

4 LAND USE AND FOREST RESOURCES

This chapter evaluates the potential environmental impacts that could result from conflicts with land use policies and forest resources that could result from buildout of the proposed VSVSP. A description of the plan area's existing characteristics and setting is followed by an analysis focused on the relationship between the proposed project and existing plans and policies, and the relationship with proposed on-site and existing adjacent land uses. Excerpts from the relevant County planning documents and ordinances are presented below; complete copies of the documents and ordinances may be obtained by contacting the Placer County Planning Department.

4.1 ENVIRONMENTAL SETTING

The plan area is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County, west of State Route (SR) 89, approximately nine miles south of Truckee, and approximately seven miles northwest of Tahoe City. Local access is provided by Squaw Valley Road, which forms a "T" intersection with SR 89.

4.1.1 Existing Land Uses

The plan area encompasses a total of approximately 94 acres, including approximately 85 acres in the main Village area on the west side of the valley; and an approximately 8.8-acre area referred to as the East Parcel, 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 (see Exhibits 3-2 and 3-3 in Chapter 3, "Project Description"). The plan area has been historically used for visitor and resident resort facilities, including skier services, parking, lodging, and commercial uses. Most of the plan area has been previously developed or disturbed. Existing buildings and improvements within the main Village area include recreational facilities, ski lifts, lodging, skier services, residential, parking lots, and maintenance facilities. The East Parcel has historically been used for off-site winter snow storage and temporary equipment storage; currently, it is partially cleared and undeveloped wooded land.

The plan area drains into Squaw Creek. The Creek runs west to east through Squaw Valley, passing through the main Village area primarily in an engineered channel before flowing into a meadow area/golf course (Resort at Squaw Creek Golf Course) to the east of the plan area. Most of the existing trees within the main Village area are located along the westernmost portion of Squaw Creek. The remaining trees are scattered throughout the main Village area and on the outward edges as the developed portions of the Village transition to surrounding forested areas. Trees on the East Parcel border the area previously graded for snow storage to the east, west, and north, with Squaw Valley Road bordering the southern side of the site.

As discussed in Chapter 3, "Project Description," the proposed project includes some utility infrastructure, park facilities, and trail improvements that would be located outside the plan area boundary (see Exhibit 3-3 in Chapter 3, "Project Description"). Specifically, plan development may require improvement to an existing sewer line connecting the existing Village area and other development in Squaw Valley to a Tahoe Truckee Sanitation Agency (T-TSA) line along SR 89. The corridor for this potential line improvement generally parallels Squaw Valley Road, passing through the edge of the meadow area, then passing through residential and forested land where it veers north of the East Parcel. The project also includes construction of a new water storage tank and pipeline adjacent to an existing water storage tank in a forested area north of the main Village area, and the addition of facilities to the existing Squaw Valley Park at the intersection of Squaw Valley Road and SR 89. As part of the proposed project, the applicant proposes to fund and/or implement improvements to existing hiking trails and construction of new hiking trails in forested lands west and south of the plan area.

4.1.2 Surrounding Land Uses

Exhibits 3-2 and 3-3 in Chapter 3, “Project Description,” depict the existing land uses on and surrounding the project site. Existing land uses surrounding the main Village area include single-family residences, small offices, condominiums, and retail/commercial uses located across Squaw Valley Road to the northeast; the PlumpJack restaurant and hotel located to the south and west; the Intrawest Village to the south and west; forest to the northwest; single-family residences off Granite Chief Road to the southwest; Squaw Valley Mountain and ski runs and undisturbed areas to the west and south; and the meadow and golf course to the east. The Resort at Squaw Creek is located beyond the golf course to the east. In addition, the Olympic Village Inn is located immediately adjacent to the northwest portion of the plan area and would abut it on three sides. The Squaw Valley Lodge is located near the project area at 201 Squaw Peak Road, and the Squaw Valley Chapel is located adjacent to the plan area at 444 Squaw Peak Road. The East Parcel is bordered by trees to the north, east, and west; with the area beyond the trees to the west and north containing single-family residences and the area to the east containing the Olympic Estates Subdivision, which has recently constructed project-serving improvements but no residences have been constructed. Squaw Valley Road provides the southern boundary for the East Parcel, and on the other side of the road is the following: Squaw Valley Academy (a boarding and day school), the SVPSD offices and Fire Station 21, and the Tavern Inn (a condominium lodging complex). Project elements outside the plan area generally consist of small facilities or linear corridors where the surrounding land uses are the same as, or similar to the land uses in the facility footprint, described in Section 4.1.1, “Existing Land Uses.”

4.1.3 Land Ownership

The plan area consists of all or part of 22 parcels (i.e., Assessors Parcels), 20 of which are entirely owned or controlled by Squaw Valley Real Estate, LLC and Squaw Valley Resort, LLC. The two remaining parcels are owned by the Squaw Valley Mutual Water Company (0.03 acre within the main Village) and Poulsen Commercial Properties, LP (8.82 acres, the entire East Parcel). Utility infrastructure and other project elements outside the plan area boundary cross lands with a variety of both private and public ownership.

4.1.4 Forest Lands

“Forest land” is defined in Public Resources Code (PRC) Section 12220(g) as:

land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Based on habitat surveys conducted for the project, the project site contains approximately 25.7 acres of mixed conifer forest (see Table 4-4 later in this chapter), a majority of which would be expected to meet the PRC definition of forest land.

The *Squaw Valley General Plan and Land Use Ordinance* (SVGPLUO; Placer County 1983) contains a land use designation for Forest Recreation (FR) to retain the general character of the forest environment while also permitting active recreational development (see Exhibit 4-1 later in this chapter). Land under this designation is primarily considered too steep for development, or contains serious development constraints that prohibit residential or commercial development. The intent of this designation is to establish areas where public or private recreation facilities can be developed to meet year-round recreation needs of both residents and tourists. Uses could include picnic areas, hiking trails, ski trails, parks, and outdoor amphitheaters, as well as parking for ski facilities. Of the approximately 94-acre plan area, 11.12 acres are currently designated Forest Recreation.

“Timberland” is defined in PRC Section 4526 as:

land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.

Placer County (2013) has established a zoning designation for Timberland Production (TPZ) to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. The TPZ district is intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of a timber management operation. Squaw Valley, including the plan area, does not contain land that is zoned Timberland Production.

4.1.5 Land Development Trends

The project area has been modified from its natural conditions by human activity in the Valley from pre-historic times to the present, but with predominant changes starting in the late 1940s with the opening of the Squaw Valley Ski Resort, which included a 50-room lodge. The 1960 Winter Olympics resulted in substantial changes to the Valley, with expanded ski facilities and development of visitor facilities, many in the area where the project is planned. Since that time, residential and commercial development has been developed in the Valley, including the Olympic Village Inn, Squaw Valley Lodge, PlumpJack Squaw Valley Inn, and single family and condominium developments on both sides of the Valley. The Resort at Squaw Creek, with over 400 rooms, was opened in 1990 and represented one of the major developments in the Valley. A golf course was added to the Resort after it opened, resulting in development within the Squaw Creek Meadows area. Intrawest opened the Village at Squaw Valley in the early 2000s, adding nearly 300 units along with retail. The Village is adjacent to the project site. As described in Chapter 5, “Population, Employment, and Housing,” over 1,000 homes and approximately 1,364 leasable guest rooms are located in the Valley.

4.1.6 Proposed Land Uses

Under the proposed VSVSP, the SVGPLUO would be amended to comprehensively plan development of a recreation-based, all-season, resort community consisting of up to 850 residential and lodging units that would include a mixture of hotel, condo hotel, fractional ownership, and timeshare units (plus additional buildings for employee housing). The Specific Plan would allow for development of commercial, retail, and recreational uses similar to uses currently allowed under the SVGPLUO, including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities.

The plan area would consist of two main zones within the Village: the Village Core, consisting of a wide mix of uses and activities concentrated in close proximity to the ski slopes and the existing Village, with higher density lodging, the Mountain Adventure Camp, and a variety of retail and restaurant space along with pedestrian-friendly paths and gathering spaces; and the Village Neighborhoods, consisting of medium-density resort residential neighborhoods and smaller-scale neighborhood-serving commercial uses. In addition, the plan area would include the approximately 8.8-acre East Parcel, which is planned for employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution.

As discussed above, the proposed project also includes some utility infrastructure (sewer line improvement, and new water storage tank and pipeline), park facilities, and trail improvements that would be located outside the plan area boundary.

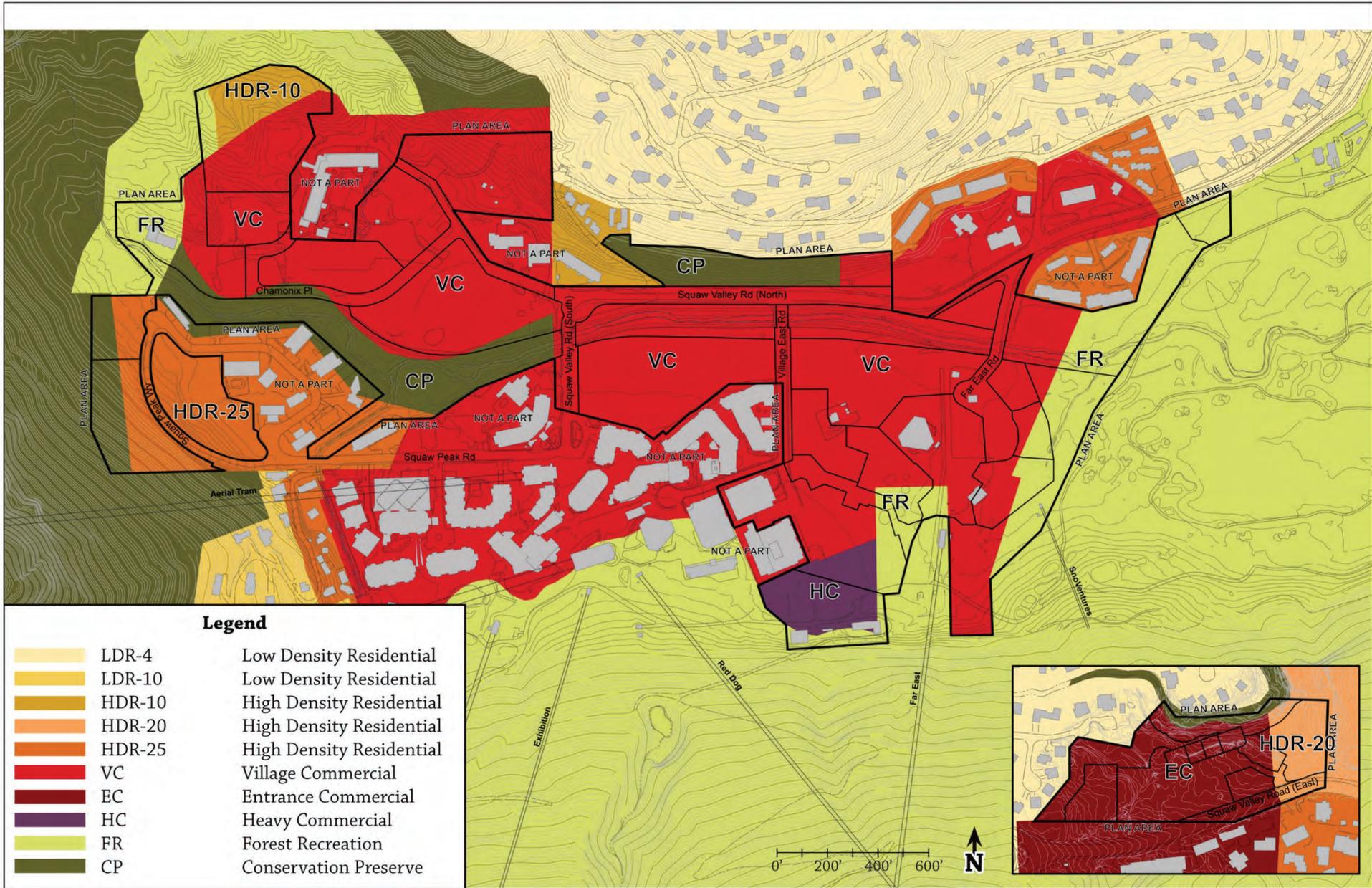
4.1.7 Existing Land Use Designations

The *Placer County General Plan* and SVGPLUO provide broad land use designations for all land uses within Squaw Valley. The Placer County Board of Supervisors approved the SVGPLUO on June 14 and August 30, 1983. The Board amended the plan and ordinance in 1997. The plan and ordinance are the primary existing documents governing land use development in Squaw Valley. Placer County has incorporated the SVGPLUO into the Placer County Code. The County refers to the SVGPLUO as a Community Plan. (See Placer County Code Chapter 17, Appendix A; Placer County Code, Section 17.02.030.) Under Placer County Code Section 17.02.030, the regulatory provisions of the SVGPLUO apply to development in Squaw Valley unless it defers to the Placer County Code or is silent regarding land use matters otherwise governed by the Placer County Code, in which case the relevant provisions of the 1994 Placer County General Plan or Placer County Code control. In adopting this general outline for future land use and growth in Squaw Valley, Placer County combined the Squaw Valley General Plan with the implementing ordinance - the "Land Use Ordinance"- and approved the two documents together; thus, Placer County considers these two documents to be interrelated and are referenced together as the SVGPLUO. (Placer County 1983:1)

The plan area is currently designated by the SVGPLUO as a combination of High Density Residential (HDR-10, HDR-20, and HDR-25), Heavy Commercial (HC), Village Commercial (VC), Forest Recreation (FR), Conservation Preserve (CP), and Entrance Commercial (EC) in the *Placer County General Plan* and SVGPLUO (Table 4-1 and Exhibit 4-1).

Existing land use designations for the areas in which the proposed utility infrastructure (sewer line improvement, and new water storage tank and pipeline) and park facilities would be located are shown on Exhibits 4-2a and 4-2b.

Table 4-1 Existing Land Use Designations						
Existing Land Use Designation		Existing Area (acres)	Allowed Units ¹	Allowed Units + Density Bonus ²	Allowed Bedrooms	Allowed Bedrooms + Density Bonus ¹
Main Village						
HDR-10	High Density Residential	1.76	9	9	18	18
HDR-25	High Density Residential	7.72	97	97	193	193
HC	Heavy Commercial	2.69	-	-	-	-
VC	Village Commercial	53.17	1,337	1,671	2,674	3,343
Developed Area Subtotal		65.34	1,442	1,777	2,885	3,554
FR	Forest Recreation	11.12	-	-	-	-
CP	Conservation Preserve	8.05	-	-	-	-
Undeveloped Area Subtotal		19.17	-	-	-	-
Total Main Village		84.51	1,442¹	1,777¹	2,885	3,554
East Parcel						
EC	Entrance Commercial	6.54	82	82	164	164
CP	Conservation Preserve	0.47	0	-	-	0
HDR-20	High Density Residential	1.81	18	18	36	36
Total East Parcel		8.82	100	100	200	200
Specific Plan Total		93.33	1,542¹	1,877¹	3,085	3,754
Notes:						
¹ The assumed conversion rate from bedrooms to units is 2.0 beds/unit.						
² Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.						
Source: Squaw Valley Real Estate, LLC 2015						



Source: Squaw Valley Real Estate, LLC 2014; Adapted by Ascent Environmental in 2014

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Exhibit 4-1

Existing Land Use and Zoning for the Plan Area



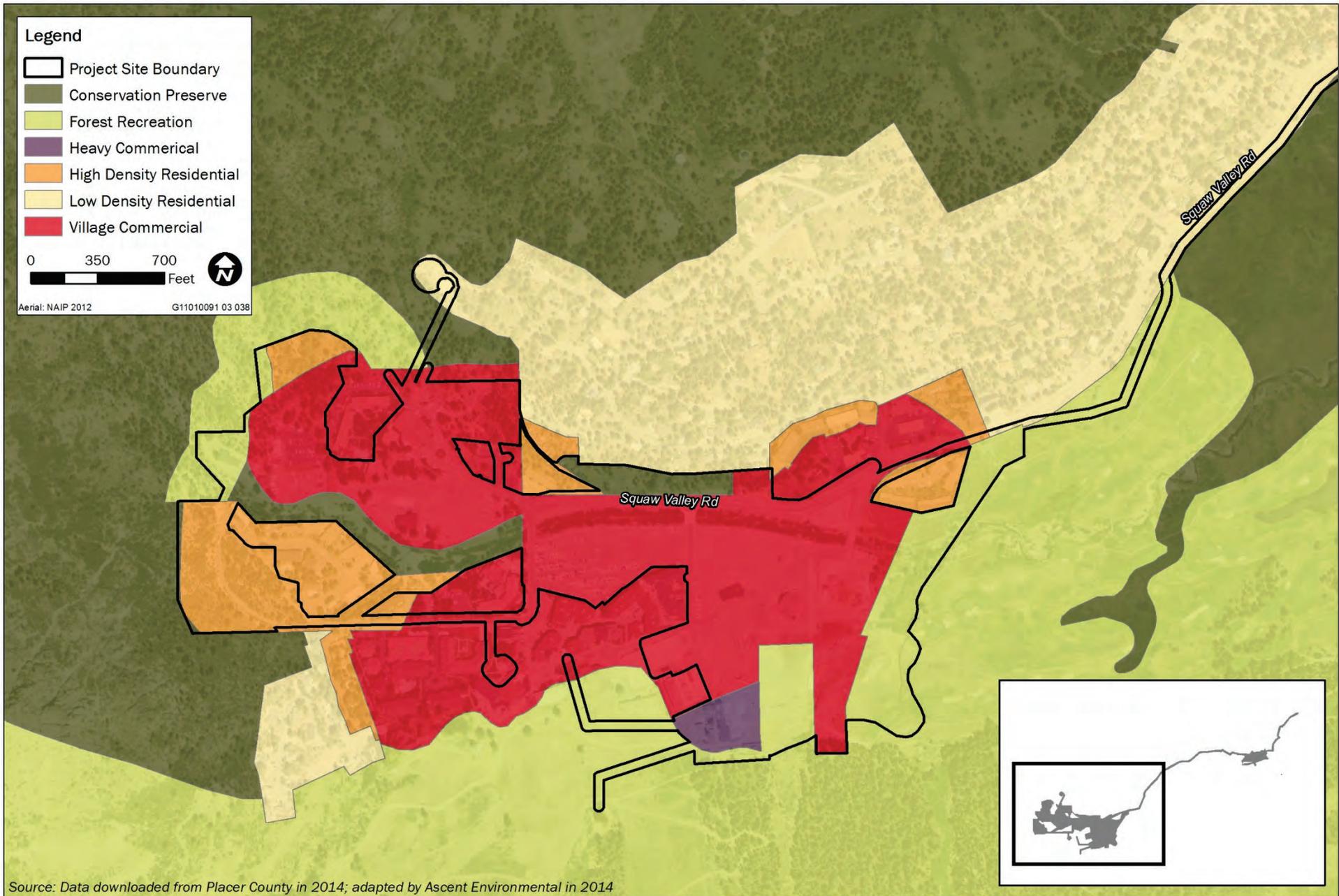
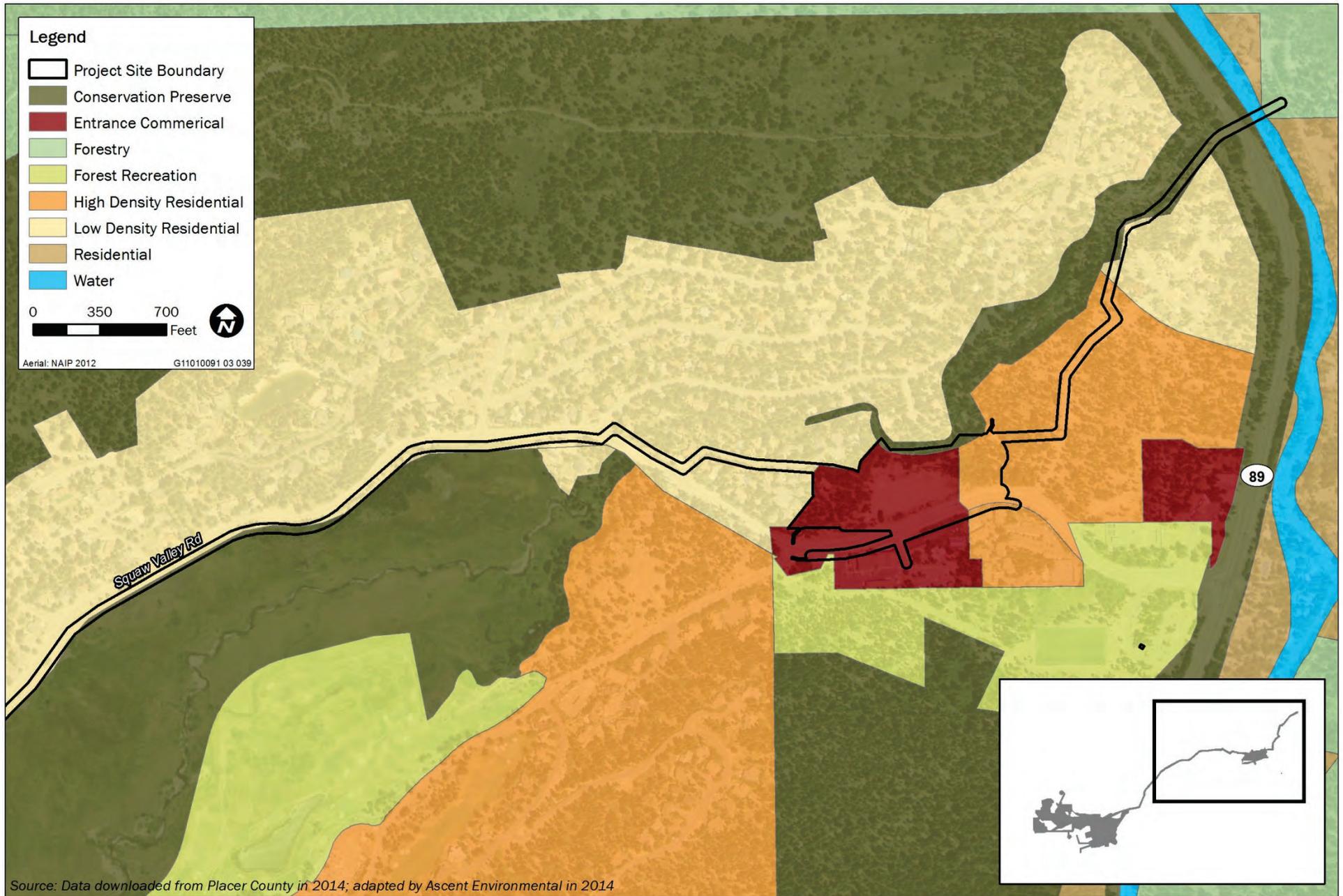


Exhibit 4-2a

Existing Land Use Designations for the Project Site - Map 1 of 2





Source: Data downloaded from Placer County in 2014; adapted by Ascent Environmental in 2014

As shown in Table 4-1, under the existing land use designations of the SVGPLUO, the holding capacity of the plan area could potentially allow for construction of up to 3,085 bedrooms (it should be noted that the SVGPLUO defines the plan area holding capacity in terms of bedrooms and not units). This converts to an equivalent of approximately 1,542 units (using an average rate of 2.0 rooms per unit). The SVGPLUO permits a density bonus of up to 25 percent for projects that provide more than half of the required parking in a parking structure (5 percent density bonus for each additional 10 percent of structured parking), which could potentially allow for development of up to 3,754 bedrooms if 50 percent or more of the required parking would be developed as structured parking.

Each of these designations is defined in the SVGPLUO (Placer County 1983) as follows:

HIGH DENSITY RESIDENTIAL (HDR-10, HDR-20, AND HDR-25)

The intent of this district is to provide for a variety of residential development, relying on the planned unit development concept to create desirable living environments (SVGPLUO Section 246). The majority of residential construction outside of the “Village Commercial” areas is expected to take place in this district. This district allows the greatest flexibility in the design of residential projects.

Permitted uses include bed and breakfast establishments, child care facilities, churches, condominiums (including time-share units), multi-family dwellings (apartments), private and public recreation facilities, public and private, single-family dwellings, and structures and uses required for the operation of a public utility or performance of a governmental function.

The maximum density used in this district shall not exceed 25 bedrooms/acre (SVGPLUO Section 246.24).

HEAVY COMMERCIAL (HC)

The intent of this district is to establish areas within Squaw Valley where primarily service oriented commercial uses and uses specifically related to the operation of a major ski resort can be carried out (SVGPLUO Section 226). This district provides areas specifically for heavy equipment maintenance and storage as well as construction-related shop space. Permitted uses include employee housing, equipment maintenance and storage facilities, offices, parking facilities, structures and uses required for the operation of a public utility or performance of a governmental function, and helicopter skiing.

VILLAGE COMMERCIAL (VC)

The intent of this district is to allow for and guide the development of an environment that will be interesting to people on foot, that would promote interaction between people, and that would remove or reduce pedestrian competition with the automobile (SVGPLUO Section 220). As the focal point of a destination ski resort, development occurring within this district must be equally oriented to the ski hill and the major pedestrian/vehicular access points. Commercial and tourist residential uses are encouraged to be provided within the same structure. The area has strong potential for complementary development, attracting both residents and visitors to the village core and thus promoting the social and economic vitality of the entire area.

Permitted uses include amusement and recreational enterprises, churches, clubs and lodges, employee housing, financial institutions without drive up windows, hotels, multi-family residential projects, offices, parking garages and parking lots, Planned Unit Developments, restaurants without drive up windows, nightclubs and taverns, retail establishments, (except new or used automotive, trailer, or motorcycle sales or service; or establishments dealing primarily with second hand merchandise other than antiques), public or private schools, service establishments (including personal and repair services other than those for appliance, or heavy equipment), service stations, and structures and uses required for the operation of a public utility or performance of a governmental function, timeshare condominiums, and helicopter skiing (SVGPLUO Section 220.10).

The density factor of this district shall not exceed 50 bedrooms/acre (SVGPLUO Section 220.24).

FOREST RECREATION (FR)

The intent of this district is to retain the general character of the forest environment while at the same time permitting active recreational development (SVGPLUO Section 250). With few exceptions, lands in this district are considered too remote, too steep, or contain serious development constraints which would prohibit development of commercial or residential land uses. It is the further intent of this district to establish areas wherein public or private recreation facilities, either commercial in nature or publicly funded, can be developed to meet the year round recreation needs of the residents and visitors in Squaw Valley.

Permitted uses include forest stations and look outs, grazing, growing and harvesting of timber and other forest products, outdoor amphitheater, picnic areas, public and private playgrounds and parks, riding and hiking trails, stables and corrals, ski lifts and ski trails, structures and uses required for the operation of a public utility or performance of a governmental function, tennis courts, and helicopter skiing.

CONSERVATION PRESERVE (CP)

The intent of this district is to identify lands which should remain in, or be restored to, a natural or near-natural state. This district is necessary to preserve the existing aesthetic character of the area, provide a natural area along watercourses, provide a buffer area along major roadways, preserve natural areas for recreation uses and prohibit development on lands with severe constraints such as steep slopes, unstable soils, and/or floodplains (SVGPLUO Section 260).

Permitted uses include accessory buildings with less than 200 square feet of gross floor area where they are screened from view by vegetation or natural topography; fences that do not obscure the view of open spaces and are not greater than 20 percent opaque nor over 7 feet in height; grazing of animals provided no more than one animal shall be kept for each ½ acre of area; growing and harvesting of timber and other forest products; other recreational uses which do not require structures or impervious surfaces in excess of 200 square feet (not including golf courses); picnic areas; riding, hiking, and cross-country ski trails (not to include trails intended for alpine or downhill skiing); stables and corrals with accessory buildings not limited to 200 square feet of gross floor area; and structures and uses required for the operation of a public utility or performance of a governmental function. Parking is not allowed in this district except in those areas where parking presently exists (SVGPLUO Section 260.26).

ENTRANCE COMMERCIAL (EC)

The intent of this district is to establish commercial uses compatible with the destination resort concept, the scenic corridor concept, and the adjoining residential areas. This district has the unique opportunity of not only serving most needs of the resident and some needs of the visitor, but also providing a vital, interesting and attractive entrance to the valley.

Permitted uses include amusement center, auto part stores, bakery, bed and breakfast inns, book stores, camera stores, churches, clothing and apparel stores, delicatessen, drug stores, financial institutions, florist, food stores, grocery stores, gift store, hardware store, home furnishings, hotels and motels, instruction studios, laundromat, liquor and tobacco stores, multi-family dwellings/apartments (with densities not to exceed 25 bedrooms per acre), parking facilities, pet store, planned unit developments/condominiums (with densities not to exceed 25 bedrooms per acre), post office, professional offices, radio, television, and music stores, restaurants (not to include nightclubs or taverns) without drive-up windows, private or public schools, service stations, service establishments (except those involving more than 2,500 square feet of outdoor storage of equipment or materials), sporting goods stores, structures and uses required for the operation of a public utility or performance of a governmental function, condominiums including timeshare projects (with densities not to exceed 30 bedrooms per acre), and helicopter skiing.

4.1.8 Proposed Land Use Designations

The proposed project requests adoption of a Specific Plan pursuant to Government Code Section 65450 et seq. and amendments to the *Placer County General Plan* and SVGPLUO to redesignate the plan area as a combination of Village Commercial – Core (VC-C), Village Commercial – Neighborhood (VC-N), Village Commercial – Parking (VC-P), Village – Heavy Commercial (V-HC), Village – Forest Recreation (V-FR), Village – Conservation Preserve (V-CP), and Entrance Commercial (EC).

Table 4-2 identifies the development types that would be permitted in the plan area by land use designation. Exhibit 4-3 presents the proposed land use plan.

No changes to existing land use designations are proposed for the portion of the project site outside the plan area, including between the Village and the East Parcel (where the utility infrastructure would be located) and Squaw Valley Park (where park improvements would be implemented).

The following land use designations, as presented in the proposed VSVSP, would be applied to the plan area:

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, single-family, timeshare, fractional ownership, vacation clubs, hotels, condo hotels), 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 walkways, sidewalks, plazas, and courtyards. Uses include resort residential and tourist commercial (multi-family, timeshare, fractional ownership, vacation clubs, hotels, condo hotels). In addition, spas and health care services, skier services, recreational and resort based facilities, and related ancillary uses would be allowed.

VILLAGE COMMERCIAL – PARKING (VC-P)

Two large parcels located between Squaw Valley Road and the proposed Village development are dedicated to meeting the day skier and related parking needs of the project. Allowable uses include surface parking, parking structures, and temporary uses such as farmer's markets and civic/community events.

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, propane or liquid natural gas storage, and construction-related shop space. Uses in this area include offices, mountain maintenance facilities, service stations, and parking.

Table 4-2 Proposed Land Uses								
Land Use	Area (acres)	Maximum Units	Maximum Bedrooms	Maximum Density (br/acre)	Average Density (br/acre)	Maximum Commercial (sf) ^a	Existing Commercial to be Removed (sf)	Percent of Plan Area
Main Village Area								
Village Commercial – Core (VC-C)	13.66	517	883	125	85	223,369	54,937	14.6%
Village Commercial – Neighborhood (VC-N)	18.47	333	610	71	39	40,364	36,585	19.8%
Village – Parking (V-P)	8.79	-	-	-	-	-	-	9.4%
Village – Heavy Commercial (V-HC)	2.85	-	-	-	-	10,000	-	3.1%
Developed Area Subtotal	43.77	850	1,493	-	-	273,733	91,522	46.9%
Village – Forest Recreation (V-FR)	15.40	-	-	-	-	-	-	16.5%
Village – Conservation Preserve (V-CP)	17.78	-	-	-	-	-	-	19.1%
Undeveloped Area Subtotal	33.18	-	-	-	-	-	-	35.6%
Roads	7.58							8.1%
Total Main Village Area	84.53	-	-	-	-	273,733	91,522	90.5%
East Parcel								
Max. Employees								
Entrance Commercial (EC) ^b	7.01	50 ^b	150 ^b	300 ^b	-	20,000 ^c	-	7.5%
Village – Conservation Preserve (V-CP)	1.03	-	-	-	-	-	-	1.1%
Roads	0.76							0.8%
Total East Parcel	8.8	50	150	-	-	20,000	-	9.4%
Total	93.33	900^d	1,643	-	-	297,733^b	91,522	100.0%

Notes: br/acre = bedroom per acre; sf = square feet

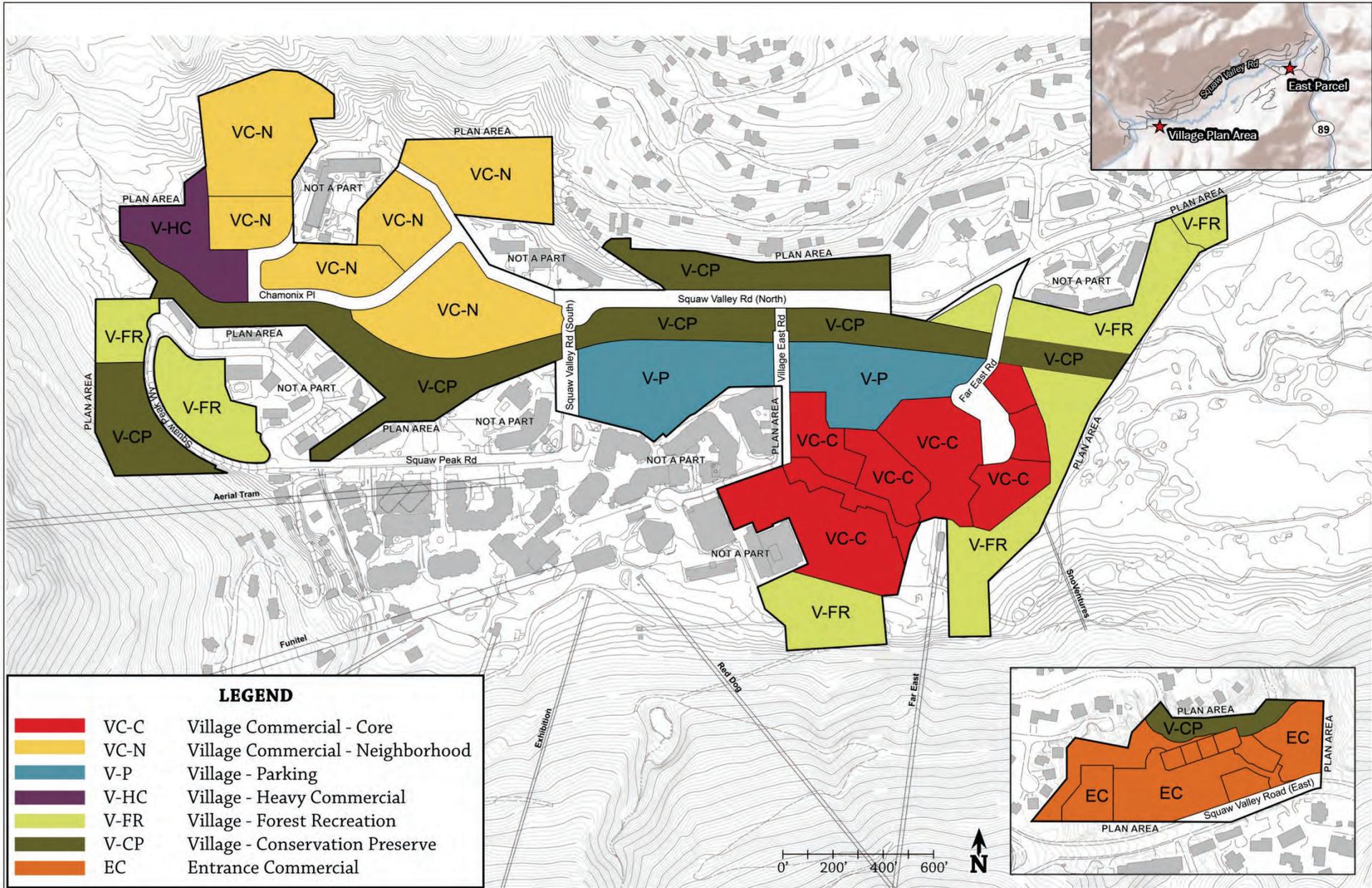
^a Includes replacement of existing commercial uses and maintenance facilities. The square footage includes hotel common areas, conference rooms, and similar uses beyond the traditional retail, restaurant, and similar commercial uses.

^b Employee housing is included in the Entrance Commercial land use area in the East Parcel. The maximum number of employees that would be housed on the East Parcel would be 300. The actual number of bedrooms may be much smaller than 150, because the housing or “beds” could ultimately be provided in a variety of private room, shared room, and dormitory configurations. These beds could also be contained in a variety of different building or “unit” configurations. Given these conditions, it is not appropriate to convey employee housing capacity in the same unit and bedroom metrics used to describe other housing in the plan area.

^c Includes 15,000 sf of shipping/receiving and 5,000 sf of market.

^d Total development within the plan area shall not exceed the maximum units and commercial square footage shown.

Source: Squaw Valley Real Estate, LLC 2015



LEGEND

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

Source: Squaw Valley Real Estate, LLC 2014; Adapted by Ascent Environmental in 2014

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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. Any development of new ski lifts (not a part of this project but a possible future activity that could be initiated by mountain operations) shall be coordinated with development of parking, circulation, and transit at that time 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. Allowable uses in these areas include ski lifts, ski trails, mountain amenities, snow storage, tennis courts, playgrounds, parks, surface parking, and other mountain related amenities.

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. Allowable uses within these areas include public serving accessory buildings under 400 gross square feet, passive recreational uses that do not require structures or impervious surfaces, multi-purpose trails, and picnic areas.

ENTRANCE COMMERCIAL (EC)

This zone applies to the East Parcel and allows for employee housing, parking, and resort-supporting services such as shipping and receiving, as well as limited commercial/retail uses.

4.1.9 Summary of Land Use Changes

Table 4-3 shows the land use changes that would result from land use designation and zoning modifications associated with adoption of the VSVSP and implementation of the proposed project.

Table 4-3 Land Use Changes				
Existing SVGPLUO Land Use Designation	Existing Acres	Closest Corresponding VSVSP Land Use Designation	VSVSP Proposed Acres	Change (acres)
Main Village Area				
HDR-10/Residential	1.76	VSVSP has no residential land use designation	0	-9.48
HDR-25/Residential	7.72			
Village Commercial	53.17	Village Commercial – Neighborhood (VC-N) ¹	18.47	-21.04
		Village Commercial – Core (VC-C)	13.66	
SVGPLUO has no parking land use designation	0	Village – Parking (V-P)	8.79	+8.79
Heavy Commercial	2.69	Village – Heavy Commercial (V-HC)	2.85	+0.16
Forest Recreation	11.12	Village – Forest Recreation (V-FR)	15.40	+4.28

Table 4-3 Land Use Changes

Existing SVGPLUO Land Use Designation	Existing Acres	Closest Corresponding VSVSP Land Use Designation	VSVSP Proposed Acres	Change (acres)
Conservation Preserve	8.05	Village - Conservation Preserve (V-CP)	17.78	+9.73
<i>SVGPLUO has no roads land use designation</i>	0	Roads	7.58	+7.58
Total Main Village Area	84.51		84.53	
East Parcel				
Entrance Commercial	6.54	Entrance Commercial (EC)	7.01	+0.47
Conservation Preserve	0.47	Village - Conservation Preserve (V-CP)	1.03	+0.56
HDR-20/Residential	1.81	-	0	-1.81
<i>SVGPLUO has no roads land use designation</i>	0	Roads	0.76	+0.76
Total East Parcel	8.82		8.80	
Total	93.33		93.33	

Notes: SVGPLUO = Squaw Valley General Plan and Land Use Ordinance; VSVSP = Village at Squaw Valley Specific Plan

¹ Village Commercial - Neighborhood (VC-N) in the VSVSP corresponds most closely to Village Commercial (VC) in the SVGPLUO; however, VC-N includes aspects of HDR-10 and HDR-25 (i.e., Lots 16 and 18).

Source: Compiled by Ascent Environmental in 2015 based on Squaw Valley Real Estate, LLC 2015

4.2 REGULATORY SETTING

4.2.1 Federal

U.S. FOREST SERVICE, FOREST MANAGEMENT PLAN, TAHOE NATIONAL FOREST

The National Forest Management Act (NFMA) calls for the management of renewable resources on national forest lands. The NFMA requires the U.S. Forest Service (USFS) to assess forest lands, develop a management program based on multiple-use, sustained-yield principles, and implement a resource management plan for each unit of the National Forest System. It is the primary statute governing the administration of national forests. NFMA regulations require that each forest prepare a plan that provides the strategic direction for managing the land and its resources over the next 10 to 15 years.

The 1990 Tahoe National Forest (TNF) Management Plan sets forth two types of standards and guidelines: forest-wide standards and guidelines and management prescriptions and management area standards and guidelines. Forest-wide standards and guidelines apply to the entire national forest, whereas management prescriptions and management area standards and guidelines are narrower in scope applying only to specific resources, activities, or areas within the forest. The TNF has management area standards and guidelines in addition to the forest-wide standards and guidelines and management prescriptions. Management area standards and guidelines define specific management actions within a management area.

The NFMA was amended through the *Sierra Nevada Forest Plan Amendment*, which amended the land management plans of all national forests in the Sierra Nevada (USFS 2014). Exhibit 3-3 in Chapter 3, "Project Description," shows the location of forest land in relation to the project site.

4.2.2 State

CALIFORNIA FOREST PRACTICE RULES

The California Forest Practice Rules of 2012 define the timber harvest activities that are regulated under Title 14, California Code of Regulations, Chapters 4, 4.5, and 10, and under the Z' Berg-Nejedly Forest Practice Act, Division 4, Chapter 8, PRC. The California Department of Forestry and Fire Protection (CAL FIRE) is the enforcing agency responsible for ensuring that logging and other forest harvesting activities are conducted in a manner that preserves and protects fish, wildlife, forests, and streams.

Prior to any harvesting activities occurring, landowners must prepare a Timber Harvest Plan (THP), which outlines the timber proposed for harvesting, the methods of harvesting, and the steps that will be taken to prevent damage to the environment. THPs are required to be prepared by Registered Professional Foresters. When a timberland owner proposes to carry out a project that would result in timberland being converted to a non-timber growing use, the owner must secure a Timberland Conversion Permit from CAL FIRE. Projects that would result in the conversion of less than 3 acres of timberland may qualify for an exemption from this provision.

4.2.3 Local

PLACER COUNTY GENERAL PLAN

The *Placer County General Plan (2013)* provides an overall framework for the development of the County and protection of its natural and cultural resources. A total of 23 Community Plans have been adopted under the General Plan to provide a more detailed focus on specific geographic areas within the unincorporated County. The goals and policies included within the Community Plans supplement, but do not supersede the goals and policies contained within the General Plan. Under the State Planning and Zoning Law (Gov. Code Section 65450 et seq.) and County Code Section 17.02.050, subd. (D)(3), a specific plan may be adopted or amended if it is consistent with the General Plan. If conflicts occur between the County Code and a specific plan, the provisions of the specific plan shall apply. (Id.)

The Land Use Element of the *Placer County General Plan* contains the following policies that are applicable to the proposed project:

General Land Use

- ▲ **Policy 1.A.1.** The County will promote the efficient use of land and natural resources.
- ▲ **Policy 1.A.2.** The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- ▲ **Policy 1.A.4.** The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

Commercial Land Use

General Commercial Areas

- ▲ **Policy 1.D.1.** The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- ▲ **Policy 1.D.2.** The County shall require new commercial development to be designed to minimize the visual impact of parking areas from public roadways and existing residential uses.

- ▲ **Policy 1.D.3.** The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.

Downtown Areas/Village Centers

- ▲ **Policy 1.D.5.** The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.
- ▲ **Policy 1.D.6.** The County shall promote use of first floor space in new buildings in downtowns/village centers for retail, food service, financial institutions, and other high-volume commercial uses.
- ▲ **Policy 1.D.7.** The County shall encourage new downtowns/village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings.
- ▲ **Policy 1.D.8.** The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in new downtowns/village centers.
- ▲ **Policy 1.D.9.** The County shall encourage parking in downtowns/village centers to be consolidated in well-designed and landscaped lots or in well-located parking structures.
- ▲ **Policy 1.D.10.** The County shall encourage the preservation of historic and attractive buildings in existing downtowns/village centers, and encourage new development to enhance the character of downtowns/village centers.
- ▲ **Policy 1.D.11.** The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

Public and Quasi-Public Facilities, Infrastructure

- ▲ **Policy 1.F.2.** The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.
- ▲ **Policy 1.F.3.** The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

Recreation Land Use

- ▲ **Policy 1.G.1.** The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.
- ▲ **Policy 1.G.2.** The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.

The Agricultural and Forestry Resources Element contains the following policies that are applicable to the proposed project:

Forest Resources

- ▲ **Policy 7.E.1.** The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.
- ▲ **Policy 7.E.2.** The County shall discourage development that conflicts with timberland management.

PLACER COUNTY ZONING ORDINANCE

The County Zoning Ordinance, Chapter 17 of the Placer County Code, was adopted by the County Board of Supervisors in July 1995 (Edition #1). The Zoning Ordinance, Tenth Edition, was revised in 2011. The Zoning Ordinance, which is consistent with the County General Plan and applicable community plans, regulates the use of land, buildings, and structures, and establishes minimum regulations and standards for the development of land in Placer County. Placer County zoning designations for the project within Squaw Valley are regulated by the SVGPLUO (see discussion below).

SQUAW VALLEY GENERAL PLAN AND LAND USE ORDINANCE

The SVGPLUO is the Community Plan for the approximately 4,700-acre Squaw Valley. Future development in Squaw Valley is required under the SVGPLUO to comply with the following guidelines (Placer County 1983):

- 1) Both the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological, and environmental assets of Squaw Valley.
- 2) Future development in Squaw Valley should occur only where public facilities and services, including transportation, can be efficiently provided.
- 3) Intense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.
- 4) Decisions regarding future development should be based upon sound social, economic, and environmental practices.
- 5) 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.

The following development goals from the SVGPLUO have been considered for purposes of evaluating the proposed project:

- ▲ commercial development should be limited to areas with a moderate slope to maintain good road access and parking facilities;
- ▲ cluster development should be encouraged to reduce the amount of land disturbed;
- ▲ development should be designed to minimize damage to existing vegetation and to ensure that all disturbed areas are revegetated and restored to their natural state;
- ▲ development should occur in either previously disturbed areas or areas of good tree coverage. Meadows, stream environment zones, steep terrain, and transition zones where vegetation changes should remain free of development;
- ▲ encourage development of a destination resort;
- ▲ encourage a concentration of commercial activity (including hotels) in the core area;
- ▲ provide a mix of housing types for all segments of the population to contribute to a dynamic year-round community; and
- ▲ creation of a broad range of recreational opportunities to attract vacation-oriented visitors, both summer and winter, to the area to develop a viable year-round community.

4.3 IMPACTS

4.3.1 Significance Criteria

Based on the Placer County CEQA checklist and Appendix G of the State CEQA Guidelines, the proposed project would result in a potentially significant impact related to land use and forest resources if it would:

LAND USE

- ▲ physically divide an established community;
- ▲ conflict with *Placer County General Plan* or SVGPLUO designations or zoning, or plan policies adopted for the purpose of avoiding or mitigating an environmental effect;
- ▲ conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects;
- ▲ result in the development of incompatible uses and/or the creation of land use conflicts;
- ▲ affect agricultural and timber resources or operations (i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses);
- ▲ result in a substantial alteration of the present or planned land use of an area; or
- ▲ cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

FORESTRY RESOURCES

- ▲ conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]); or
- ▲ involve other changes in the existing environment, which, due to their location or nature, could result in substantial conversion of forest land to non-forest use.

4.3.2 Methods and Assumptions

POLICIES PROPOSED IN THE SPECIFIC PLAN THAT COULD AFFECT PROJECT IMPACTS

The following policies from *The Village at Squaw Valley Specific Plan* (Squaw Valley Real Estate, LLC 2015) are applicable to the evaluation of land use and forest resources effects:

Land Use

- ▲ **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 and critical mass of visitor accommodations and resort-residential units (e.g. hotel rooms, rental or ownership condominium units, timeshare condominiums, single family units, multifamily 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.

Trees

- ▲ **Policy TR-1:** To the extent feasible, healthy trees shall be avoided.
- ▲ **Policy TR-2:** Where healthy trees must be removed, each project shall compensate for the loss of trees through compliance with the County Tree Ordinance.
- ▲ **Policy TR-3:** Each project that removes commercial-grade trees shall be responsible for preparation of Timber Harvest Plan (THP), THP exemption, and/or compliance with a master THP if one is enforced. Preparation of a THP does not exempt tree removal from the County Tree Ordinance.

IMPACT ANALYSIS METHODOLOGY

Evaluation of potential land use impacts are based on a review of documents pertaining to the project site, including the *Placer County General Plan* and the *SVGPLUO*. In determining the level of significance, this analysis assumes that the proposed project would comply with relevant federal, State, and local ordinances and regulations, as well as the relevant *Placer County General Plan* and *SVGPLUO* objectives presented above.

The analysis of social and economic effects and their potential to create physical environmental effects is based on an analysis prepared for Placer County, in the *Village at Squaw Valley Specific Plan, Economic Impact and Urban Decay Analysis* (Goodwin Consulting Group 2015).

4.3.3 Issues or Potential Impacts Not Discussed Further

As described in Chapter 6, “Biological Resources,” the project site is not located in an area with an adopted habitat conservation plan or natural community conservation plan; therefore, the project would not conflict with such plans, and this issue is not discussed further in this chapter.

The proposed project would not affect agricultural or timber resources (note that timber resources are a distinct analysis topic from forest lands). The project would not be located on or adjacent to farmland; therefore, the project would not convert farmland to non-agricultural use. Placer County has established a zoning designation for TPZ to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. Squaw Valley, including the project site, does not contain land that is zoned Timberland Production. Therefore, the project would have no impacts related to the zoning or rezoning of timberland zoned Timberland Production, and this issue is not discussed further in this DEIR.

4.3.4 Impact Analysis

Impact 4-1: Potential for division of an established community.

The plan area is currently used as part of the Squaw Valley Ski Resort. Although a resort residential neighborhood is located northeast of the main Village area and a limited number of residences are located to the southwest of the main Village area, development of the project would not physically divide this existing community because the ski resort is already an established use in the project area. Similarly, the East Parcel is already used for resort operations, and would provide a logical location for employee housing because residential is an existing land use in the area. The project would result in some alterations to resort on-site parking locations and circulation patterns, but access to the resort would continue to be provided. Project development would include new amenities that would be available to the public, including the neighboring residents. Because the project would not divide an established community, this impact would be **less than significant**.

To physically divide an established community, a project must introduce or expand an element that creates a hindrance to safe and efficient movement throughout the community. An example of a type of project that could physically divide an established community is a new highway or railroad that passes through a community. These types of projects may hinder safe pedestrian and bicycle crossings and create a real or perceived disconnection in the community.

The plan area is currently used as part of the Squaw Valley Ski Resort, with developed uses such as lodging, restaurants, ski-related facilities, parking lots, and other related uses. A resort residential neighborhood is located northeast of the main Village area, and a limited number of residences are located to the southwest of the main Village area. Many of these are likely used as vacation homes and/or rentals. Development of the project would not physically divide this existing community because the ski resort is already an established use in the project area.

The East Parcel has historically been used for off-site winter snow storage. Single-family residences are located to the west and north (north of Squaw Valley Road); Squaw Valley Academy (a boarding and day school), the SVPSD offices and Fire Station 21, and the Tavern Inn (a condominium lodging complex) are located to the south (on the south side of Squaw Valley Road). Development of the East Parcel with employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution would not physically divide these elements of the existing Olympic Valley community because the East Parcel is already used for resort operations, and would provide a logical location for employee housing because residential is an existing land use in the area. In addition, the residences to the north and other development to the south are already separated by Squaw Creek (which runs to the north of the East Parcel) and Squaw Valley Road. The existing connection between these areas is provided by Indian Trail Road, Winding Creek Road, and Squaw Valley Road, and this connection would not be disrupted by development of the East Parcel.

Utility lines are not inherently divisive features, as they are either located overhead or below ground, and do not hinder travel in a community. Additionally, these features are predominant in developed areas. As such, the proposed utility corridor between the main Village area and the East Parcel would not divide an established community.

The proposed Squaw Valley Park improvements would occur within the boundaries of the existing park, and as such, these improvements would not create a hindrance to safe and efficient movement through the community. Similarly, the proposed trail improvements and/or development of new trails would be located along existing trails or in areas designated for, or compatible with, trail use. Because of their nature, trail improvements and/or new trails could serve to enhance the safe and efficient movement through the community, rather than representing a divisive feature.

The proposed project would not result in any permanent road closures and would not otherwise create barriers preventing access to other currently accessible parts of the plan area. Some temporary lane closures could occur during project construction, but these would be temporary and detours could be provided if needed (see Chapter 9, “Transportation and Circulation,” for additional details regarding construction-related traffic impacts). The project could change on-site parking and circulation patterns within the project boundary and ski resort, but this would not physically divide the community; access would continue to be provided.

Project development would include new amenities such as an outdoor winter ice skating rink/summer performance area, an indoor water-focused Mountain Adventure Camp, Class I bicycle trail, and numerous restaurant and retail venues that would be available to the public, including the neighboring residents.

Given these conditions, the proposed project would not divide an established community. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 4-2: Conflict with the Placer County General Plan, the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO), designations or zoning, or plan policies adopted for the purpose of avoiding or mitigating an environmental effect.

The plan area is located within Squaw Valley (also known as Olympic Valley) in northeastern Placer County. With approval of the proposed policy amendments and implementation of the proposed development programs that are a part of the proposed project, the project would be consistent with relevant *Placer County General Plan* and SVGPLUO policies. Moreover, although a General Plan amendment is needed, the project and its programmed land uses and development standards would be consistent with the overall anticipated land uses, including density, and policy framework of the *Placer County General Plan* and the SVGPLUO. The proposed Specific Plan land use designations would be consistent with the land use designations of the *Placer County General Plan* and the SVGPLUO with approval of the proposed rezone. Conflicts would not occur if the Specific Plan is approved and implemented because land use policies for the plan area are predominantly consistent with existing *Placer County General Plan* and SVGPLUO policies, and minor adjustments to existing policies and reorganization of where land uses would occur would achieve consistency. Therefore, no conflicts with the overall intent of relevant plans, policies, or zoning would occur and this impact would be **less than significant**.

The plan area is located within Squaw Valley (also known as Olympic Valley) in northeastern Placer County. Land uses in the plan area are regulated by the *Placer County General Plan* and the SVGPLUO. The SVGPLUO is both a community plan document that establishes policies that build on policies found in the *Placer County General Plan* and a zoning document that establishes land use regulations and development requirements. The SVGPLUO contains existing land use designations applicable to the plan area that not only allow for, but encourage further ski resort development with the goal of developing a year-round destination resort.

The analyses presented in this section describe the project’s overall consistency with the policy framework of the *Placer County General Plan* and the SVGPLUO. Specific policies of these planning documents are discussed in further detail in the relevant resource chapters of this DEIR and the project’s consistency with these policies are also analyzed therein. Similarly, project consistency with other County ordinances (e.g., the Noise Ordinance and Tree Ordinance) is discussed in relevant resource chapters of this DEIR.

CONSISTENCY WITH THE PLACER COUNTY GENERAL PLAN AND SVGPLUO

The proposed project includes requests for adoption of a specific plan and amendments to the *Placer County General Plan* and SVGPLUO to redesignate the plan area as a combination of Village Commercial –

Core (VC-C), Village Commercial – Neighborhood (VC-N), Village Commercial – Parking (VC-P), Village – Heavy Commercial (V-HC), Village – Forest Recreation (V-FR), Village – Conservation Preserve (V-CP), and Entrance Commercial (EC) (see Table 4-2).

The project would be consistent with development densities allowed by the SVGPLUO, although the project applicant proposes to amend the SVGPLUO land use designations to make relatively minor changes to the locations where development would be permitted. To provide a more cohesive project, some areas currently designated as Forest Recreation and Conservation Preserve are proposed to be redesignated and rezoned for development, whereas other areas currently designated for development are proposed to be redesignated/rezoned for Village – Forest Recreation and Village – Conservation Preserve (also see Impact 4-6, below). Because amendments to the SVGPLUO are proposed, the project would be consistent with the *Placer County General Plan* and the SVGPLUO, as amended. However, even without the amendments, the project would be consistent with the overall density and development types allowed by the current General Plan and the SVGPLUO.

The SVGPLUO allows for development of a maximum of 3,754 bedrooms (up to 1,877 units) within the plan area.¹ The proposed project includes a maximum of 1,493 bedrooms (up to 850 units), within the plan area, which is less than half of the maximum development potential allowed by the SVGPLUO. Additionally, the project allows a maximum of 50 employee housing units, providing housing for a maximum of 300 employees at the East Parcel.

According to the SVGPLUO (Section 220.26) and Specific Plan, the parking requirements are as follows: for commercial uses, a total of one space is required per 300 square feet of gross floor area; and for residential uses, 0.75 space is required for each bedroom. A total of 297,733 square feet of commercial uses (which in this case includes hotel lobbies and other common areas that do not generate discrete parking demand) are proposed as part of the project.

Based on the above requirements, the proposed project is required to provide a total of 992 parking spaces to serve the commercial uses and 1,196 spaces to serve the residential uses for a total of 2,188 spaces. A total of 3,297 parking spaces would be provided in separate parking structures at full project buildout to support commercial uses and would be available for use by day skiers, employees, and others (see Exhibit 3-8 in Chapter 3, “Project Description”). It is anticipated that up to 1,800 additional spaces would be provided in below grade podium parking under new buildings in the plan area, and these spaces would be used almost exclusively to support residential uses. The project, therefore, meets the parking requirements for these proposed uses.

As stated in Section 125.34 of the SVGPLUO, day skier parking spaces eliminated by new development shall be replaced at a ratio of one day skier parking space per every two spaces eliminated by development. This one-to-two ratio applies until only 3,000 day skier spaces remain; once the available number of spaces drops to below 3,000 day skier spaces, the replacement spaces should be provided on a one-to-one replacement ratio. Policy CP-13 of the proposed Specific Plan states that “All phases of development shall provide day skier/visitor parking for 10,663 day skiers, 3,100 spaces in valley, in addition to the parking supply required to serve each phase of development.” With implementation of this policy, the project would meet the day skier parking requirements.

The SVGPLUO (Section 121) also requires that adequate snow storage is provided, equal to 20 percent of all areas to be cleared of snow. Within the plan area, storage locations include areas adjacent to roadways, open spaces, between buildings, and other specific designated snow storage areas (see Exhibit 3-13 in Chapter 3, “Project Description”). Policy SS-2 of the proposed Specific Plan states that “Prior to recordation of a final map, a snow storage plan shall be approved, demonstrating that snow storage areas provided are consistent with the requirements outlined in the SVGPLUO.” With implementation of this policy, the project would meet the snow storage requirements.

¹ These numbers reflect a 25 percent density bonus applied to land zoned as Village Commercial for additional structured parking.

Policy 4.A.2 of the *Placer County General Plan* states that the County shall ensure through the development review process that adequate public facilities and services are available to serve new development. Policy PU-1 of the proposed Specific Plan states that the project would “[b]uild the necessary water, wastewater, and drainage infrastructure and dry utilities to serve the plan area with each phase of development.” Additionally, Policy PU-5 of the proposed Specific Plan states that the project would “[p]rovide for fire, police, and other community services adequate to serve the needs of the plan area.” With implementation of these policies, the project would provide adequate public facilities and services at the time of project development, consistent with County policy (also see Chapter 14, “Public Services and Utilities”).

The *Placer County General Plan* encourages the efficient use of land and natural resources and permits only low-intensity forms of development in areas with sensitive environmental resources (see Policies 1.A.1 and 1.A.2). Similarly, the SVGPLUO states that “[b]oth the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological, and environmental assets of Squaw Valley.” Additionally, the SVGPLUO states that “[i]ntense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.” Policy LU-3 of the proposed Specific Plan directs that development shall be concentrated in already disturbed or developed areas. This is borne out by the proposed zoning and Conceptual Plan, which concentrate development within the existing parking lots, developed areas, and areas adjacent to existing development. No development is proposed farther up the mountainsides.

Policies of the *Placer County General Plan* and SVGPLUO restrict development in areas exceeding 25 percent slopes. In general, the project avoids on-mountain development, thereby reducing/avoiding impacts to sensitive resources. With respect to avalanche hazard areas, proposed VSVSP policies AH-1 through AH-4 restrict the construction of structures within the high hazard areas, but allow structures to be built within the moderate hazard areas. (See below for proposed revisions to the SVGPLUO regarding avalanche hazards.)

Placer County General Plan policies seek to protect and enhance scenic corridors (see “Placer County General Plan” in Section 8.2.3, “Local,” in Chapter 8, “Visual Resources”). The SVGPLUO incorporates the protections afforded to scenic routes in the *Placer County General Plan* and designates SR 89 and Squaw Valley Road as scenic roadways, consistent with the 1977 *Placer County General Plan* Scenic Highway Element. The plan area is not visible from SR 89, but both the Village area and the East Parcel are visible from Squaw Valley Road. The proposed project aims to provide visual access to the principal views of the mountain peaks and hillsides (VSVSP Policy SR-1) and protect and enhance scenic corridors (VSVSP Policy SR-2). Impact 8-3 in Chapter 8, “Visual Resources,” provides an analysis of the project’s potential impacts on scenic resources as viewed from Squaw Valley Road.

The SVGPLUO requires the restoration of Squaw Creek. This is a component of the proposed project and is further described in Section 3.4.5, “Squaw Creek Restoration,” of Chapter 3, Project Description.” VSVSP Policy LU-1 calls for the establishment of a conservation corridor for Squaw Creek to allow for a comprehensive, coordinated approach to future enhancement and restoration. Further, VSVSP Policy OS-6 calls for protecting Squaw Creek by providing an appropriate open space corridor, and limiting activities to those that do not degrade water quality or the stream and riparian habitat within the corridor. Additional policies related to Squaw Creek restoration include VSVSP policies SC-1 through SC-3.

As noted in Chapter 3, “Project Description,” the proposed project includes a policy revision to the SVGPLUO for avalanche hazards. In addition, in accordance with *Placer County General Plan* Policy 3.A.7, the VSVSP proposes to establish roadway level of service (LOS) Policy CP-1 for roadways located within the plan area to allow LOS F to be acceptable on County roadways within the plan area during peak periods. Proposed VSVSP Policy CP-1 is as follows (and is also repeated in Section 9.3.2, “Methods and Assumptions,” in Chapter 9, “Transportation and Circulation”):

- ▲ **Policy CP-1:** Design and construct roadways and associated facilities that generally meet applicable County standards and roadway levels of service. During peak periods, LOS F is acceptable within the Plan Area for the following reasons:

- Resort areas have atypical traffic conditions, with moderate traffic levels during most of the year, and more congestion during high peak periods;
- Peak periods at Squaw Valley occur for limited periods of time and during a relatively small number of days per year;
- The primary improvement that would result in acceptable LOS during peak periods is the widening of Squaw Valley Road to four lanes, which is not feasible for economic and environmental reasons;
- Other measures are available to manage the peak traffic flows, such as three-lane operation with cones, signage, and traffic personnel; and
- Improvements necessary to achieve the adopted LOS would create capacity that was unneeded during the majority of the year.

County segments and intersections outside of the plan area would be subject to the provisions of General Plan policy 3.A.7. As discussed in more detail in Chapter 9, “Transportation and Circulation,” with adoption of Specific Plan Policy CP-1, intersections operation within the VSVSP would be consistent with the Placer County General Plan.

The avalanche hazards policy revision is provided below. This revision would allow structures in the potential avalanche zone (run out of either the Tram Face or Poulsen Gully Potential Avalanche Hazard Areas [PAHAs]). No structures would be allowed within the high hazard areas, but structures could be built within the moderate hazard areas (see Impact 12-3 in Chapter 12, “Soils, Geology, and Seismicity,” for more details). With these two policy revisions, the proposed project would be consistent with the SVGPLUO.

The first full paragraph on page 13 of the SVGPLUO is proposed to be revised as follows (new text underlined):

The most serious hazard in areas of heavy snowfall, particularly in steep areas lacking sufficient forest cover, is the danger of avalanche. In looking at avalanche potential in the Plan area, two different zones have been identified which will affect development activities: 1) High hazard zones and 2) potential hazard zones. Each of these create constraints to development. In high hazard zones (terrain exposed to frequent and powerful avalanches), no buildings (with the exception of ski lift and snow-making infrastructure) or winter parking facilities should be permitted. In potential avalanche hazard zones (a transition area), some structures may be designed to withstand the potential avalanche forces. Lodges, schools, residences, or any buildings which encourage a gathering of people should not be constructed in either of these areas, unless the structures can be shown to withstand the predicted avalanche, consistent with Placer County Code Article 12.40, Avalanche Management Areas, and measures are in place to ensure that people do not gather in the PAHA during periods with a substantial risk of an avalanche occurring in the area. Summer-only recreation facilities and summer-only parking could be considered.

The Geology and Avalanche Hazard Map contained in the EIR shows where avalanche risk has been mapped in the valley. The EIR exhibit is superseded by Exhibit 12-9 for parcels owned by Squaw Valley Development Company and Squaw Valley LLC. These parcels were the subject of site-specific avalanche study in 2012, so Exhibit 12-9 is both more precise and more up-to-date.

Tree removal within any of the avalanche zones must be carefully planned to avoid the creation of long continuous openings that could enhance avalanche movement. This must be considered prior to the issuance of tree cutting permits within any area of Squaw Valley. The construction of ski lifts and trails must carefully allow for avalanche control, where appropriate, and avoidance of some areas where control is not feasible.

Further, site-specific study and review is necessary for any developments on sites in potential avalanche hazard areas to determine the most appropriate type of development, if any, and the

most effective mitigation protective systems for the site, consistent with the Placer County Code, Article 12.40, Avalanche Management Areas. (It is recognized that a number of single-family homes and vacant lots are affected by the identification of Avalanche Hazard Zones in the previously-subdivided area of the valley. Construction on these lots can occur only after a site specific study, and building design have been approved). Other, less serious, considerations of the snow environment include: design of structures to withstand snow loads, placement of facilities to avoid snow drifting problems and icing conditions, and provision of convenient snow clearing services.

Item (c) on page 64 of the SVGPLUO is proposed to be revised as follows (new text underlined):

c) Potential or high avalanche hazard areas (refer to SVGPLUO FEIR, 1983, and Exhibit 12-9 of the Village at Squaw Valley Specific Plan Draft EIR, 2015, for map of avalanche hazard areas).

CONSISTENCY WITH PLACER COUNTY ZONING ORDINANCE

To enable project development, the proposed project includes a rezone of the plan area to include the Specific Plan (SPL) zoning designation. The County has established a zoning classification—the “Specific Plan” (SPL) zone district—that applies to all Specific Plan projects. The SPL district is combined with the Specific Plan to function as the zoning text and map for the urban portion of the plan area. The rezoning will identify the new SPL zone district (with the prefix “SPL-”), then the descriptor used in the Specific Plan (VSVSP), resulting in the new SPL-VSVSP zoning classification. According to the County zoning ordinance, the purpose of the SPL district is to allow unique zone districts to be established consistent with an adopted specific plan, providing more flexibility in the designation of allowable uses, development standards, and other regulations than would be possible through application of other base and combining zone districts. Following the rezone, the proposed project would be consistent with Placer County zoning designations for the plan area.

SUMMARY

For the reasons described above, the proposed project would be consistent with the *Placer County General Plan*, relevant provisions of the SVGPLUO, and the Placer County Zoning Ordinance. Further, changes to the policies, except those related to traffic LOS (see Chapter 9), do not change the potential for any environmental impacts when considered in comparison to allowable land uses. This impact would therefore be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 4-3: Development of incompatible uses and/or creation of land use conflicts.

The proposed Specific Plan would expand upon existing similar uses within the plan area and would not be expected to result in any new long-term land use conflicts. Project construction could result in short-term land use conflicts primarily due to intermittent lane closures/detours, parking disruptions, and construction-related noise and dust. These temporary, construction-related land use conflicts are addressed through the impact analysis and mitigation provided in appropriate resource sections (e.g., noise) of this DEIR. Therefore, this impact would be **less than significant**.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent land uses to a proposed project and whether any sensitive receptors exist on the adjacent properties or are associated with the proposed project. Incompatibilities typically exist when uses such as residences, parks, churches, and schools are located adjacent to more disruptive uses such as heavy industrial, major transportation corridors, and regional commercial centers where traffic levels and

attendant noise may be high. The identification of incompatible uses occurs if one land use is anticipated to generate a substantial disruption to the existing or planned use of an adjacent property.

Sensitive Land Uses

Existing potentially sensitive land uses surrounding the main Village area include single-family residences, small offices, condominiums, and retail/commercial uses (including the PlumpJack restaurant and hotel) located across Squaw Valley Road to the northeast; and single-family residences off Granite Chief Road to the southwest. In addition, the Olympic Village Inn is located immediately adjacent to the northwest portion of the plan area and specific plan development would abut it on three sides. The Squaw Valley Chapel is located adjacent to the plan area at 444 Squaw Peak Road.

Existing potentially sensitive land uses surrounding the East Parcel include single-family residences to the west and north, and a single-family residential subdivision (the Olympic Estates subdivision) that has not yet built out to the east. South of Squaw Valley Road, which provides the southern boundary for the East Parcel, is the following: Squaw Valley Academy (a boarding and day school), the SVPSD offices and Fire Station 21, and the Tavern Inn (a condominium lodging complex).

Project elements outside the plan area generally consist of small facilities (e.g., Squaw Valley Park improvements) or linear corridors (e.g., underground utility rights-of-way, trails) where the surrounding land uses are the same as, or similar to the land uses in the facility footprint, or are compatible with the proposed facilities. Project activities in these areas would not adversely affect adjoining properties.

Long-term Conflicts

Project approval would result in the development of a mixed-use development that includes hotel, resort residential, commercial, and recreation uses, as well as parking and other visitor amenities in the main Village area. Employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution would be constructed on the East Parcel. In some cases, residential uses are located adjacent to proposed development. In other areas, existing buildings and/or landscaping would provide noise and visual buffers between proposed development and these sensitive land uses.

The concept plan created for the project minimizes the amount and intensity of development placed next to habitat interfaces (see Exhibit 3-5); however some development would be placed adjacent to the snowbeach area which then transitions into the mountain area. Additionally, the project proposes to designate 2.85 acres in the northwest portion of the plan area as Village – Heavy Commercial (V-HC) (see Exhibit 4-3). Land surrounding this area is forested and likely provides habitat. Under the VSVSP, this area would be intended for uses related to ski resort and related operations, and would provide space for heavy equipment maintenance, storage, and construction-related shop space. The introduction of this new land use adjacent to a natural area has the potential to create land use conflicts related to, for example, visual resources and noise. Another example of areas where land use conflicts might arise include the interface between Lots 16 and 18 (where Village Commercial – Neighborhood [VC-N] uses are proposed) and the existing residential area to the east and Granite Chief Trail to the north. Physical environmental impacts related to areas such as visual resources, transportation and circulation, air quality, and noise that could arise from project development are addressed throughout this DEIR (see Chapters 5 through 16 for further analysis of these and other issues).

Similarly, development of the East Parcel with employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution has the potential to create land use conflicts with surrounding residential areas; however, the East Parcel is already used for resort operations and would provide a logical location for employee housing because residential is an existing land use in the area.

For the most part, the project would place resort development in close proximity to existing resort development, such that long-term land use conflicts would be avoided. The project would concentrate

development in areas that have been developed and/or disturbed in the past, integrate the surrounding environment into the project with landscaping and open space, and preserve and enhance Squaw Creek and the surrounding riparian area (which would serve as buffer between proposed development and the existing residential development north of Squaw Valley Road). Therefore, development of the proposed project would not result in the creation of a long-term and ongoing land use that is incompatible with adjacent land uses.

Short-term Conflicts

In the short term, construction of the proposed Specific Plan improvements could cause conflicts for visitors and Squaw Valley residents, and could result in the disruption of roadways (especially Squaw Valley Road, which serves as the main entrance/exit for the Valley). Intermittent lane closures and detours would be a disruption for visitors and Squaw Valley residents. Some construction activities would occur immediately adjacent to existing facilities at Squaw Valley. Excavation, tree removal, and other construction activities could result in some disruption of the spring/summer recreational uses. During construction, areas adjacent to and in the vicinity of construction would be subject to noise and dust impacts associated with heavy equipment, worker vehicle trips, and materials movement. Thus, the proposed project would result in temporary land use conflicts, which could affect visitors and Squaw Valley residents during construction. (Each of the specific physical impacts related to dust, noise, health hazards, and traffic is discussed in the appropriate section of this DEIR.)

Summary

As described above, the proposed Specific Plan would expand upon existing similar uses within the plan area and would not be expected to result in any substantial, new long-term land use conflicts. While project construction could result in short-term land use conflicts primarily due to intermittent lane closures/detours, parking disruptions, and construction-related noise and dust. These temporary, construction-related land use conflicts would be addressed through mitigation provided in this DEIR. Therefore, this impact would be **less than significant**.

Mitigation Measures

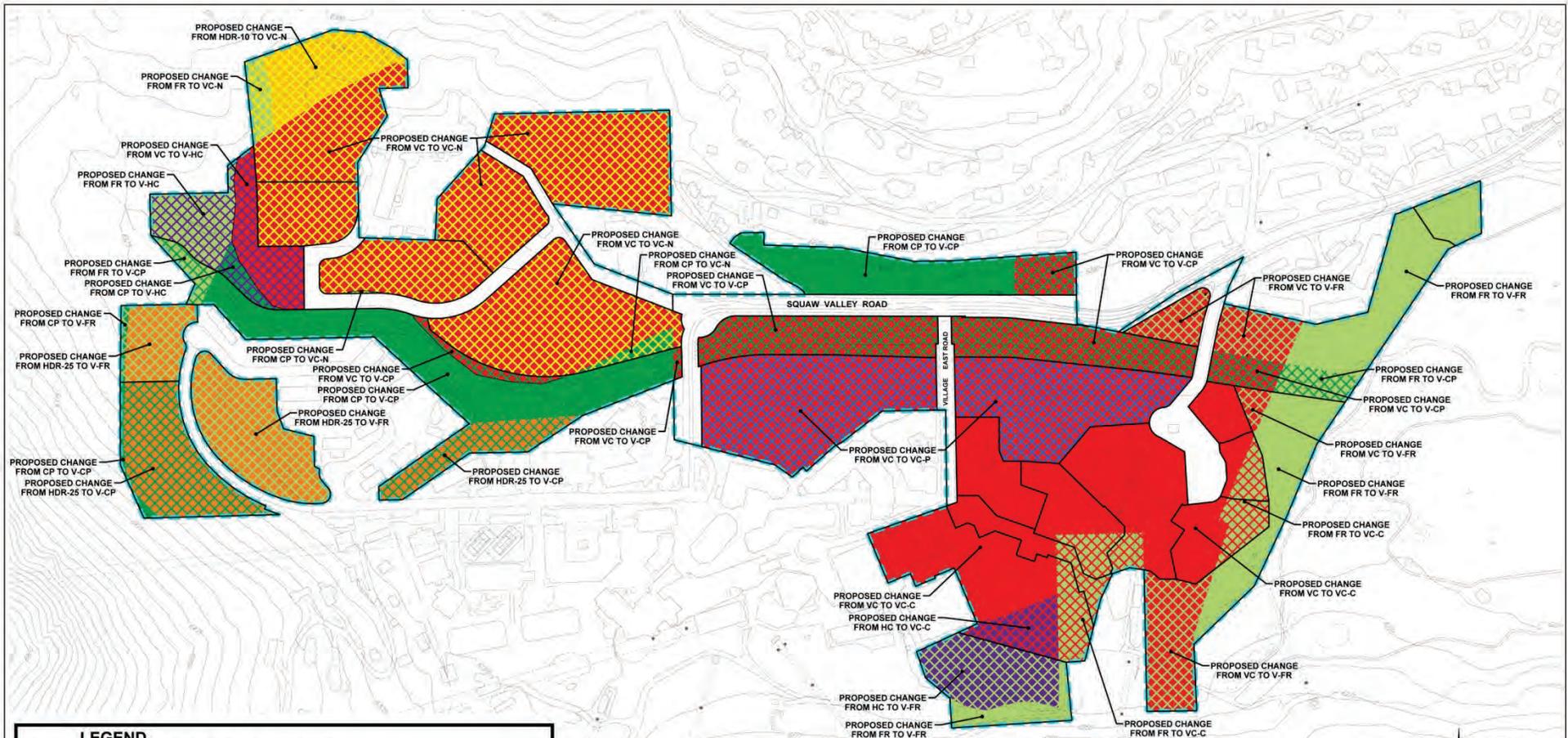
No mitigation is required.

Impact 4-4: Result in alteration of the present or planned land use of an area.

The plan area is currently used as part of the Squaw Valley Ski Resort, with developed uses such as lodging, restaurants, ski-related facilities, parking lots, and other related uses. The proposed project would develop a mixed-use development that would be compatible and complimentary with the existing skier amenities and support facilities located adjacent to and within the plan area, consistent with the *Placer County General Plan* and the SVGPLUO. Therefore, the project would not alter the present or planned land use of an area. This impact would be **less than significant**.

The plan area is currently used as part of the Squaw Valley Ski Resort, with developed uses such as lodging, restaurants, ski-related facilities, parking lots, and other related uses. Land uses in the plan area are regulated by the *Placer County General Plan* and the SVGPLUO, which not only allow for, but encourage, ski resort development in the plan area (see Table 4-1 for the existing land use designations in the plan area).

The proposed project would develop a mixed-use development that would be compatible and complimentary with the existing skier amenities and support facilities located adjacent to and within the plan area. As discussed above, one purpose of the SVGPLUO is to “ensure that Squaw Valley is developed into a top quality, year-round, destination resort.” The proposed project would provide a mix of resort residential and commercial uses with similar densities to surrounding resort residential and commercial development (though with less than half of the maximum development potential contemplated by the SVGPLUO; see Impact 4-2, above). The specific land uses changes proposed are presented in Table 4-3 and shown in Exhibit 4-4.



LEGEND

DEVELOPABLE TO NON-DEVELOPABLE

ZONING DESIGNATION CHANGE		AREA
	HDR-25 TO V-FR HIGH DENSITY RESIDENTIAL TO VILLAGE - FOREST RECREATION	3.88±AC
	HDR-25 TO V-CP HIGH DENSITY RESIDENTIAL TO VILLAGE - CONSERVATION PRESERVE	3.84±AC
	HC TO V-FR HEAVY COMMERCIAL TO VILLAGE - FOREST RECREATION	1.89±AC
	VC TO VC-P VILLAGE COMMERCIAL TO VILLAGE COMMERCIAL - PARKING	8.79±AC
	VC TO V-CP VILLAGE COMMERCIAL TO VILLAGE - CONSERVATION PRESERVE	6.02±AC
	VC TO V-FR VILLAGE COMMERCIAL TO VILLAGE - FOREST RECREATION	3.45±AC
TOTAL		27.87±AC

NON-DEVELOPABLE TO DEVELOPABLE

ZONING DESIGNATION CHANGE		AREA
	FR TO VC-C FOREST RECREATION TO VILLAGE COMMERCIAL - CORE	2.53±AC
	FR TO VC-N FOREST RECREATION TO VILLAGE COMMERCIAL - NEIGHBORHOOD	0.43±AC
	FR TO V-HC FOREST RECREATION TO VILLAGE COMMERCIAL - HEAVY COMMERCIAL	1.23±AC
	CP TO VC-N CONSERVATION PRESERVE TO VILLAGE COMMERCIAL - NEIGHBORHOOD	0.29±AC
	CP TO V-HC CONSERVATION PRESERVE TO VILLAGE - HEAVY COMMERCIAL	0.30±AC
TOTAL		4.78±AC

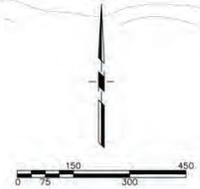
LEGEND (CONTINUED)

DEVELOPABLE TO DEVELOPABLE

ZONING DESIGNATION CHANGE		AREA
	HDR-10 TO VC-N HIGH DENSITY RESIDENTIAL TO VILLAGE COMMERCIAL - NEIGHBORHOOD	1.76±AC
	HC TO VC-C HEAVY COMMERCIAL TO VILLAGE COMMERCIAL - CORE	0.80±AC
	VC TO VC-C VILLAGE COMMERCIAL TO VILLAGE COMMERCIAL - CORE	10.32±AC
	VC TO VC-N VILLAGE COMMERCIAL TO VILLAGE COMMERCIAL - NEIGHBORHOOD	15.96±AC
	VC TO V-HC VILLAGE COMMERCIAL TO VILLAGE - HEAVY COMMERCIAL	1.32±AC
TOTAL		30.16±AC

NON-DEVELOPABLE TO NON-DEVELOPABLE

ZONING DESIGNATION CHANGE		AREA
	FR TO V-CP FOREST RECREATION TO VILLAGE - CONSERVATION PRESERVE	0.86±AC
	FR TO V-FR FOREST RECREATION TO VILLAGE - FOREST RECREATION	6.07±AC
	CP TO V-FR CONSERVATION PRESERVE TO VILLAGE - FOREST RECREATION	0.12±AC
	CP TO V-CP CONSERVATION PRESERVE TO VILLAGE - CONSERVATION PRESERVE	7.07±AC
TOTAL		14.12±AC



Source: Andregg Geomatics 2015

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In the main Village area, the project would decrease the amount of land designated for developed use (from 65.64 acres allowed under the SVGPLUO to 51.35 acres under the proposed project) and increase the amount of land designated for undeveloped use (from 19.25 acres allowed under the SVGPLUO to 33.18 acres under the proposed project). On the East Parcel, land use changes would be fairly minimal, with only a small (approximately 0.5 acre) increase in the amount of undeveloped land (see Table 4-3).

Development of the East Parcel with employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution would not alter its present or planned land use because the East Parcel is already used for resort operations and development of employee housing, parking, shipping and receiving, and retail uses are currently permitted uses for the Entrance Commercial land use designation as per the SVGPLUO (see Section 4.1.7, “Existing Land Use Designations”). The East Parcel would provide a logical location for employee housing because residential is an existing land use in the area.

The proposed utility corridor between the main Village area and the East Parcel, proposed Squaw Valley Park improvements, and proposed trail improvements and/or development of new trails would occur in areas already used or designated for the proposed land use.

Therefore, the project would not alter the present or planned land use of an area. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 4-5: Economic or social changes resulting in physical environmental changes.

The project would not result in an oversupply of any land uses within the market, which includes the Squaw Valley/Alpine Meadows area, the Lake Tahoe North Shore and West Shore, Northstar, and Truckee. In the long term, demand for retail is expected to outpace supply, including with the project. Although short-term oversupply could occur if a disproportionate amount of retail is developed prior to establishment of sufficient demand, this is not expected because retail is planned to be phased in to the project in response to demand. Demand for lodging in the market area is expected to outpace the increase in supply from the project. The proposed project, therefore, would not be expected to result in competition with existing uses that could cause urban decay or deterioration. **No impact** would be expected.

As stated in the State CEQA Guidelines (Section 15131), the economic or social effects of a project shall not be treated as significant effects on the environment. However, if economic or social effects resulting from a project lead to environmental effects, this cause-and-effect relationship should be discussed. In the case of the VSVSP and other projects with economic uses, this analysis typically considers whether the project would result in oversupply of an economic use, and if the oversupply would lead to other businesses closing and, consequently urban decay or deterioration or blighted conditions. An example is if a large store locates on the outskirts of a downtown, provides an oversupply of certain goods, and prices them in a manner that causes customers to no longer shop downtown. This, in turn, can cause the downtown businesses to shut down and the physical condition of the downtown to eventually deteriorate.

As described in Section 4.3.2, “Methods and Assumptions,” an Economic Impact and Urban Decay Analysis (EIDA) was prepared for the County that evaluated the project. Because the project would be constructed over an expected 25-year period, the analysis compared the project to existing conditions and those that would occur at buildout, which reflects cumulative conditions. The results of both analyses are reported in this discussion. The EIDA evaluated the overall market in which the project would be located, as well as five submarkets. The submarkets, which together form the overall market, are:

- ▲ Squaw Valley/Alpine Meadows
- ▲ West Shore of Lake Tahoe
- ▲ North Shore of Lake Tahoe
- ▲ Northstar Area
- ▲ Truckee Area

Retail

The analysis of retail effects considered the following factors: existing and future tourism and lodging markets, visitor spending, grocery/limited (specialty) retail/restaurant demand, growth, leakage to other markets, and supportable sales over time. None of these retail categories would be in an oversupply condition, either under the project only or cumulative scenarios. The analysis did, however, conclude there is a slight current oversupply in the grocery and restaurant categories, and that this could continue, on a temporary basis, if a disproportionate amount of these uses were constructed during interim project phases. The analysis concluded that, if this were to occur, it would be only a temporary condition.

Although the EIDA concluded that a short-term effect may occur, an examination of the project suggests this is not a reasonably expected condition, at least not as a result of the project. The proposed project includes a relatively modest amount of commercial retail. Although the project description lists nearly 300,000 square feet (sf) of new commercial uses, most of this is hotel lobby and other common areas and not dedicated to retail sales. A total of 64,740 sf of net retail sales are proposed, including 5,000 sf of grocery-type sales at the East Parcel. One reason for the small amount of retail development is the existence of a relatively large amount (for the area) of existing retail already developed as part of the adjacent Intrawest development, which is currently underutilized. The project would help reverse this condition, by increasing the potential customer base while limiting its own commercial development. The project applicant proposes that the majority of commercial development for the project would serve the lodging facilities (e.g., restaurants, gifts/sundries). Thus, the project is only intending to serve the demand it creates, at least in the initial phases, with any expanded retail only developed once the current oversupply is utilized (Hosea, pers. comm., 2015).

Further, in the long-term, the EIDA projects that the growth in demand (both in the project only and the cumulative scenarios) will result in an under-supply of retail uses. The cumulative buildout supply of applicable retail is projected to be \$486.9 million (in 2040) and demand is expected to reach \$880.5 million. In other words, demand is expected to be sufficient to result in a shortage of retail supply. Consequently, the project would not be expected to result in any blight in any submarkets or the overall market with respect to retail development.

Lodging

The analysis of lodging in the EIDA considered historic occupancy rates in the various submarkets, both in peak periods and annualized. A total of 2,160 rooms are available in hotels/motels in the market area. Condo/other rentals add an estimated 2,179 rooms. Average occupancy of hotels/motels (the focus of this analysis) ranged from 47 percent in 2010 to 51 percent in 2014, with a high of 89 percent for a Saturday in August 2014.

The project includes a total of 1,745 “bedrooms” after accounting for employee housing (capacity for up to 300 employees, with a net increase in capacity from existing conditions of 201 employees) and fractional ownership, and it is assumed that 1,323 rooms would be available for rent at buildout. Cumulative development is expected to add another 2,533 rooms within the overall market at buildout.

Demand for lodging is projected to grow over the project buildout timeframe, increasing from a current level estimated at approximately \$120 million per year in the market area to approximately \$320 million per year at buildout of the project. Occupancy is expected to increase from around 50 percent (annualized) for the North Lake Tahoe/Truckee area under current conditions to 59 percent at buildout, including cumulative development. Thus, the forecasts in the EIDA suggest that the project would not result in any economic dislocation, and that economic conditions in the lodging market, overall, will substantially improve, even with

growth of lodging opportunities (the project plus cumulative conditions). The project would not be expected to cause blighting influences to the overall lodging market.

Conclusion

The project would not result in an oversupply of any land uses within the market it would serve and compete with, which includes the Squaw Valley/Alpine Meadows area, the lake Tahoe North Shore and West Shore, Northstar, and Truckee. In the long term, demand for retail is expected to outpace supply, including with the project, although short-term oversupply could occur if a disproportionate amount of retail is developed prior to establishment of sufficient demand. This is not expected; retail is planned to be phased in to the project in response to demand. Demand for lodging in the market area is expected to outpace the increase in supply from the project and from other development. The proposed project, therefore, would not be expected to result in competition with existing uses that could cause urban decay or deterioration. **No impact** would be expected.

Mitigation Measures

No mitigation is required.

Impact 4-6: Conflict with existing zoning/loss of forest land.

The proposed project includes rezoning of some Forest Recreation land to another use (e.g., Village Commercial) and some Village Commercial to Forest Recreation, ultimately resulting in an increased amount of land zoned Forest Recreation. With project implementation, approximately 12.11 acres of forested land would be converted to non-forested uses, and many of the trees on this land would be harvested; however, substantial forestry resources are, and would continue to be, available in the surrounding area. In addition, the project would not affect the use or management of surrounding forestry resources. Finally, the project will comply with the County Tree Ordinance and the requirement to prepare a Timber Harvest Plan (THP) or THP exemption, if applicable. For these reasons, the project would result in a **less-than-significant** impact on forestry resources.

The project site is situated in the Sierra Nevada, surrounded by forest land; however, the project would be located mostly within an already disturbed area with land use designations that envision resort development. The project is an expansion of an existing developed area (most of which is currently either developed or paved). Further, the project proposes to fill in around existing development and along the existing forest edge, rather than in the middle of the forest. Of the approximately 94-acre plan area, 11.12 acres are designated Forest Recreation in the SVGPLUO (see Table 4-1). This designation is intended to retain the general character of the forest environment while also permitting active recreational development. Uses could include picnic areas, hiking trails, ski trails, parks, and outdoor amphitheatres, as well as parking for ski facilities. To a certain extent, incidental tree removal could be expected as a part of this type of development. The project applicant proposes rezoning of some Forest Recreation land to another use (e.g., Village Commercial) and some Village Commercial to Forest Recreation. Overall, the amount of land zoned Forest Recreation is proposed to be increased by approximately four acres, from 11.12 to 15.4 acres (see Table 4-3).

Within the project site, approximately 25.7 acres comprise forested lands (see Table 4-4). With project implementation, approximately 12.11 acres of this land would be converted to non-forested uses, and many of the trees on this land would be harvested. As discussed in Chapter 6, "Biological Resources" (Impact 6-9), tree removal impacts would be mitigated to a less-than-significant level because the project applicant would obtain Placer County tree removal and cutting permits, and follow the associated conditions to protect remaining trees and compensate for qualifying removed trees (see Mitigation Measure 6-9). Additionally, the project applicant would secure a Timberland Conversion Permit (TCP) (or an exemption if applicable for 3 acres or less) and/or receive approval of a Timber Harvest Plan (THP) from CAL FIRE in accordance with the most current California Forest Practice Rules in effect at the time.

Table 4-4 Anticipated Loss of Forest Land¹		
Project Site	Existing Mixed Conifer Forest (acres)	Anticipated Impact Area² (acres)
Main Village Area	18.81	6.45
East Parcel	3.94	2.69
Other	2.97	2.97
Total	25.72	12.11

Notes:
¹ This table uses “mixed conifer forest” to represent “forest land.” Mixed conifer forest is described in Chapter 6, “Biological Resources.”
² Impact assumption percentages range from 5% to 100% and are established for each lot within the plan area; these are presented in Appendix E1.
³ Includes all areas outside of lot lines, such as the proposed utility corridor and Squaw Valley park improvements.

Source: Compiled by Ascent Environmental in 2015 based on Appendix E1

The proposed trail improvements and/or new trails outside the plan area are not at a final design stage; however, because trails and forest land are compatible land uses, it is anticipated that forest land would not be converted to non-forested use and tree removal could be minimized in these areas. Nonetheless, if a sufficient volume of trees would be removed to accommodate trail improvement/development, the project applicant would secure a TCP (or an exemption if applicable) and/or receive approval of a THP from CAL FIRE.

In the larger context of region-wide and statewide forestry resources, the project would not result in substantial impacts to forestry resources because the project site contains minimal forestry resources (25.72 acres of forested areas of which 12.11 would be converted), substantial forestry resources are and would continue to be available surrounding the site, the project would not directly or indirectly affect the use or management of off-site or surrounding resources, and the project would continue the purpose and intent of the County’s designations for the project site that envision ski resort development. For these reasons, the project would have a **less-than-significant** impact on forestry resources.

Mitigation Measures

No mitigation is required.