

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 less than 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. See Figure 3.1 for the locations of the various neighborhoods, and individual descriptions below:

- ▶ 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

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, 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).

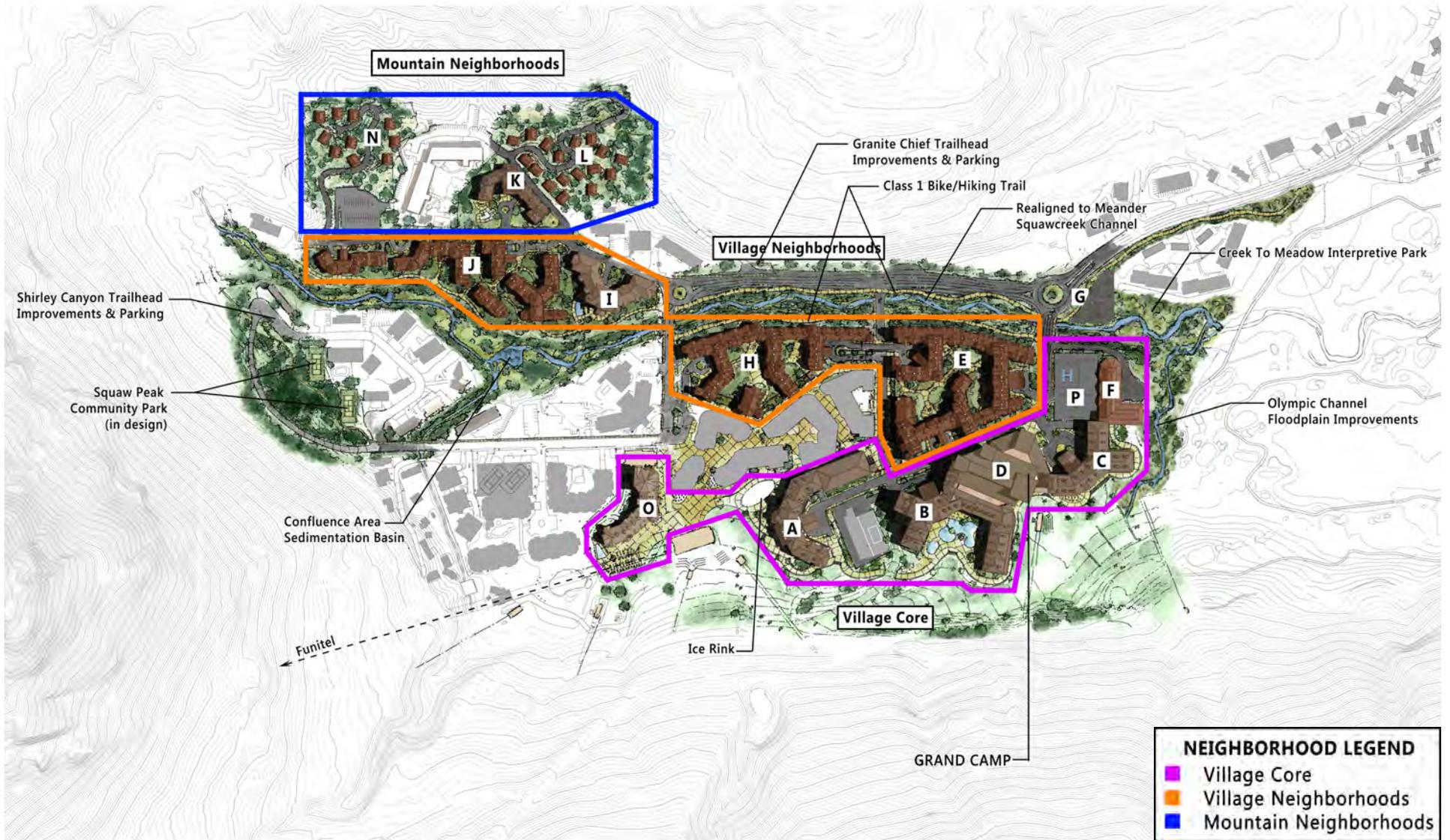


Figure 3.1- Project Neighborhoods

- 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 3.2 – Land Use Plan, Table 3.1 – Land Use Summary, and Table 3.3 – 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. Additionally, a Design Review application will be submitted to the County for each project or every parcel to ensure compliance.

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.

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 significant 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

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 6 to 8 units per acre (18 - 20 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-

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.

3.4 Zoning Designations

This Specific Plan establishes zoning districts which implement the desired densities and character of the Plan Area. Regulations or components not described within this Specific Plan shall default to the SVGPLUO and/or the Placer County Zoning Ordinance for applicable provisions. Refer to Table B-1 for the Specific Plan Zoning Designations.

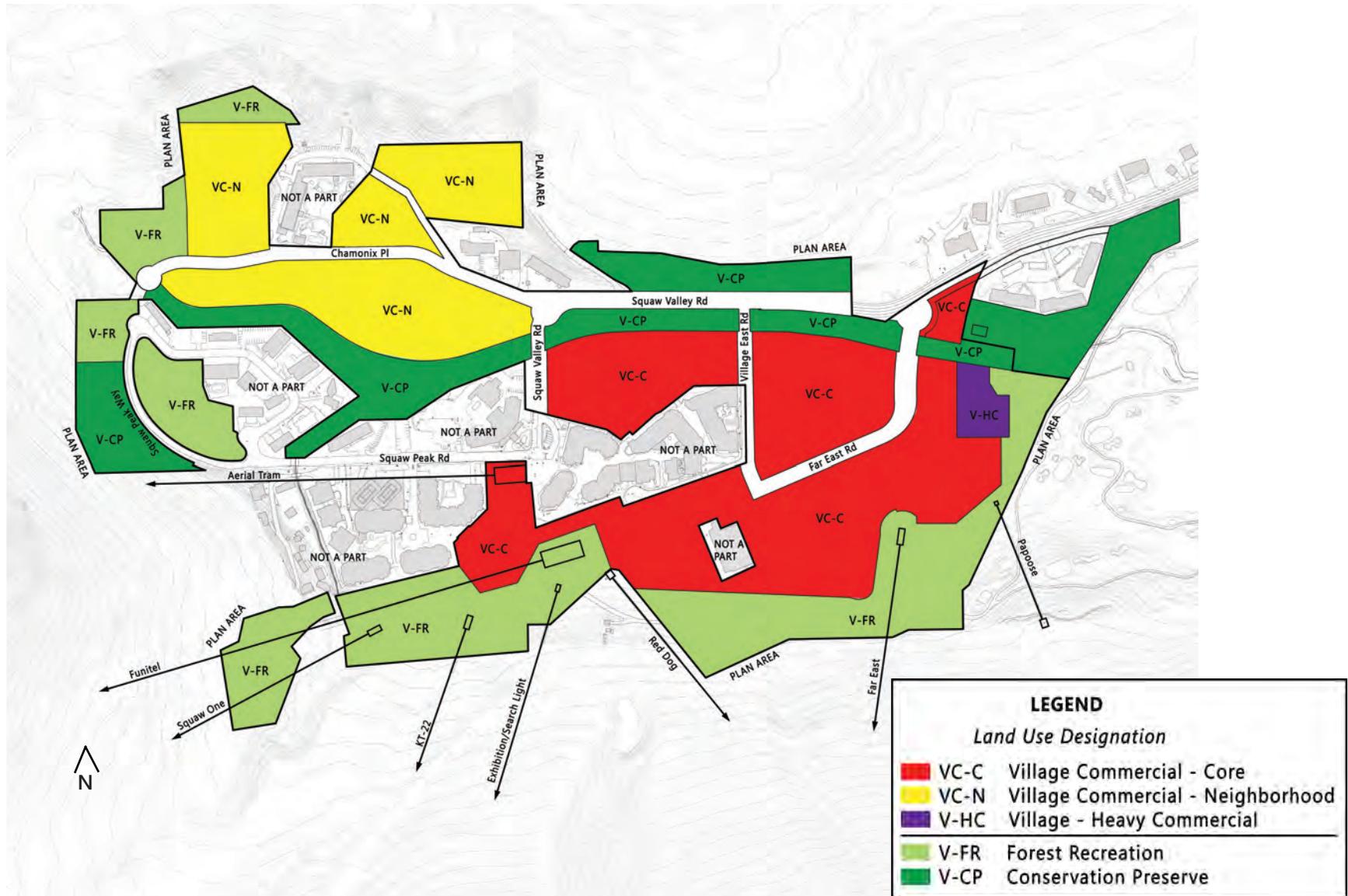


Figure 3.2– Land Use Plan

Land Use Designations			Area (ac)	Maximum Units	Maximum Bedrooms	Maximum Density	Average Density	Maximum Commercial	Existing Commercial to be Removed	% of Plan Area
	VC-C	<i>Village Commercial - Core</i>	30	720 units	1,411 bedrooms	34 du/ac	24 du/ac	314,500 sf ⁽¹⁾	122,938 sf	30%
	VC-N	<i>Village Commercial - Neighborhood</i>	18	373 units	773 bedrooms	43 du/ac	21 du/ac	24,000 sf	33,992 sf	18%
	V-HC	<i>Village - Heavy Commercial</i>	2	--	--	--	--	56,500 sf	--	1%
Developed Area - Subtotal:			50	1,093 units	2,184 bedrooms	--		395,000 sf	156,930 sf	49%
	V-FR	<i>Village - Forest Recreation</i>	28	--		--		--	--	28%
	V-CP	<i>Village - Conservation Preserve</i>	15	--		--		--	--	15%
Subtotal			43							43%
Roads and Infrastructure			8							8%
Total:			101	1,093 units⁽²⁾	2,186 bedrooms			395,000 sf ⁽²⁾	156,930 sf	100%

Table 3.1– Land Use Summary

Footnotes: (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.

<i>Lot</i>	<i>Max. Bed-rooms per Acre</i>
A	66
B	74
C	66
D	
E	66
F	
G	
H	50
I	82
J	66
K	96
L	15
M	
N	11
O	44

Table 3.2– Proposed Bedroom Densities

A. Residential

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

- a Allowed Uses
- mup Modified Use Permit Required
- cup Conditional Use Permit Required
- Uses Not Allowed
- * Proj. under 20 units allowed; proj. between 20 & 50 units need mup; proj. over 50 units need cup
- ** Under 20,000 gsf allowed; over 20,000 gsf need mup
- + >2,500 sf disturbed need mup; <2,500 sf disturbed allowed

B. Recreation, Education, and Public Assembly

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

Table 3.3– Allowed Uses

Footnotes: (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.

C. Public Serving

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

D. Tourist Commercial

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

E. Neighborhood Commercial

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

F. Office / Business Services

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

- a Allowed Uses
- mup Modified Use Permit Required
- cup Conditional Use Permit Required
- Uses Not Allowed
- * Proj. under 20 units allowed; proj. between 20 & 50 units need mup; proj. over 50 units need cup
- ** Under 20,000 gsf allowed; over 20,000 gsf need mup
- + >2,500 sf disturbed need mup; <2,500 sf disturbed allowed

Footnotes: (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; (3) Clubs and Lodges, Restaurants without drive-up windows, nightclubs and taerns, and spas need mup if over 20,000 sf.

G. Miscellaneous

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

H. Temporary Uses

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR
<i>Arts & Crafts Fairs</i>	a	a	--	--	a
<i>Civic/Community Events</i>	a	a	--	--	a
<i>Farmers Markets</i>	a	a	--	--	a
<i>Festivals</i>	a	a	--	--	a
<i>Live Entertainment Events</i>	a	a	--	--	a
<i>Temporary Outdoor Sales</i>	a	a	--	--	a
<i>Seasonal Camp Facilities</i>	a	a	--	--	a
<i>Seasonal Parking</i>	a	a	--	--	a
<i>Vendor Carts</i>	a	a	--	--	a
<i>Educational Facilities</i>	mup	mup	--	--	--
<i>Construction Facilities</i>	a	a	a	--	--
<i>Interim Ski Services</i>	a	a	a	--	a

- a Allowed Uses
- mup Modified Use Permit Required
- cup Conditional Use Permit Required
- Uses Not Allowed
- * Proj. under 20 units allowed; proj. between 20 & 50 units need mup; proj. over 50 units need cup
- ** Under 20,000 gsf allowed; over 20,000 gsf need mup

Footnotes: (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.

3.5 Employee Housing

Squaw Valley provides a range of residential 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 County General Plan requires that new development in the Sierra Nevada provide employee housing equal to at least 50 percent of the housing demand generated by the project. Figure 3.3 - Employee Housing Site Plan shows potential solution. The Specific Plan would add 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 the County Housing Element.

Policy HS- 1: Provide affordable housing for a portion of its employees as specified in the 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 this 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 employees generated by the project by the end of the phase during which the job was created. 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) in order to minimize the distances traveled by automobile.

Policy HS- 5: Provide enhanced common areas, appropriate kitchen facilities, centralized laundry, 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 Olympic Valley that are obtainable and economically feasible for the developer and convenient for employees. Employee housing may also be located outside of Olympic Valley.

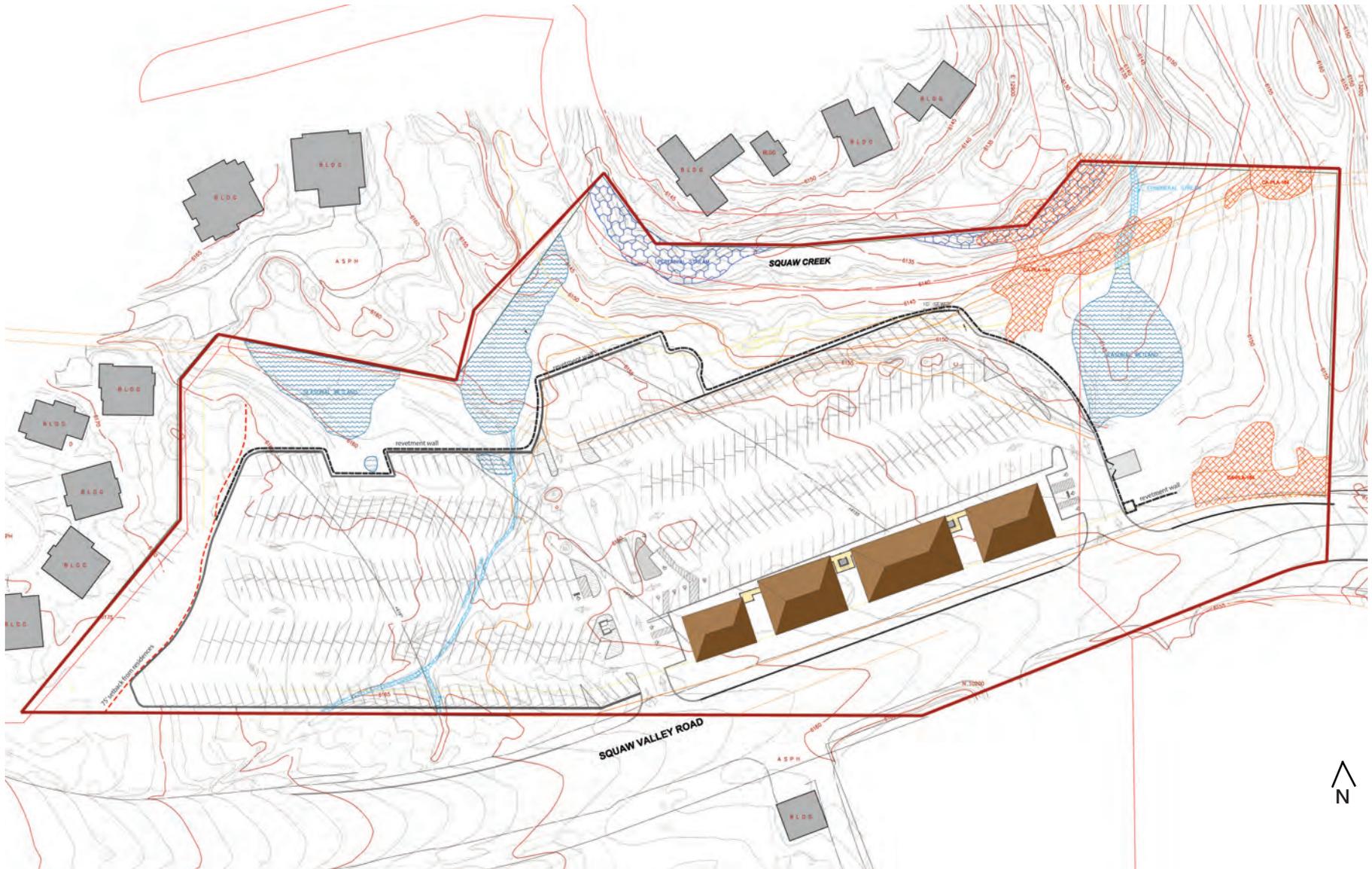


Figure 3.3– Employee Housing Site Plan

Footnotes: Employee housing will be located immediately adjacent to or above parking.