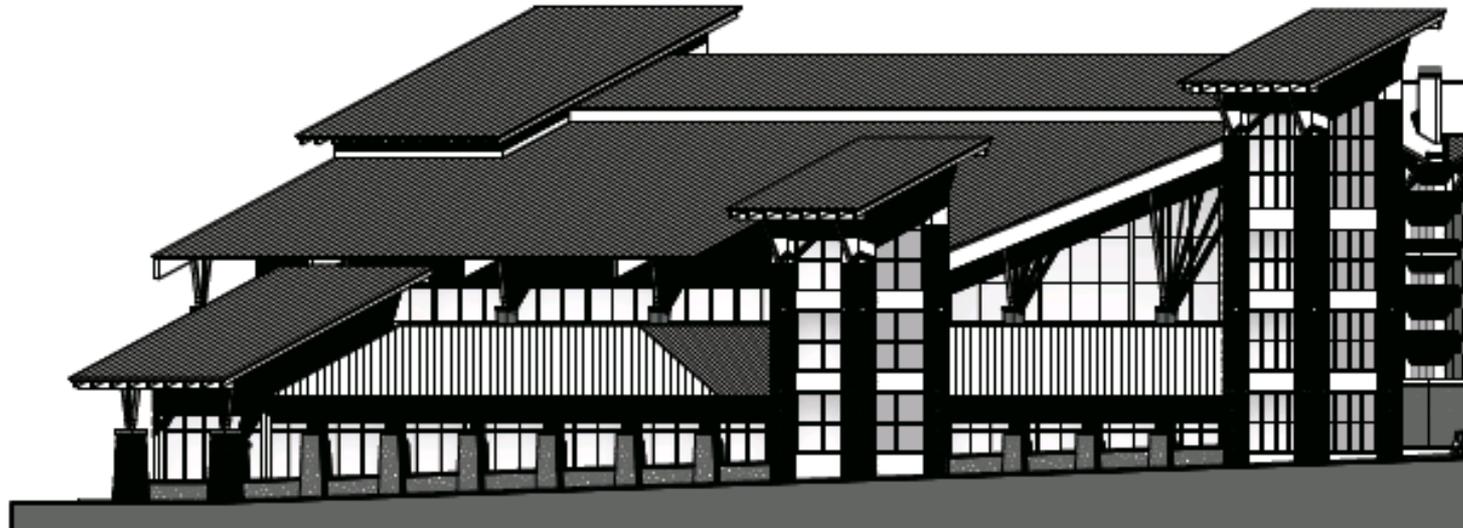
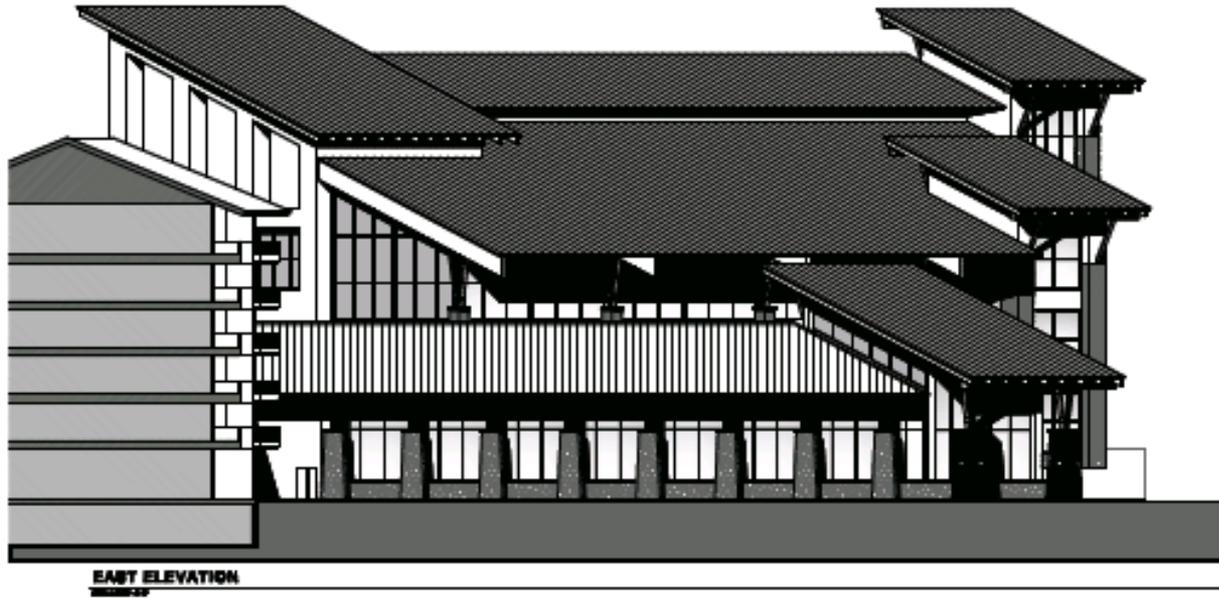
Parcel C Building Elevations

Sample Phase 1 Building Elevations



Building C North Elevation

Sample Phase 1 Building Elevations



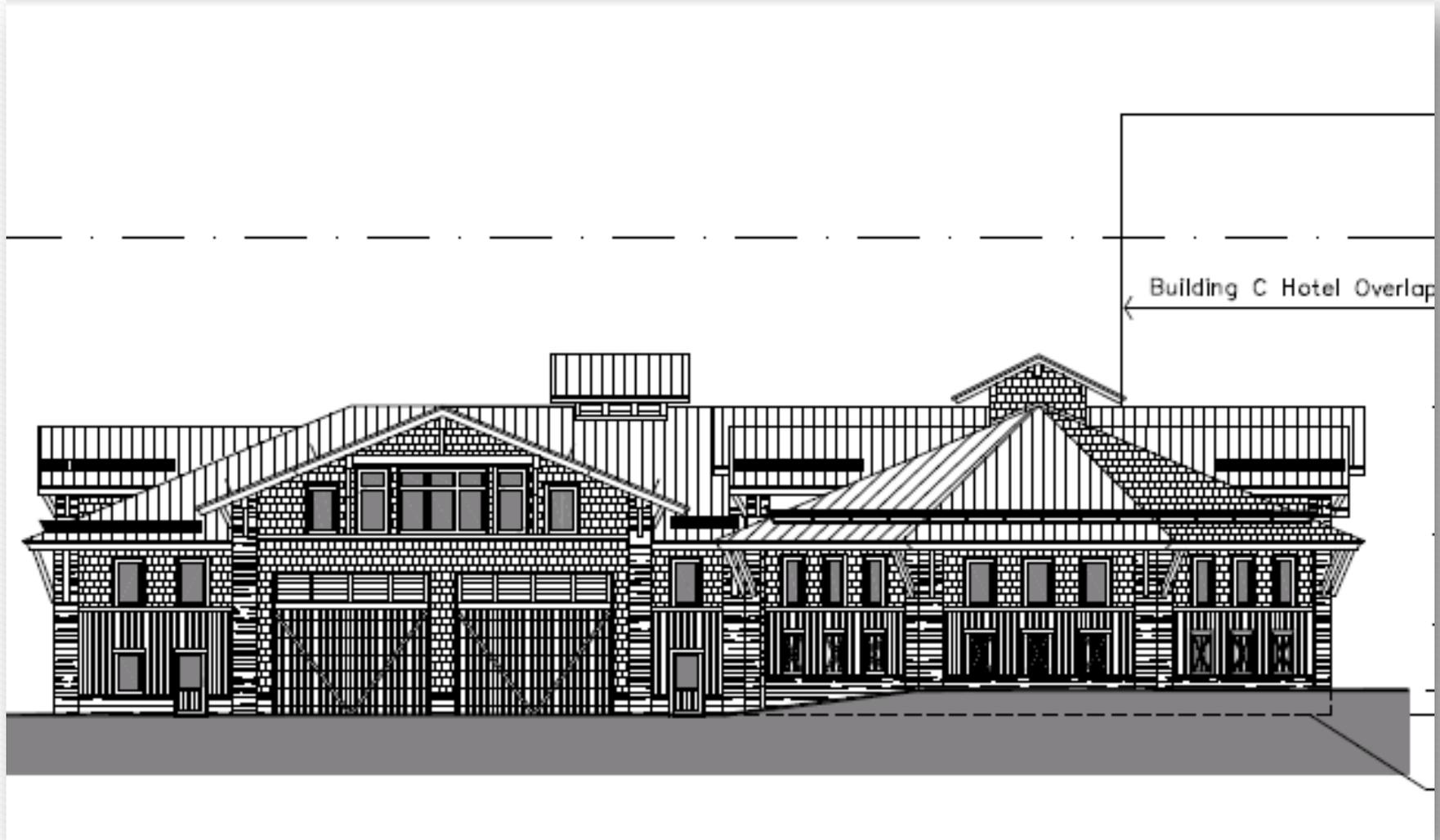
Mountain Adventure Aquatic Center Elevations

Sample Phase 1 Building Elevations



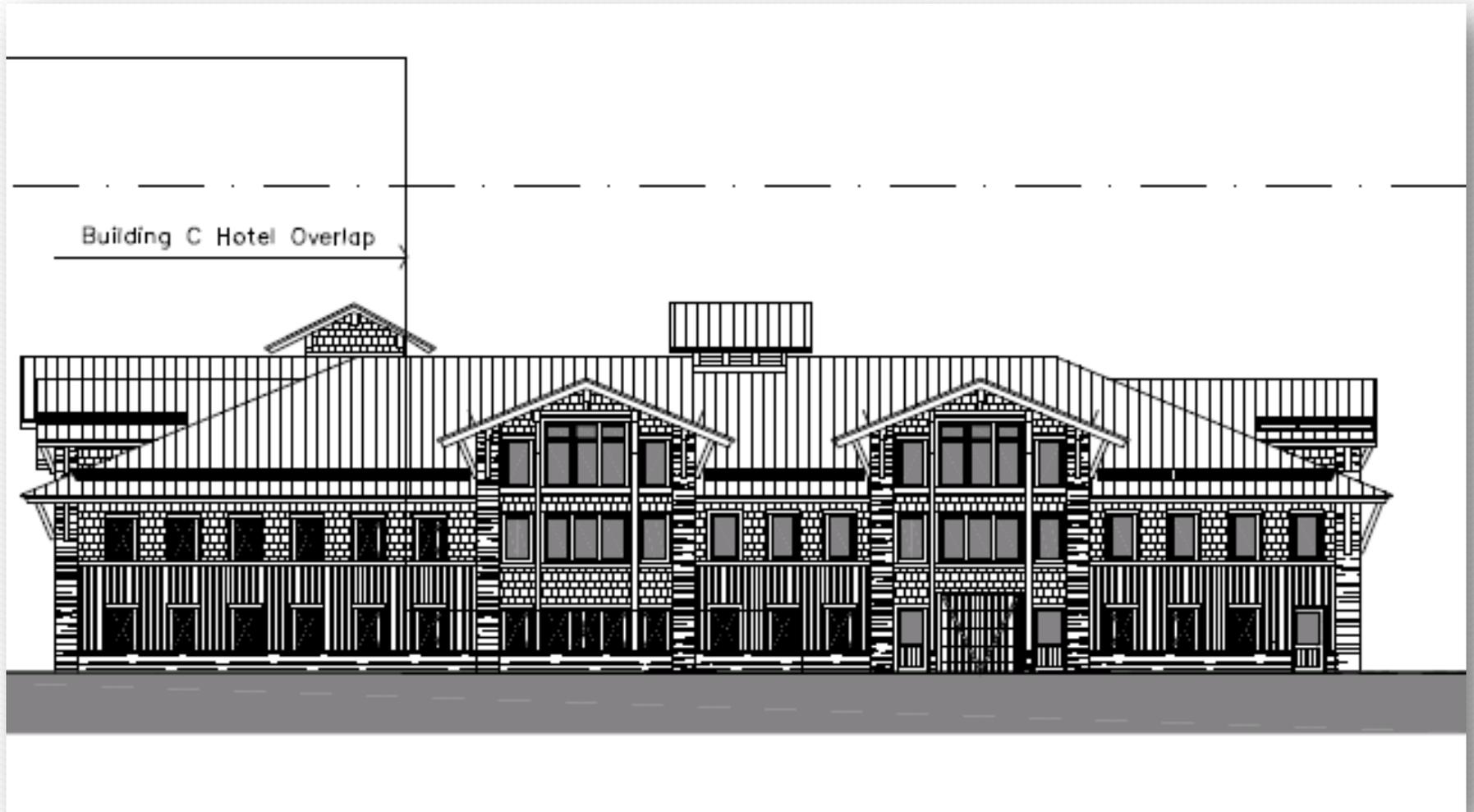
“Snow Beach” Elevation

Sample Phase 1 Building Elevations



Maintenance Facility North Elevation – Parcel F

Sample Phase 1 Building Elevations



Maintenance Facility South Elevation – Parcel F

Program EIR



Placer County will prepare a single Environmental Impact Report (EIR) for the Specific Plan and the Phase 1 project. The document will be both a program and a project EIR.

➤ The EIR will evaluate the entire Specific Plan at a program level of analysis

Advantages of Program EIR

- ✓ Broader contextual evaluation of Specific Plan land use patterns, goals & policies
- ✓ Evaluates cumulative effects of the proposal that might be missed on a project-by-project analysis
- ✓ Examines the environmental effects to resources, public services, traffic, aesthetics for development of the entire Specific Plan
- ✓ Provides the Lead Agency flexibility to implement program-wide mitigation measures applicable to future project phases
- ✓ Enables streamlined environmental review for subsequent project phases determined to be consistent with the program analysis and mitigations

Project EIR

- The Environmental Impact Report will also include a technical analysis of the Phase 1 project, which will analyze impacts at a project-specific level

Characteristics of Project EIR

- ✓ Project-specific technical analysis and disclosure of impacts
- ✓ Project-specific mitigation measures, which would include a combination of program level mitigations and project specific mitigations
- ✓ Major effects to be evaluated would include:
 - Groundwater supply & long term reliability
 - Public utilities & service systems
 - Transportation & traffic
 - Air quality & greenhouse gases
 - Aesthetics & scenic resources
 - Geologic hazards
 - Natural resources
 - Drainage & water quality
 - Cultural & historic resources
 - Housing
 - Noise



Entitlements and Actions

Required Board of Supervisors Actions to Approve the Specific Plan

- Certification of a Final Environmental Impact Report
- Approval of a Development Agreement
- Approval of a Resolution and Ordinance adopting the Village at Squaw Valley Specific Plan and development standards
 - ✓ Amendment to the Squaw Valley General Plan

Required Entitlements to Approve the Phase 1 Project

- Large-Lot Subdivision Map
- Small-Lot Subdivision Map
- Conditional Use Permit



Public Review and Comment

- Notice of Preparation Public Scoping Period: 10/9/12 – 11/8/12
 - ✓ Interested parties may submit written comments to the County on the range of environmental impacts the project may have
- Other opportunities for public comment:
 - ✓ The Squaw Valley Municipal Advisory Council monthly meetings – Staff will present periodic project updates to the MAC throughout the project review, which is estimated to be 18 to 24 months
 - ✓ The Planning Commission – Staff will update the Commission of project milestones and will receive comments on the Draft EIR prior to the Commission’s consideration of the Specific Plan and Phase 1 project entitlement requests
 - ✓ The Board of Supervisors - Staff will update the Board of project milestones prior to the Board’s consideration of the Specific Plan and Phase 1 project entitlement requests
- Anytime – send comments to:
 - ✓ Alex Fisch: Planning Services Division
3091 County Center Drive, Auburn 95603
Direct: 530.745.3081 of Afisch@placer.ca.gov

