public service & 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, are utilized in conjunction with the proposed infrastructure.

6.1 Public Service & Utilities Goals & 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, 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 substantial 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 by incorporating recycling programs and informing 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 TMDL goals for Squaw Creek and the Lower Truckee River.

Policy PU-7: Implement erosion control and water quality

Service	*Agency/Provider*
Public Utilities	
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
Public Services	
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
Dry Utilities	
Propane	AmeriGas
Electrical Service	Liberty Energy
Telephone	AT&T, Verizon, T-Mobile
Television & Broadband	Suddenlink, DirecTV

Table 6.1– Service Providers

measures identified in the Placer County Storm Water management manual, Grading Ordinance and Low Impact Development Guidebook, including the Guidebook section for LID Site Design and Runoff 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 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 & Distribution Facilities

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. Once a water supply assessment and development agreement with the PSD have been completed, the project will secure water services from the PSD.

6.2.1 Water Supply Planning

The aquifer beneath the valley floor provides domestic and irrigation water supply for four (4) primary users: Squaw Valley Resort, SVPSD, 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 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 the existing users.

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 existing location. It is anticipated that several of the existing well sites within the project area will be relocated to accommodate the project. These relocated wells will be analyzed along with new wells for placement. 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 (6" – 12") diameter mains as illustrated in Figure 6.1- Conceptual

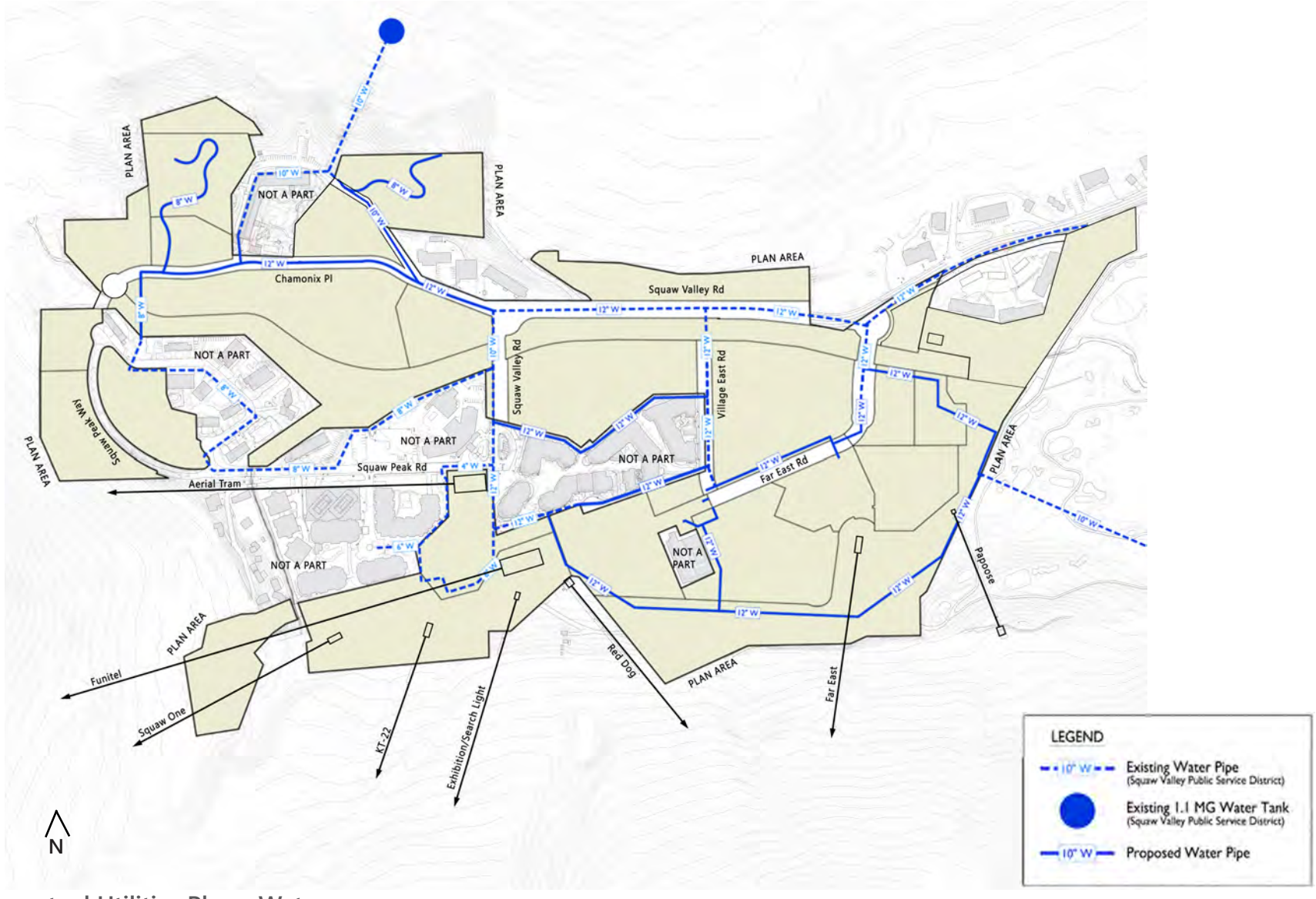

Figure 6.1– Conceptual Utilities Plan - Water

Utilities Plan- Water. All water improvements will be constructed to State Water System Standards using a phased approach.

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. The following water conservation measures will be implemented, where feasible, in an effort to meet conservation goals.

Graywater System – The project will incorporate graywater applications, where feasible, as an additional water supply for the project. Graywater 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.

Minimal Treatment of Non-Potable Water – The project will use non-potable water supplied from existing proven upper mountain water wells as the source for irrigation water and will not rely or use aquifer water for landscape irrigation. 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 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 Valley floor. These sources may include on-mountain facilities and bedrock wells. Irrigation demand shall be met by using one or more upper mountain wells and will not require any use of the Valley's potable water resource stored in the aquifer.

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 generate additional plan-wide water conservation.

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 2012 - in progress) and the Groundwater Supply Technical Study (Todd Engineering 2012) for more detailed information regarding the proposed water system.

6.3 Wastewater Collection & Treatment

The Squaw Valley Specific 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 Squaw 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 (2) siphons. The main trunk system consists of twelve and fifteen inch (12" & 15") 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. 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 2012 - in progress) for more detailed information regarding the proposed wastewater system.

6.4 Drainage & Flood Control

The Squaw Valley Specific Plan 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 lf downstream of the confluence of the two tributaries. The existing

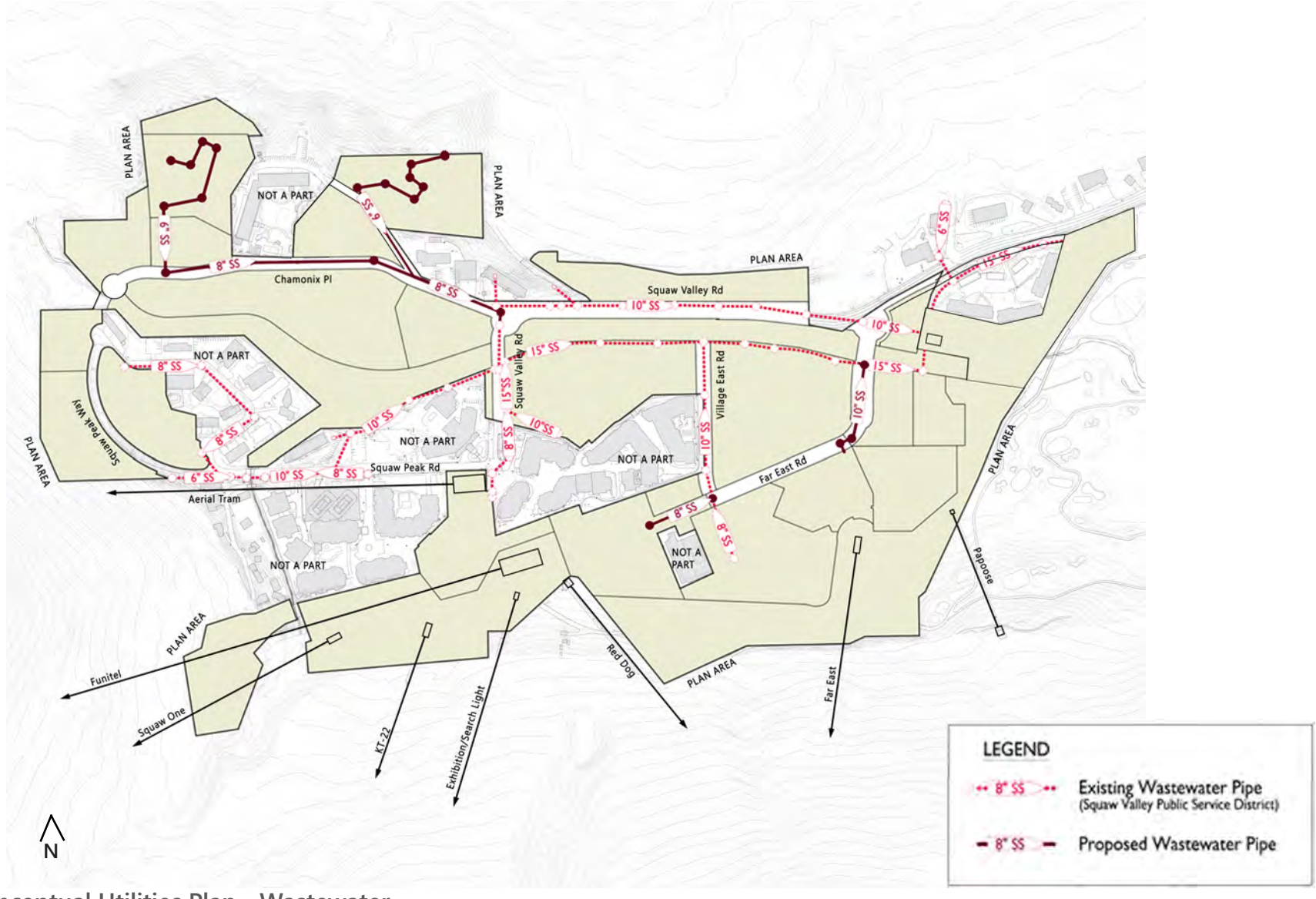

Figure 6.2– Conceptual Utilities Plan - Wastewater

floodplain for Squaw Creek varies in width from 250 feet to 50 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, 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.

On-site drainage improvements 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 runoff 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/federal permitting. Drainage facilities will be designed and constructed in conformance with the Placer County Flood Control District's Stormwater Management Manual, Land Development Manual, and will comply with the Placer County MS4 Permit Phase II NPDES requirements.

Improvements within the proposed project 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 on Figure 6.4.

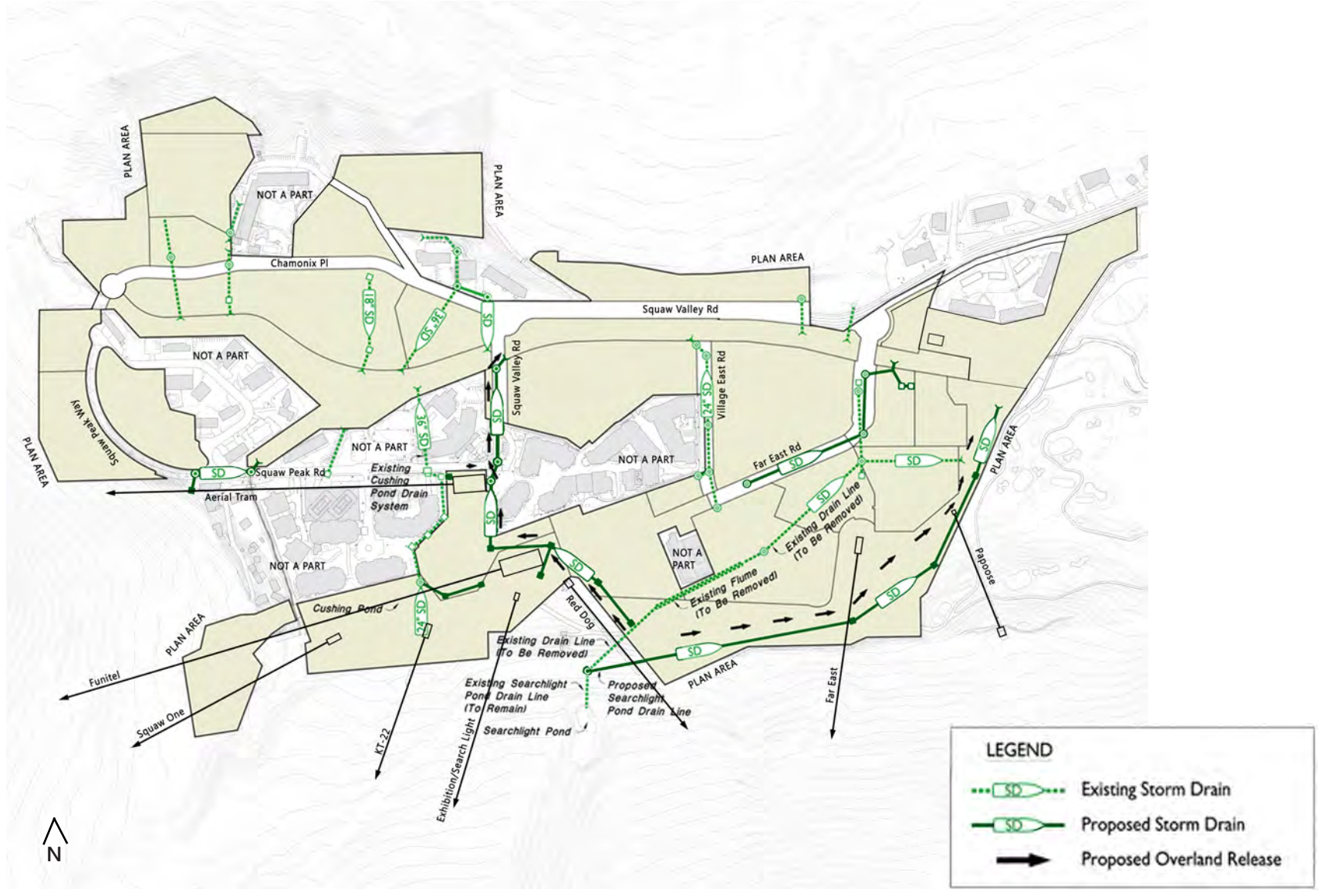

Figure 6.3– Conceptual Utilities Plan - Drainage

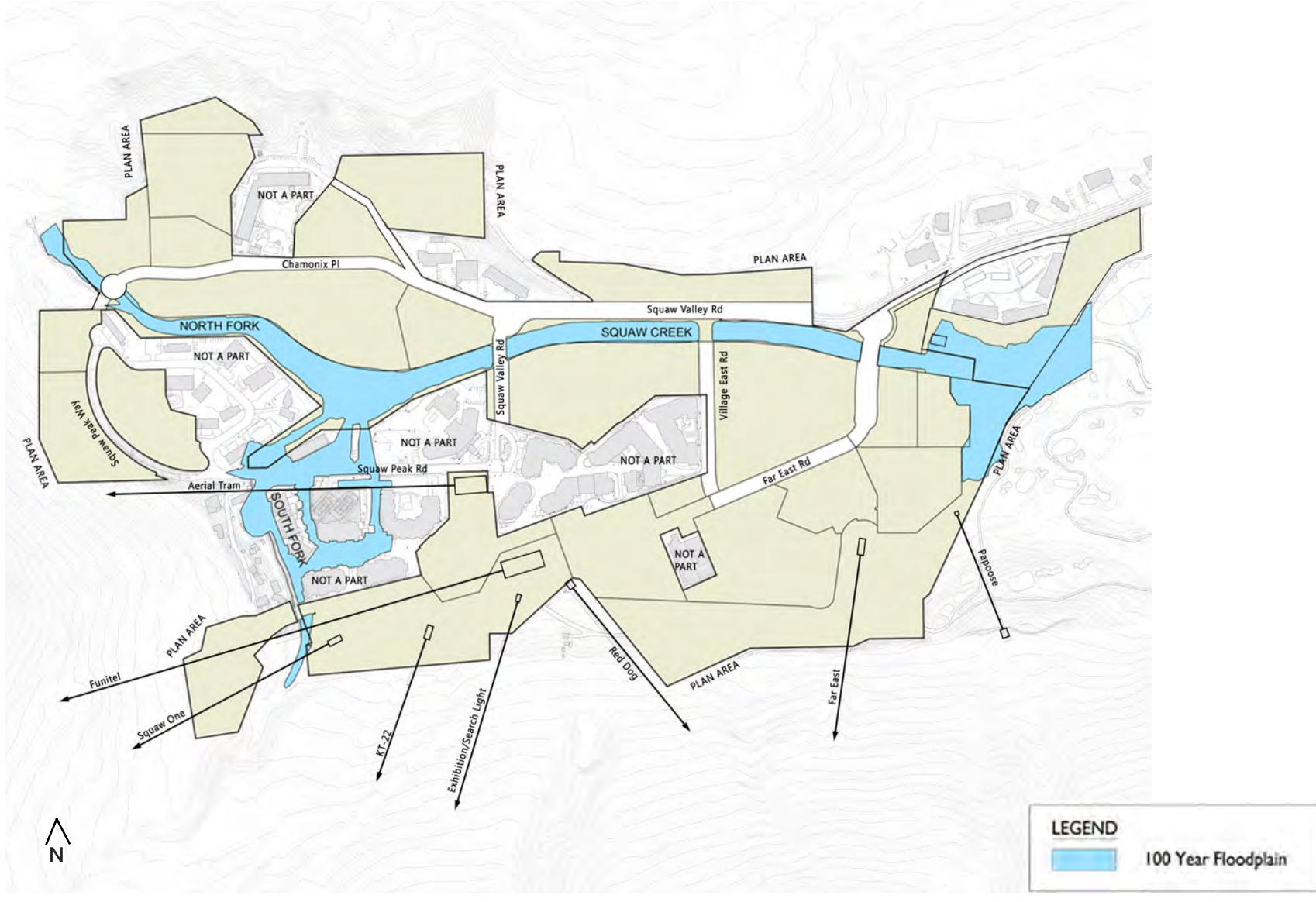

Figure 6.4– Fully Developed Unmitigated 100-Year Floodplain

6.4.1 Stormwater Quality

The Squaw Valley Village 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 runoff, 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 runoff volumes and reduce pollutant concentrations, with a focus on oil and grease, trace metals and nutrients in urban runoff, and fine sediment, and sand and salts from road maintenance activities. In addition, 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, as is the case at Squaw Valley. The guidance states that the potential risk may be reduced through appropriate runoff pre-treatment and that "site-specific conditions should be evaluated when determining the most appropriate BMP".

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, designing, and construction.

The Squaw Valley Specific Plan for Stormwater Quality 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 community, and the post construction phase, which will be part of the improvements that make up the community and continue to protect the natural resources in perpetuity.

Stormwater Management During Construction Activities

During construction activities, on-site stormwater runoff 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 runoff generated on-site in perpetuity. The 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.

Post construction stormwater treatment is composed of three general elements: source control, runoff reduction and treatment of runoff. The basic practice of source control is to minimize the potential for constituents to enter runoff 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 runoff 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 runoff 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 runoff and precipitation. LID measures can slow, clean, infiltrate and evapotranspire runoff, which reduce the quantity of runoff entering the project storm drain systems. Existing area flows will not be co-mingled 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, stream stability and can contribute to 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 runoff 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 runoff 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 train. These types of measures can substantially reduce the amount of treatment runoff, or treat runoff 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 the project, 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;
- Bioretention facilities, vegetation, and bioswales;
- Tree planting;
- Grass swales and channels;
- Curb cuts and vegetated filter strips;
- Landscape buffer areas;
- Creek buffers;
- Soil amendments;
- Pollution prevention and good housekeeping practices.

6.4.3 Best Management Practices

The 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 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.

Other Best Management Practices involve prompt revegetation of disturbed areas and proper erosion protection per the NPDES permit 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 start of grading; Squaw Valley is committed to successfully implementing LID applications and standards. Based on the plan, 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. The final sizing of these facilities will be dependent on the configuration of the final design 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 the allow for filtration; and tree plantings.

If necessary, additional treatment requirements for site runoff 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, 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 runoff 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 Squaw Valley Specific Plan Stormwater Master Plan (MacKay & Somps 2012 - in progress) 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 Squaw 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 would further minimize the need for disposal of solid waste in a land fill by promoting recycling of construction waste (see Section 7.7- Climate Change Initiatives).

6.6 Dry Utilities

Electric Service

Liberty Energy provides electric service to the Plan Area from its 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 Vintage Village (Red Wolf Lodge, lower lift maintenance, The Lodge, the ski school locker rooms, the swimming pool and facilities up at High Camp, etc.) The second system is fed from an underground

30,000 gallon tank that serves The Village at Squaw. 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

The Village at Squaw Valley will implement a sustainability strategy developing mitigation opportunities to reduce development impacts to energy resources and to promote reduction in 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 and maintains a minimum staffing of 3 people, 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 EVA's shall be sixteen feet (16') wide with a minimum pavement width of twelve feet (12') with a two foot (2') 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 & Recreation

The intent of the Specific Plan is to create a village environment as a public portal to the ski mountain and the vast surrounding natural mountain open space areas and the multitude of activities available there. A network of village pedestrian spaces, trails, and bike paths provide enhanced access to these public amenities. Access to backcountry trails such as the Granite Chief and Shirley Canyon trailheads will include trailhead parking, signage and bike parking. Bike lanes are provided on all primary roads and a Class 1 bike path is provided along Squaw Creek to provide a non-vehicular route with gathering spots, interpretive signage, and informational graphics on restoration areas.

In addition, multiple recreation amenities and attractions would be built into the Village environment including playgrounds, public open space corridors, ice skating on the central ice rink and ice trails, and gathering spaces in the pedestrian street spaces. An array of recreation facilities in the Village would also be open to the public including the swim and fitness center, outdoor climbing walls and bungee apparatus, etc.

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., trailheads, parking, signage, trail and path extensions).

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 environmentally-sensitive educational and recreational opportunities into Squaw Creek restoration plans in a manner that enhances understanding of the creek.

Refer to Figures 6.5 to 6.8 for trail and park plans.

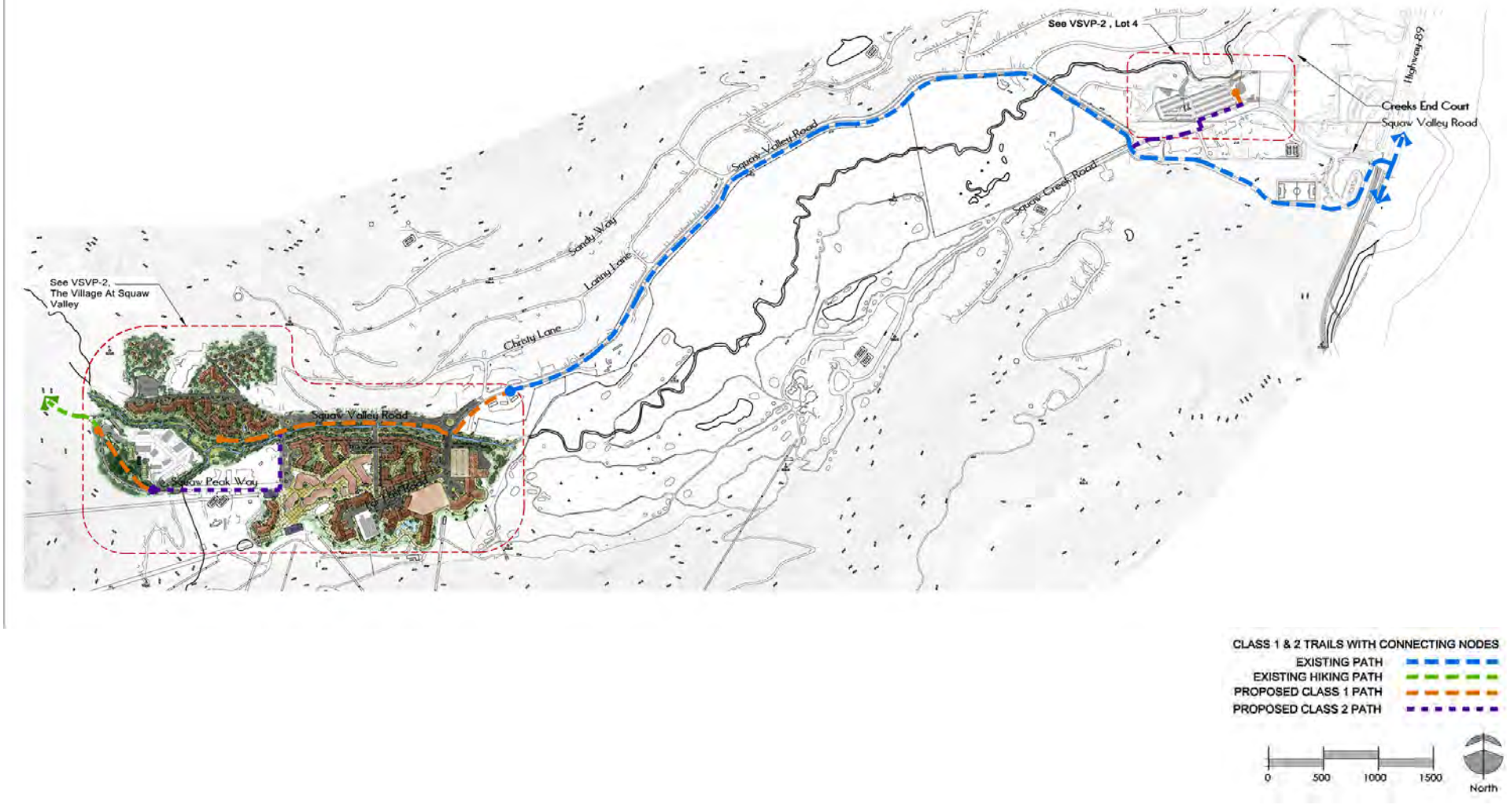

Figure 6.5– Parks and Recreation Plan

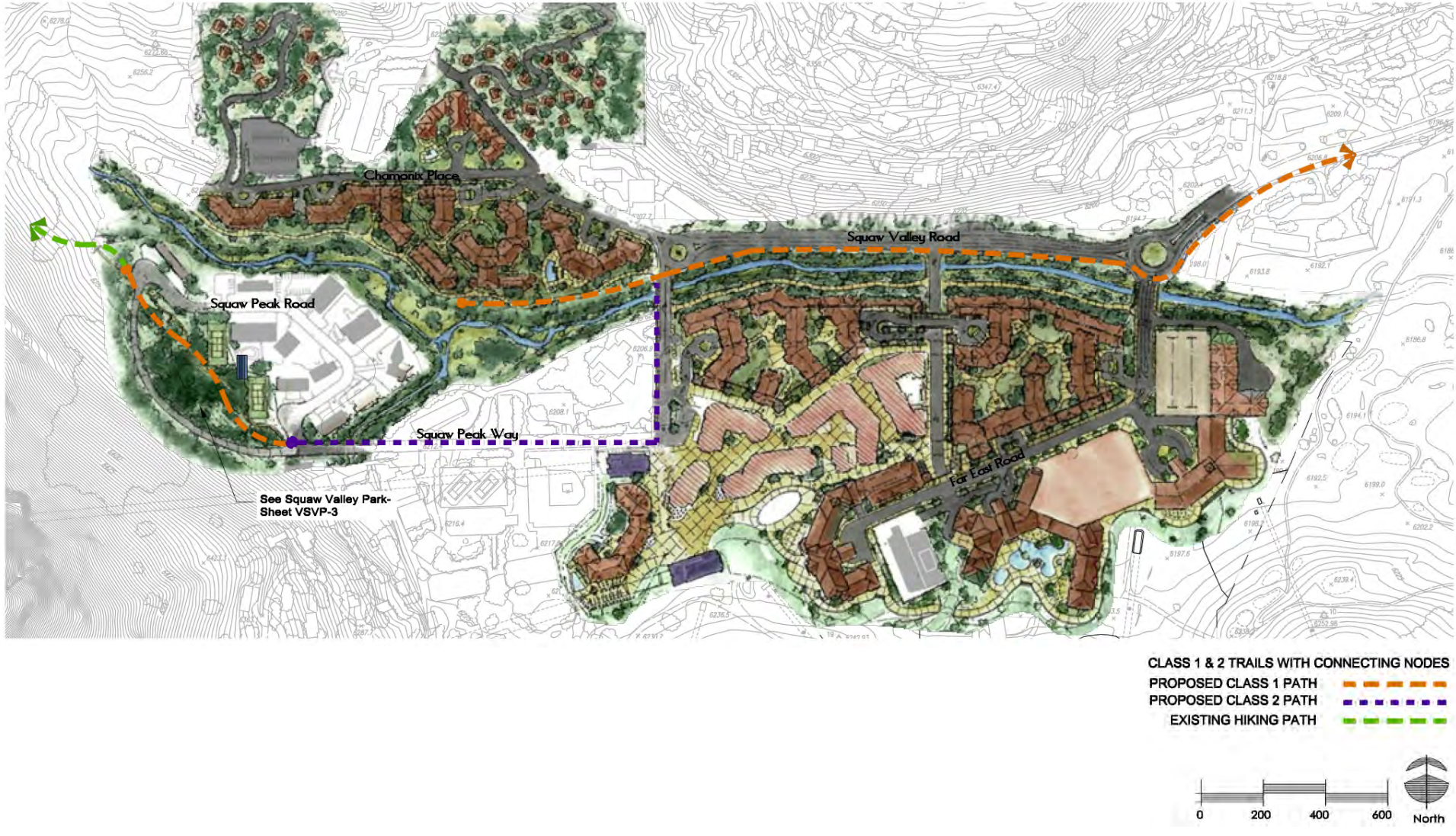

Figure 6.6– Village Trail Map

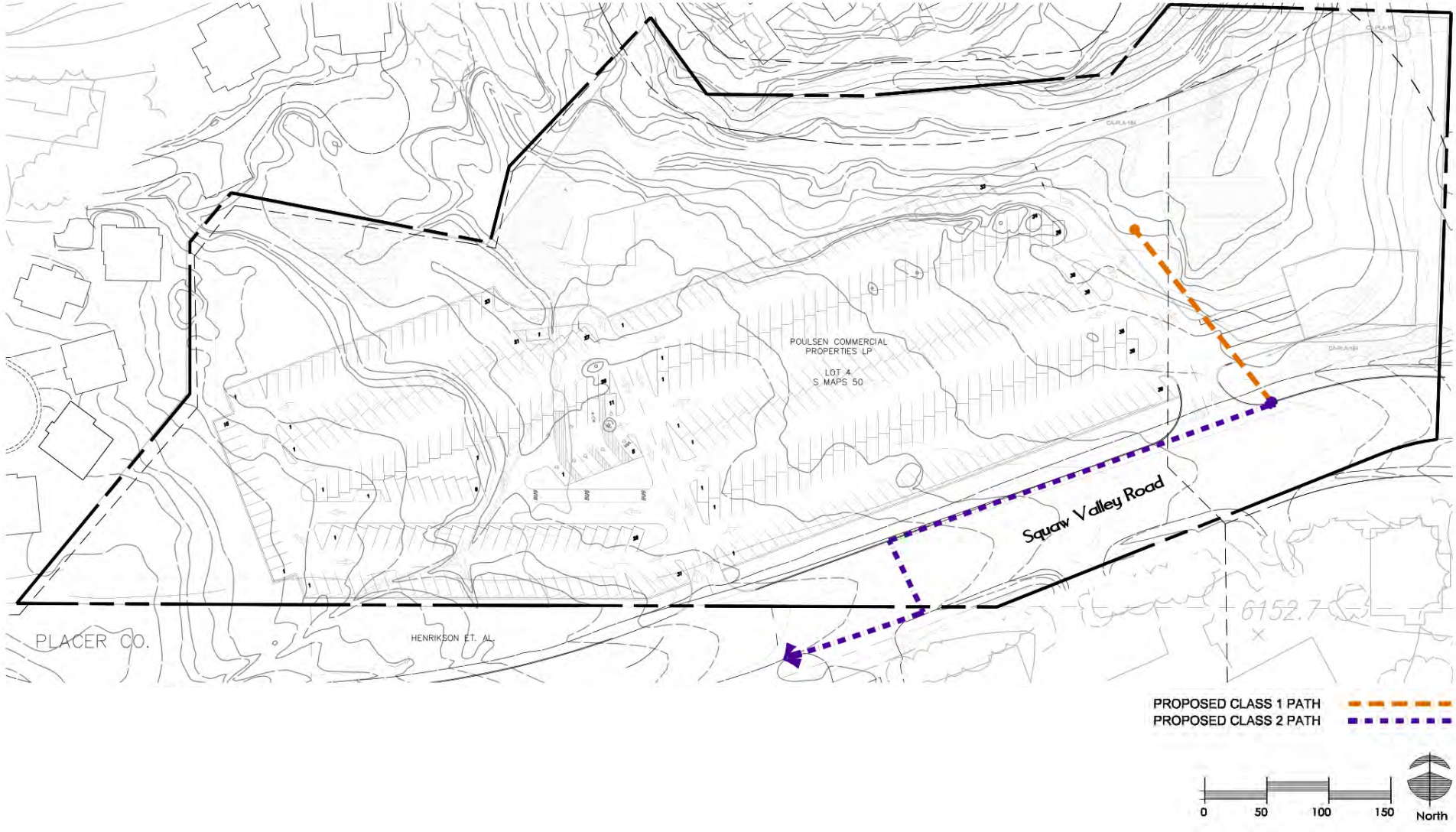

Figure 6.7– Lot 4 and Washoe Native American Park

Figure 6.8– Squaw Peak Park

6.9 Schools

Policy SC-1: Residential, including employment housing, projects 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 Squaw 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 would 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 (except those in Squaw Valley employee housing) would occupy housing that had been subject to 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 Tahoe areas. First preference will be the joint use of existing parking lots with space available during peak ski days (schools, beach facilities, etc.). As needed to provide adequate offsite parking (depending on detailed planning for on-site parking, shuttle services, and available existing off-site parking), Squaw Valley will construct necessary off-site parking facilities as discussed in Section 5.6. Offsite utilities may consist of water wells and a water storage facility as identified in Sections 6.2b and 6.2c, replacement or parallel sanitary sewer pipelines where additional capacity may be necessary and electrical line placed within existing conduits and boxes from the existing substation near SR 89 to the Plan Area.