

The Village at Squaw Valley

# SPECIFIC PLAN

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• draft •



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# 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 101 acres of the previously developed Squaw Valley Village located at the western end of Squaw Valley. One of the main goals of the Plan is to comprehensively address current standards for environmental quality, sustainability and appropriate development approaches to create a world-class 21st century, recreation-based, all-season mountain resort community.

The Plan Area lies within the Squaw Valley General Plan and Land Use Ordinance area (SVGPLUO). This Specific Plan intends to build 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, Development Standards 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 plan 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 winter and summer visitor and resident populations. The Specific Plan is sensitive to the natural and human environment found within the Valley. 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 1758.200 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 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.

### **Squaw Valley General Plan and Land Use Ordinance (SVGPLUO)**

The SVGPLUO is comprised of the Plan Text, Land Use Ordinance, Plan Map, and the Environmental Impact Report and was adopted 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 Standards 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. To the extent this Specific Plan uses terms that are not defined in Appendix A, any applicable definitions in the Land Use 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 Valley. The ultimate build-out of this Specific Plan is consistent with this future growth level anticipated in the SVGPLUO.

As outlined in the SVGPLUO, the following guidelines are to be followed in development of areas within Squaw 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.
- » 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-Squaw 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 policy statement that guided the development of the SVGPLUO:

*“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, this 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. A project-specific analysis is also provided for the first phase of development.

Section 65457(a) of the Government Code and Section 15182(a) of the State 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 plan as described and analyzed in the Program EIR.

## 1.4 Project Location and Context

The Plan Area is an approximately 101 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).



Figure 1.1—Regional Context



Figure 1.2—Site Context

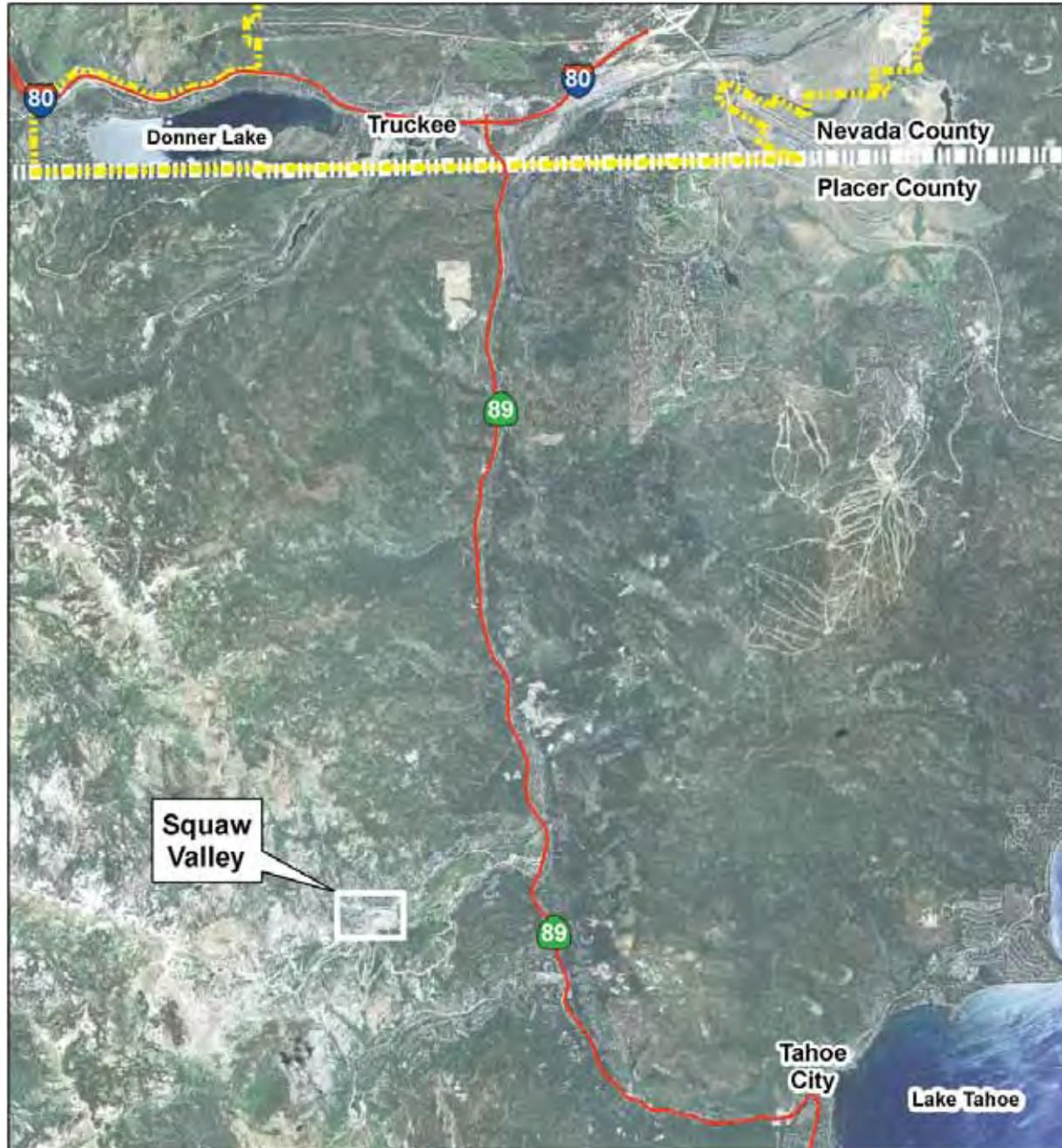


Figure 1.3–North Tahoe Context

## 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 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 as well as the California Sierra Nevada snow belt.

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 visitor and resident 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 largest portion of the Plan Area is currently a series of day skier parking lots. Other existing buildings and improvements within the Plan Area include recreational facilities, ski lifts, lodging, skier services, residential 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).

Legend

- (1) Olympic Village Lodge
- (2) West Parking Lots
- (3) PlumpJack
- (4) Olympic House
- (5) Village
- (6) Village Check-In
- (7) East Parking Lots
- (8) Structured Parking
- (9) Locker Room
- (10) Squaw Kids
- (11) Red Wolf Lodge
- (12) Red Dog Maintenance
- (13) Golf Course
- (14) Meadow
- (15) Bridge



Figure 1.4—Existing Conditions

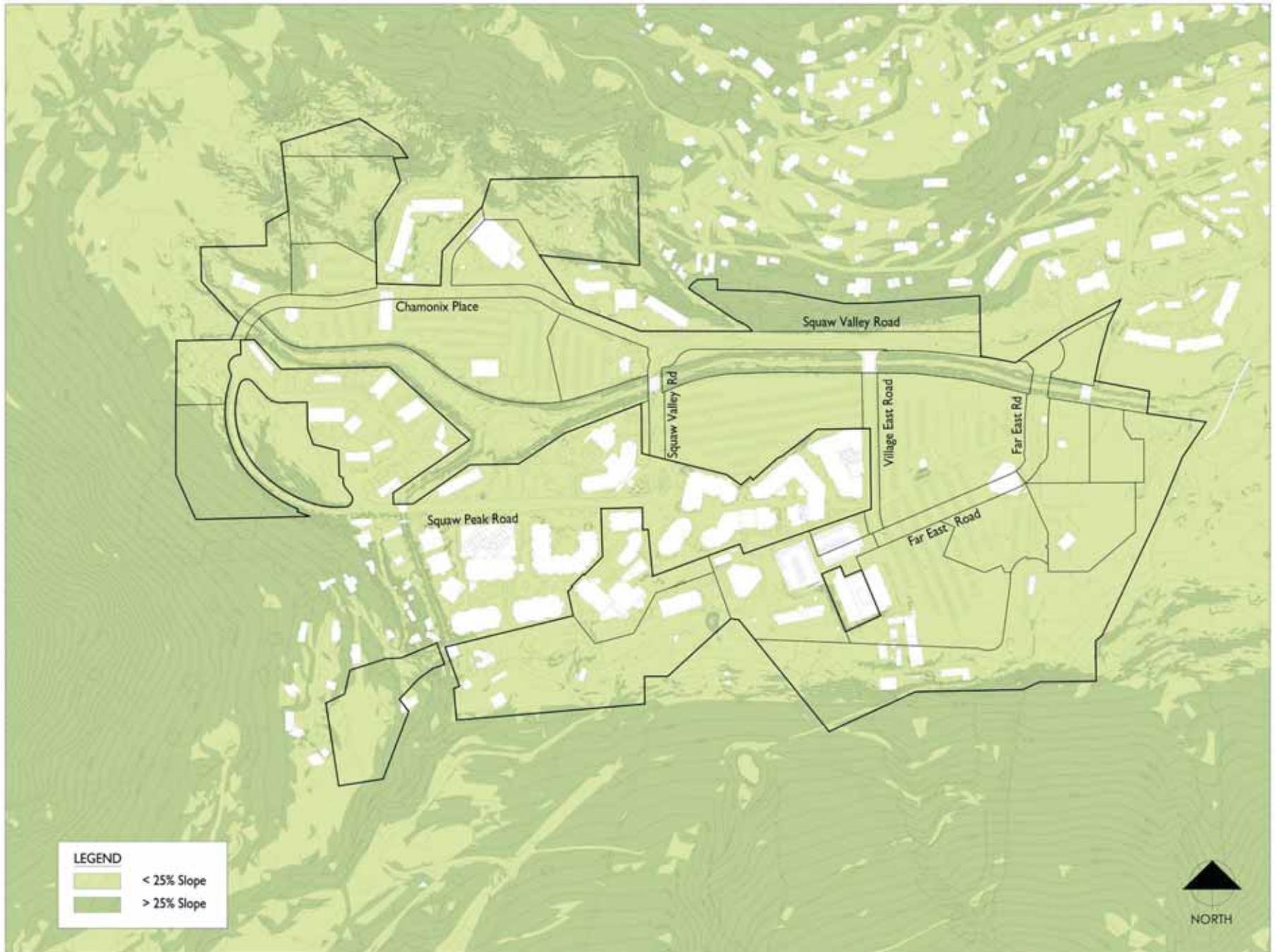


Figure 1.5–Slope Analysis

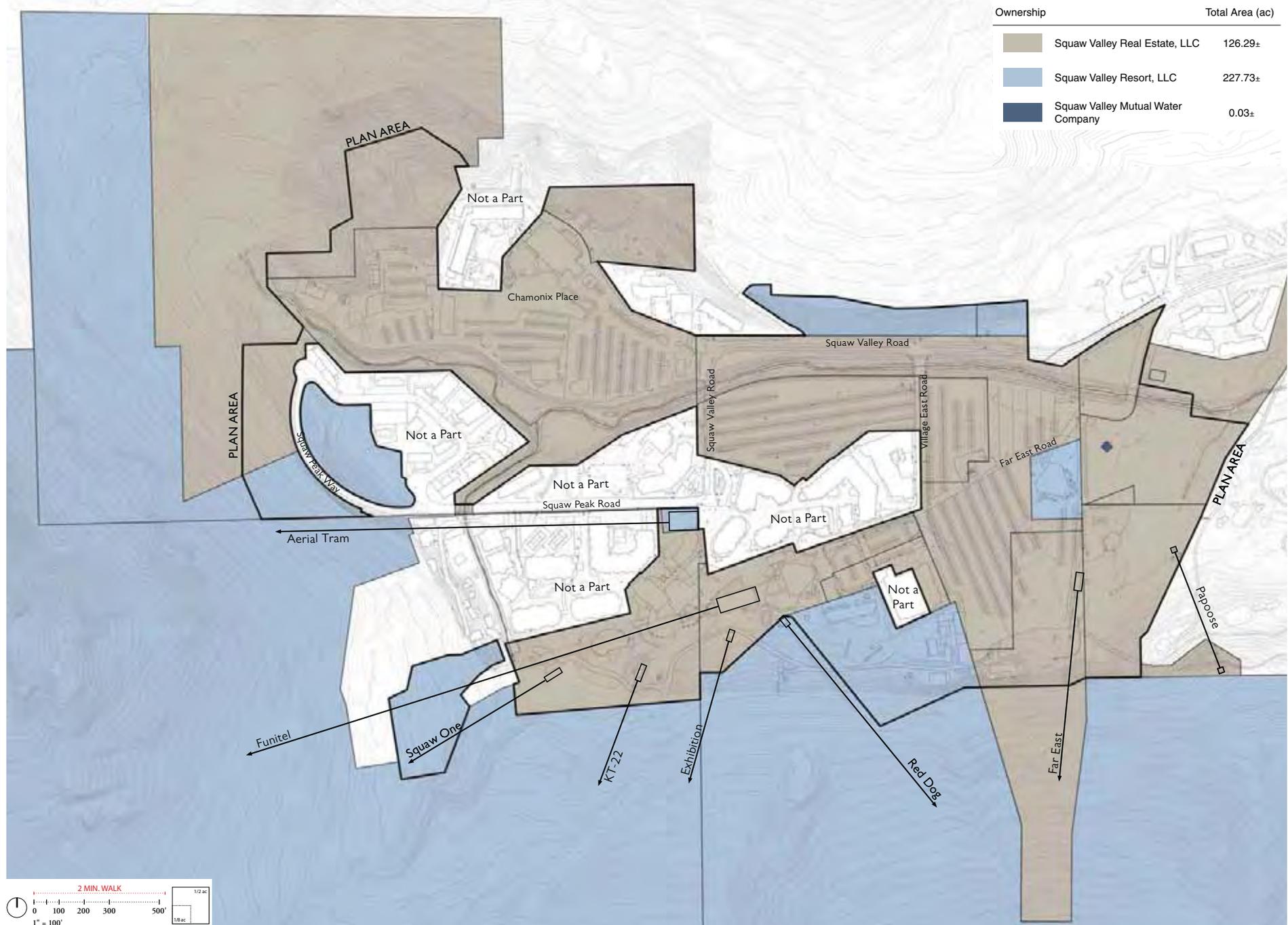


Figure 1.6—Ownership Plan

### 1.5.3 Current Ownership

The Plan Area consists of all or part of 22 parcels, 21 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, High-Density Commercial, High Density Residential, Forest Recreation, Conservation Preservation and Low Density Residential, as shown on Table 1.1- Existing Land Use/Zoning and Figure 1.7 – Existing Land Use/ Zoning.

Table 1.1–Existing Land Use/Zoning

Land Use / Zoning Designation	Area (ac)	Allowed Bedrooms	Allowed Units <sup>1</sup>	Allowed Units + density bonus <sup>2</sup>
 <b>LDR-10 Low Density Residential</b>	<b>1.5</b>	<b>15</b>	<b>6</b>	<b>6</b>
 <b>HDR-10 High Density Residential</b>	<b>2.1</b>	<b>21</b>	<b>8</b>	<b>8</b>
 <b>HDR-25 High Density Residential</b>	<b>6.8</b>	<b>170</b>	<b>68</b>	<b>68</b>
 <b>HC Heavy Commercial</b>	<b>2.6</b>	--	--	--
 <b>VC Village Commercial</b>	<b>61.3</b>	<b>3,065</b>	<b>1,226</b>	<b>1,533</b>
<b>Subtotal</b>	<b>74.3</b>	<b>3,271</b>	<b>1,308</b>	<b>1,615</b>
 <b>FR Forest Recreation</b>	<b>19.1</b>	--	--	--
 <b>CP Conservation Preserve</b>	<b>8.1</b>	--	--	--
<b>Subtotal</b>	<b>27.2</b>	--	--	--
<b>Total</b>	<b>101.5</b>	<b>3,271 bedrooms<sup>1</sup></b>	<b>1,308 units<sup>1</sup></b>	<b>1,615 units<sup>1</sup></b>

Notes:

- (1) The assumed conversion rate from bedrooms to units is 2.5 bedrooms/unit which is the average rate yielded from the mix of products shown on Figure 2.1 - Illustrative Concept Plan.
- (2) Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.

Zoning Designations

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

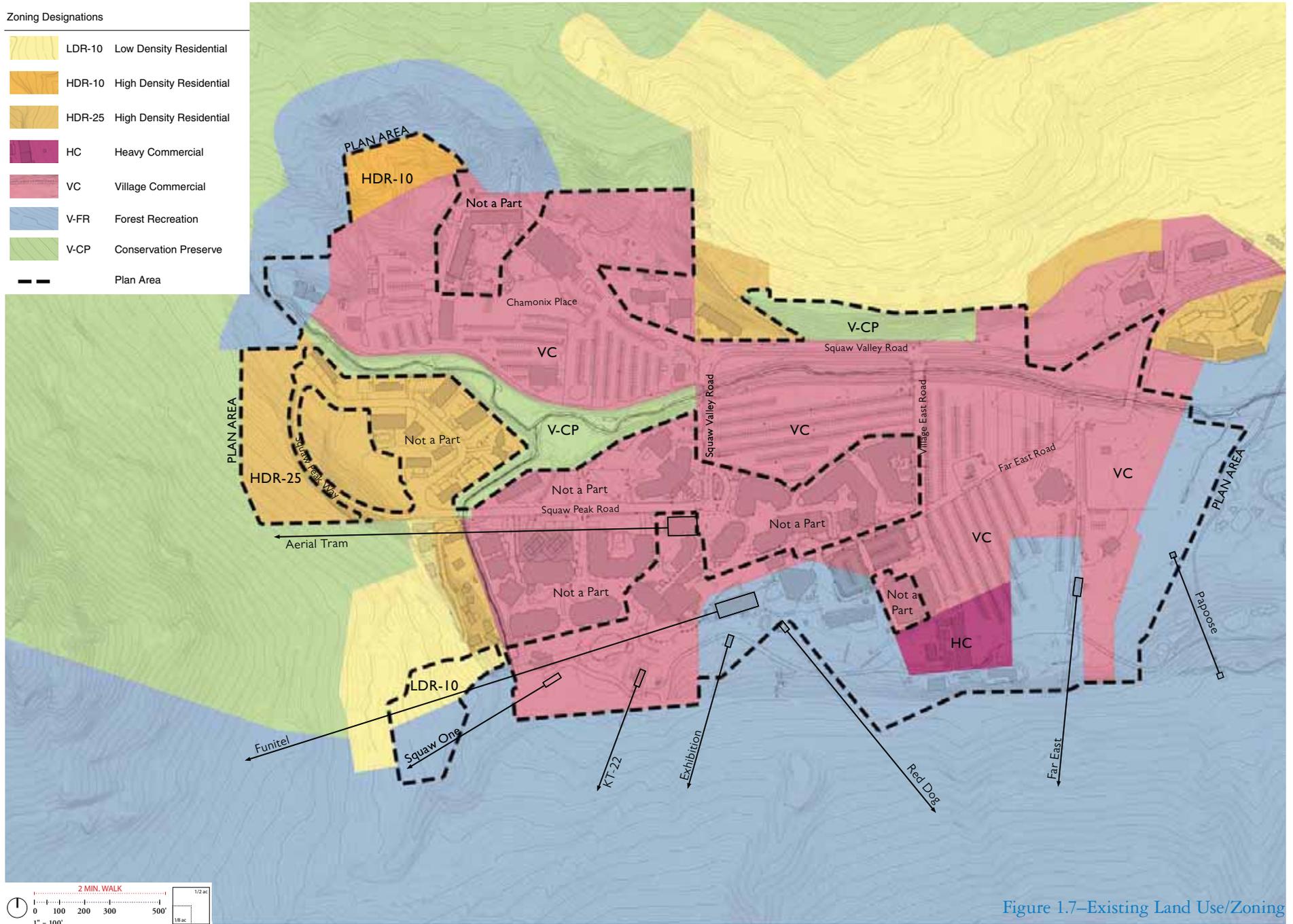


Figure 1.7—Existing Land Use/Zoning

## 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 Chapter 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." Policies are for the most part located within subsections of chapters. For example, the Open Space goals address the provision of services and utilities generally and appear at the beginning of that chapter. Policies for each type of utility or service, such as water or fire protection, then appear within the applicable subsection.

**Development Standards** - Are specific and sometimes quantified regulation 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 Squaw Valley 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 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 and concepts and policies for development and conservation.
- » Chapter 4 - Open Space - Presents the open space framework and concepts and policies for the pedestrian network, landscape corridors, and the Squaw Creek corridor.
- » Chapter 5 - Circulation and Parking - Presents the circulation network and concepts and policies related to vehicular circulation, parking, public transit, and pedestrian and bicycle circulation.
- » 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.

*B. Development Standards and Design Guidelines* – The Development Standards and Design Guidelines (Standards and Guidelines) is the companion document to this Specific Plan to implement the regulatory framework and planning concepts of the Specific Plan. 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.

## Vision & Plan

### 2.1 The Vision

The Specific Plan envisions the evolution of a sustainable mountain resort that provides a diversity of residential, visitor accommodations, retail, health and well-being and recreational opportunities while preserving the unique aesthetic, cultural and environmental assets of the Valley. The central focus of the Plan is 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 three main zones, all organized on lands that have been previously developed or disturbed:

- » ***The Village Core*** – This zone is the center of the Resort. This area consists of the widest variety of uses within a high-density, active, tourist-related mixed-use fabric;
- » ***The Village Neighborhoods*** – This zone consists of a high density resort residential fabric that accommodates a mix of uses and passive recreational opportunities; and
- » ***The Mountain Neighborhoods*** – This zone consists of low-density resort residential neighborhoods and small-scale neighborhood serving commercial uses.

The intent of the 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 illustrates one scenario of how the Specific Plan could be implemented.

### 2.2 Guiding Goals

The principles set forth in this 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 build-out envisioned in the plan.*
2. *Respect and honor the cultural and environmental setting by establishing a sustainable and optimum level of development consistent with the Valley's history and current resource management and development practices.*
3. *Revitalize, enhance and renew the Village areas to create a series of compact, tourist-related mixed-use neighborhoods that are connected, safe and walkable.*
4. *Value flexibility and anticipate change while providing an innovative, dynamic development framework.*
5. *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, retention of mountain views, and the establishment of a robust pedestrian open space network.*
6. *Create a self-sustaining, self-contained resort core that provides all necessary services and amenities to guests and residents on site.*
7. *Provide a comprehensive circulation, transit and parking plan that reinforces the creation of a convenient, sustainable and vibrant resort.*

Throughout this document, Policies are described that support the achievement of meeting these Goals.



Figure 2.1—Illustrative Concept Plan

Note: Plan illustrates one scenario of how the Specific Plan could be implemented.

### 3. Land Use

This chapter sets forth the overall land use planning framework for both development and conservation within the Plan Area. 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 - Land Use Plan illustrates the pattern of development permitted within the Plan Area. The Land Use Plan implements the SVGPLUO goals by designating land for tourist-related residential, visitor accommodations, commercial services, and recreation facility development. Development permitted under this Plan stays within the carrying capacity of the site as well as the development levels described in the SVGPLUO (see Appendix B for additional information).

Maximum possible density is limited to 1,615 dwelling units (not including employee housing) which is at or equal to the planned intensity per the SVGPLUO using standard rates of 2.5 bedrooms per unit, as described in this chapter. 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 this 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, access to hiking trails, horseback riding, and swimming. As described in Chapter 1, the intent of this 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 a series of 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 Plan is generally organized into three main environments from the most intensely developed areas in the Village Core and Village Neighborhoods, to the least intensely developed areas in the Mountain Neighborhoods as follows:

- » *The Village Core* – the heart of the Village with predominately transient occupancy uses including hotel, condo hotel, fractional, timeshare and visitor supporting commercial uses;
- » *The Village Neighborhoods* – high-density mixed-use/resort residential areas, including condo hotels, fractional and timeshare uses;
- » *The Mountain Neighborhoods* – low-density resort residential areas that provide the transition to the surrounding forested areas.

### 3.2 Land Use Goals and Policies

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.
- Goal LU- 2: Promote development that is sensitive to the natural environment and the Olympic Valley community, taking advantage of principle 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, 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).
- Policy LU- 3: Concentrate development in already disturbed or developed areas.
- Policy LU- 4: Provide a diversity 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 – Land Use Plan, 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 Guidelines in Appendix B are crafted to ensure that commercial and residential development is of high quality, and consistent with the land use policies identified above.

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 core 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, timeshare, fractional, vacation clubs, hotels, condo hotels), at a maximum density of 34 units per acre (48 bedrooms/acre), recreation, skier services, parking facilities and other recreation and resort based amenities. These uses are intended to include amenities that attract guests in both the winter and summer months. Many of the services and amenities will be available both to resort guests and day skiers 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 and network of walks, sidewalks, plazas, and courtyards. Uses include resort residential and tourist commercial (multi-family, timeshare, fractional, vacation clubs, hotels, condo hotels), at a maximum density of 43 units per acre (43 bedrooms/acre). In addition, spas and health care services, skier services, recreational and resort based facilities and related ancillary uses would be allowed.

The Mountain Neighborhoods area within the Village Commercial – Neighborhood designation shall have lower intensity development, providing a transition to adjacent existing neighborhoods and forested areas. Allowed uses in these areas are resort residential and tourist commercial uses (such as single-family, multi-family, timeshare, fractional, and hotel condo), and recreational facilities and neighborhood serving commercial uses. The dwellings may consist of single-family detached homes and/or low intensity attached units at densities of 4 to 5 units per acre (12 bedrooms/acre).

#### **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 operations with convenient access to ski areas. 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 - Conservation Preserve (V-CP)**

The intent of the Village - Conservation Preserve land use designation is to preserve the natural beauty and ecological resources of Squaw 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 grading, large impervious surfaces, or significant alteration of land. Uses within these areas include public serving accessory buildings under 200 gross square feet, passive recreational uses that do not require structures or impervious surfaces, multi-purpose trails and picnic areas.

#### **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 private 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 maintenance facilities, snow storage, tennis courts, playgrounds, parks, surface parking, and other mountain related amenities.

Table 3.1–Land Use Summary

Land Use Designations	Area (ac)	Maximum Bedrooms	Maximum Units	Maximum Density	Average Density	Maximum Commercial	Existing Commercial to be Removed	% of Plan Area
 VC-C Village Commercial - Core	30	1,411 bedrooms	720 units	34 du/ac	24 du/ac	314,500 sf <sup>(1)</sup>	122,938 sf	30%
 VC-N Village Commercial - Neighborhood	18	773 bedrooms	373 units	43 du/ac	21 du/ac	24,000 sf	33,992 sf	18%
 V-HC Village - Heavy Commercial	2	--	--	--	--	56,500 sf	--	1%
<b>Developed Area - Subtotal:</b>	<b>50</b>	<b>2,184 bedrooms</b>	<b>1,093 units</b>	<b>--</b>		<b>395,000 sf</b>	<b>156,930 sf</b>	<b>49%</b>
 V-FR Village - Forest Recreation	28		--	--		--	--	28%
 V-CP Village - Conservation Preserve	15		--	--		--	--	15%
<b>Subtotal</b>	<b>43</b>							<b>43%</b>
Roads and Infrastructure	8							8%
<b>Total:</b>	<b>101</b>	<b>2,184 bedrooms</b>	<b>1,093 units<sup>(2)</sup></b>			<b>395,000 sf <sup>(2)</sup></b>	<b>156,930 sf</b>	<b>100%</b>

Notes:

- (1) This commercial square footage includes replacement of existing commercial uses and maintenance facilities.
- (2) Development within the Plan Area shall not exceed the maximum units and commercial square footage shown.

Land Use Designations

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

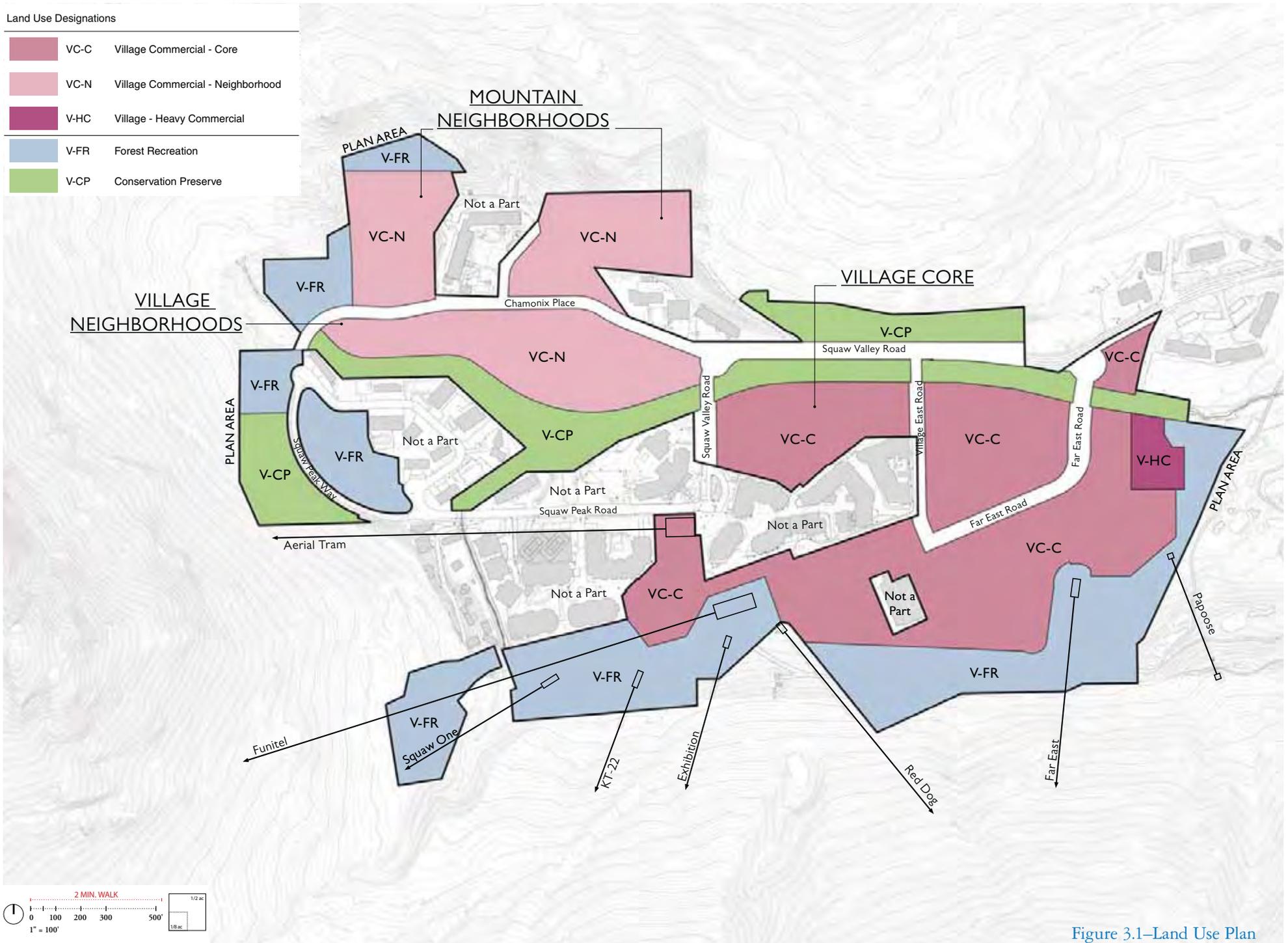


Figure 3.1—Land Use Plan

Table 3.2–Allowed Uses

a. Residential

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

b. Recreation, Education, and Public Assembly

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR
Amusement and Recreational Enterprises	a	a	--	--	--
Child Day Care Centers	--	a	--	--	--
Houses of Worship	a	a	--	--	--
Helicopter Skiing	--	--	--	--	a
Private Recreation Facilities	a	a	--	--	--
Public Recreation Facilities	a	a	--	--	--
Riding, Hiking, and Cross-country Ski Trails	--	a	--	a	a
Picnic Areas	a	a	--	a	a
Outdoor Amphitheater	a	a	--	--	a
Public and Private Playgrounds and Parks	a	a	--	a	a
Stables and Corrals	--	--	--	--	a
Ski Lifts, Ski Trails and Mountain Amenities	--	--	--	--	a
Tennis Courts	--	--	--	--	a
Schools (public or private)	--	a	--	--	--

c. Public Serving

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR
Library	a	a	--	--	--
Structures/Uses for the Operation of a Public Utility	a	a	a	a	a
Structures/Uses for the Performance of a Governmental Function	a	a	a	--	a
Public Safety Facilities	--	--	--	--	a
Accessory Buildings (not to exceed 200sf gross floor area)	--	--	a	a	a

d. Tourist Commercial

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

- a Allowed Uses
- cup Conditional Use Permit Required
- Uses not allowed

Notes:

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

e. Neighborhood Commercial

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

f. Office / Business Services

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

g. Miscellaneous

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR
Parking Garages	a	a	a	--	--
Service Stations	a	a	a	--	--
Ski Maintenance Facilities	a	--	a	--	a
Surface Parking Lots	a	a	a	--	a

h. Temporary Uses

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR
Arts & Crafts Fairs	a	a	--	--	a
Civic/Community Events	a	a	--	--	a
Farmers Markets	a	a	--	--	a
Festivals	a	a	--	--	a
Live Entertainment Events	a	a	--	--	a
Retail Establishments	a	a	--	--	a
Seasonal Camp Facilities	a	a	--	--	a
Seasonal Parking	a	a	--	--	a
Vendor Carts	a	a	--	--	a

- a Allowed Uses
- cup Conditional Use Permit Required
- Uses not allowed

Notes:

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