



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION SERVICES**

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**NOTICE OF AVAILABILITY
OF A FINAL EIR
FOR PUBLIC REVIEW**

The following project has been released by Placer County as a proposed Final Environmental Impact Report:

PROJECT NAME: Village at Squaw Valley Specific Plan (PSPA 20110385, State Clearinghouse No. 2012102023)

REVIEW PERIOD: April 7, 2016 – April 18, 2016

PROJECT DESCRIPTION: Squaw Valley Real Estate, LLC (project applicant) is requesting approval of various discretionary entitlements in support of a mixed use development that includes resort residential, commercial, and recreation uses, as well as parking and other visitor amenities, and employee housing. In the 85-acre main Village area, up to 1,493 bedrooms would be provided in up to 850 units, including a mixture of hotel, condo hotel, fractional ownership, and timeshare units. Approximately 297,733 square feet (206,211 square feet net new commercial) of commercial space would be provided for the entire plan area. The 8.8-acre East Parcel would include employee housing (for a maximum of 300 employees), off-site parking, shipping and receiving, and a small retail market. A conservation corridor would be provided for the length of Squaw Creek through the plan area to support improvement of terrestrial and aquatic habitat conditions, improved water quality and sediment management, and increased flood conveyance capacity. Other improvements include circulation improvements, emergency vehicle access routes, bicycle facilities, a transit center, new/extended utility infrastructure, new/improvements to existing recreational facilities and amenities, and a Village open space network. The Specific Plan would be developed over an estimated 25-year buildout period.

PROJECT LOCATION: The Specific Plan area (plan area) is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County and within the Sierra Nevada. Portions of the plan area are located in both the west and east sides of Squaw Valley. The valley is located west of State Route (SR) 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe, but outside of the Lake Tahoe Basin. The plan area encompasses a total of approximately 94 acres. The approximately 85-acre main Village area is located on the west side of the valley at the base of the Squaw Valley Ski Resort; the approximately 8.8-acre area referred to as the East Parcel is located approximately 1.3 miles east of the main Village area and 0.3 mile west of the intersection of SR 89 and Squaw Valley Road.

The Final EIR consists of (1) Revisions to the Draft EIR text, (2) Comments on the Draft EIR and responses thereto, and (3) A Mitigation Monitoring Reporting Program. Any comments on the Final EIR should be forwarded to the following address no later than 5:00pm on April 18, 2016 to be included in the materials to be sent to the Planning Commission. The Placer County Planning Commission will consider this proposal at an up-coming public hearing. Property owners within 300 feet, at a minimum, of the project area will be notified of the hearing.

Community Development Resource Agency, Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
email: cdraecs@placer.ca.gov / fax: 530-745-3080 / phone: 530-745-3000

A copy of the Final EIR is available for public review at the:

- Community Development Resource Center public counter, 3091 County Center Drive, Auburn
- Placer County Administrative Offices-Tahoe public counter, 775 North Lake Boulevard, Tahoe City
- Placer County Clerk-Recorder's Office, 2954 Richardson Drive, Auburn
- Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley
- Tahoe City Library, 740 North Lake Boulevard in Tahoe City
- Truckee Library, 10031 Levon Avenue in Truckee

An electronic copy of the Final EIR and the final draft Specific Plan are available online at the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/villageatsquawvalley>

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