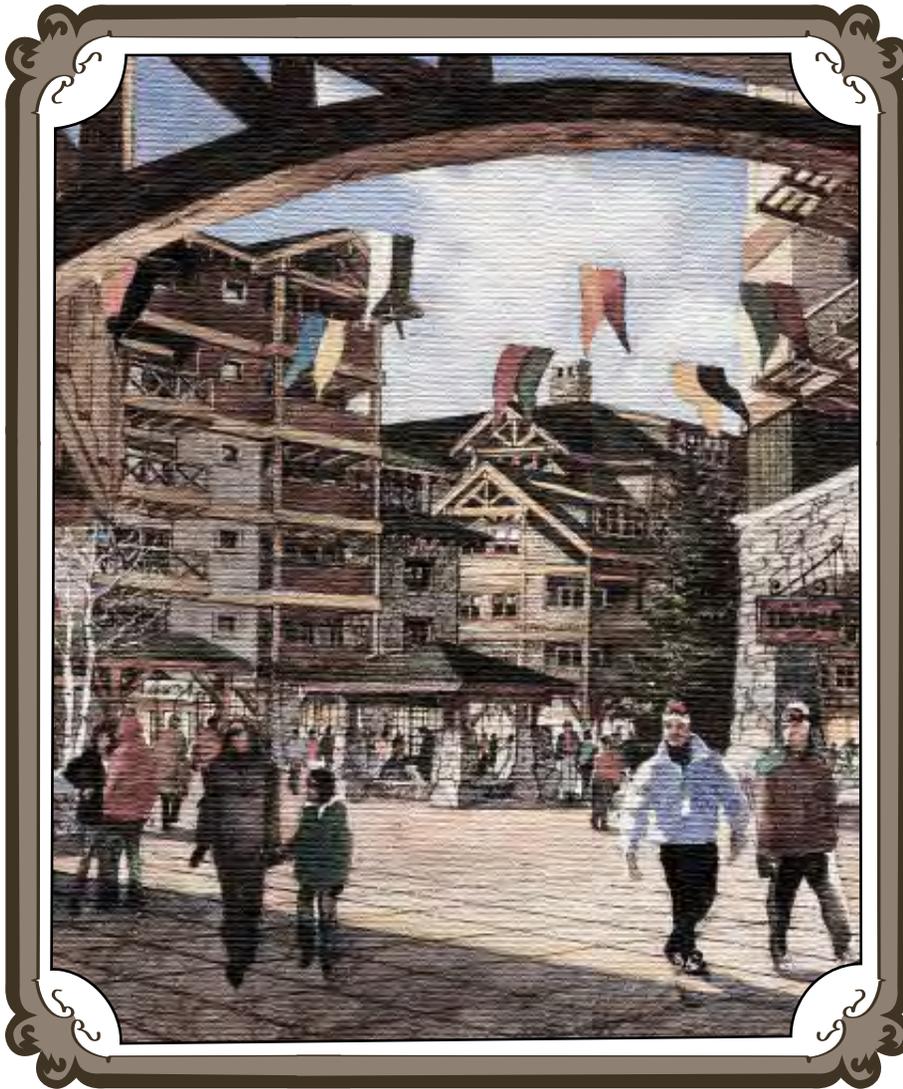




IMPLEMENTATION



- §.1 IMPLEMENTATION CONCEPT
- §.2 IMPLEMENTATION GOALS AND POLICIES
- §.3 ADMINISTRATION PROCEDURES
- §.4 TIMING OF DEVELOPMENT INFRASTRUCTURE
- §.5 DEVELOPMENT SEQUENCING
- §.6 SPECIFIC PLAN FINANCING STRATEGY





IMPLEMENTATION

§.1 IMPLEMENTATION CONCEPT

CONTEXT

This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and Placer County Zoning Ordinance Section 17.58.200 require that specific plans include a program of implementation measures including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan.

The Plan Area is projected to be built-out over approximately 20 to 25 years. Thus, the implementation policies are intended to ensure that implementation will be comprehensive, coordinated, and responsive to changing circumstances and market conditions. The objective of this section is to describe how infrastructure and public facilities will be constructed in a timely manner, concurrent with the provision of lodging and other land uses.

Section 8.3, “Administrative Procedures,” identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 8.4, “Timing of Development Infrastructure,”

describes the process and sequence of implementing infrastructure and facilities to serve the Plan Area over time. Section 8.5, “Development Sequencing,” describes the sequence of development of the Plan Area. Section 8.6, “Specific Plan Financing Strategy,” describes the financing methods that will allow development to proceed in an orderly and fiscally responsible manner.

The following documents have been prepared in support of the Specific Plan and contain more detailed information on environmental conditions, infrastructure, and financing mechanisms.

Biological Resources

- ✦ Biological Resource Assessment for the +/-107 acre Squaw Valley Village, February 2012
- ✦ Biological Resource Assessment and Rare Plant Survey for the +/-5 acre Squaw Valley Poulsen Meadows Northeast Study Area, October 2013
- ✦ Biological Resources Assessment and Rare Plant Survey for the +/-8.8 Acre Squaw Valley Lot 4 Study Area, October 2013
- ✦ Village Tree Survey, December 2011

- ✦ Village Additional Tree Survey, January 2012
- ✦ Lot #4 Tree Survey, February 2012
- ✦ Wetlands Delineation for the +/-107 acre Squaw Valley Village Study Area, November 2012
- ✦ Technical Memorandum, An Assessment of Squaw Creek Fisheries and Discussion of Potential Impacts of the Squaw Valley Village Project, March 2012
- ✦ Design Basis Report: Squaw Creek Restoration, July 2014

Cultural Resources

- ✦ Squaw Valley Village Specific Plan Project, Heritage Resource Inventory and Evaluation, January 2012
- ✦ Historic Resource Evaluation Report, March 2012

Geotechnical and Related Issues

- ✦ Preliminary Geotechnical Engineering Report for Squaw Valley Development Project, November 2011
- ✦ Preliminary Geotechnical Engineering Report for Lot 4 Poulsen Property, February 2012

- ✦ Preliminary Fault Evaluation Report, July 2012
- ✦ Phase I Environmental Site Assessment, Squaw Valley Olympic Village, December 2010
- ✦ Avalanche Hazard Study, March 2014

Parks and Recreation

- ✦ The Village at Squaw Valley Park and Recreation Plan, March 2016

Utilities

- ✦ Master Drainage Study, April 2016
- ✦ Water Master Plan, April 2016
- ✦ Sanitary Sewer Master Plan, April 2016
- ✦ Dry Utilities Master Plan, January 2015

Fiscal

- ✦ Fiscal Analysis, TBD

EIGHT - IMPLEMENTATION

Other

- ✦ Landscape Master Plan, TBD
- ✦ Implementation Policies and Procedures Manual, TBD

§.2 IMPLEMENTATION GOALS AND POLICIES

Goal IM-1: Assure that required infrastructure is in place in a timely manner to support new development.

Goal IM-2: Equitably align infrastructure obligations with progression of development.

Policy IM-1: Enhance development flexibility and prudent risk management by providing a phasing approach that seeks to reduce upfront costs and allows for development in relatively small increments.

Policy IM-2: Incorporate incentives in the development standards that foster the utilization of green technologies and innovative designs to reduce resource consumption.

§.3 ADMINISTRATIVE PROCEDURES

This section identifies the procedural steps in implementing the

Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan.

§.3.1 SPECIFIC PLAN APPROVALS

The following actions are anticipated to be taken concurrently with the adoption of the Specific Plan.

- ✦ Village at Squaw Valley Specific Plan and Development Standards: The County Board of Supervisors on XXXX adopted the Village at Squaw Valley Specific Plan by resolution and adopted the Village at Squaw Valley Development Standards and Design Guidelines attached to the Specific Plan as Appendix B, by ordinance and resolution on the same date (see Section 8.3.3 that follows);
- ✦ Final Environmental Impact Report (FEIR): The County Board of Supervisors certified the FEIR on XXXX, 2016 and made necessary amendments to the Placer County General Plan and Squaw Valley General Plan and Land Use Ordinance on XXXX, 2016;
- ✦ Zoning: The County Board of Supervisors approved the Specific Plan zoning designations on XXXX, 2016 (see Section 8.3.2 that follows);
- ✦ Approval of the Development Agreement (DA). The Development Agreement memorializes the rights and obligations of the County and the applicant with respect to

the Specific Plan. The agreement was memorialized on XXXX, 2016; and

- ✦ Large Lot Tentative Map (LLTM): The LLTM created parcels for the purpose of financing and sale. The LLTM does not entitle specific development of those parcels. The initial LLTM was approved by the county on XXXX, 2016.

After the approval of the Specific Plan and before application of the first small lot tentative map or subsequent large lot tentative map, the following documents will be prepared and approved:

- ✦ Landscape Master Plan: This plan addresses the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community;
- ✦ Water Master Plan: The Water Master Plan includes information on existing water infrastructure which includes wells, pipelines, and storage. The Water Master Plan shall also include information related to project water demands, transmission, distribution and storage.
- ✦ Sewer Master Plan: The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan includes information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan establishes the means and

methods by which the project will finance the cost of these facilities;

- ✦ Drainage Master Plan: The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan includes information on the size and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan will be used to establish the means and methods by which the project will finance the cost of these facilities;
- ✦ Parking Master Plan: This document identifies the parking requirements of the various Specific Plan land uses, as well as the project's responsibilities to accommodate parking for ski area and other recreation visitors as well as other nearby land uses. It identifies the on-site parking supply, management strategies for the on-site parking supply, and the requirement for off-site parking supply; and
- ✦ Implementation Policies and Procedures Manual: The manual provides the County a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan.

§.3.2 SPECIFIC PLAN AREA ZONING

The County has put in place a zoning classification, known as a “Specific Plan” (SPL) zoned district that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Specific Plan Area. The rezoning identifies 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.

§.3.3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines (Development Standards) shall be adopted by ordinance and resolution. This will be the case since it includes standards and guidelines as Appendix B to the Specific Plan. The Development Standards supplement the Placer County Zoning Ordinance and will serve as the zoning regulations governing development, improvements, and construction within the Plan Area. Where a standard is not provided in this document, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area. Design guidelines are qualitative and are typically identifiable by qualitative language such as “should” or “may”, whereas development standards are signified by “shall” or “must”.

Refer to Appendix B for the details regarding the Development Standards and Design Guidelines, requesting changes or amendments to permitted uses or development standards, and the enforcement of these development standards.

§.3.4 SUBSEQUENT ENTITLEMENT PROCESS

An inventory of the total development allowed (including bedrooms, lodging units, lodging square footage, and commercial square footage) by the approved Specific Plan shall be provided with the submittal of each small lot tentative map application and shall be accompanied by all other required application materials listed in the Implementation Policies and Procedures Manual. At the time each subsequent project is submitted development within the Plan Area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include small lot tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Tree Permits, and Design/Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and the Implementation Policies and Procedures Manual. All subsequent development projects, public improvements, and other activities shall be consistent with the Specific Plan and its appendices, the Specific Plan Development Agreement, and applicable County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

APPLICATION REQUIREMENTS

Once the Specific Plan and large lot tentative maps is approved, individual developers may submit applications for vesting tentative

maps, small lot tentative maps and/or other entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially. Small lot tentative maps (SLTM) will typically be accompanied by an application for a Conditional Use Permit (CUP), which will specify the proposed development type, including number of bedrooms, unit counts, lodging square footage, commercial square footage, and total building square footage covered by the SLTM. Applications for Design Review approval may be processed concurrently with the SLTM and CUP or after approval. Following approval of a SLTM/CUP and Design Review, the project may proceed to submit Improvement Plans and building permits.

APPLICATION PROCESSING

Applications will be analyzed by the Development Review Committee for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways:

- ✦ Consistency with policy language (goals, policies, objectives, etc.);
- ✦ Consistency with land use designations, roadways, and bike paths;
- ✦ Consistency with development standards and design guidelines;
- ✦ Consistency with figures and tables;

- ✦ Consistency with the property Development Agreement, large-lot tentative map, small-lot tentative map, and other relevant implementation documents; and
- ✦ Consistency with the Final Environmental Impact Report.

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure master plans and County facilities plans, and other implementing documents of the Specific Plan.

At the time that each project is submitted, the project applicant shall provide to the County an inventory of the number of bedrooms, lodging units, lodging square footage, and commercial square footage proposed to be constructed. The proposed project data shall be added to the existing/approved inventory and compared to the number of bedrooms, lodging units, lodging square footage, and commercial square footage allowed in the Specific Plan and analyzed in the Specific Plan EIR. This information shall be provided for the designation/zone(s) in which the proposed project falls, and the entire Specific Plan. If the proposed project would cause any of these measures to exceed the approved number of bedrooms, units and/or square footage, a Specific Plan amendment and/or additional CEQA review may be required.

The Draft EIR analyzed a project buildout scenario which assumed that no more than 20 percent of the project would be developed in any single year. Each application for project entitlements shall include a projected timeline for project construction activities, including demolition, site preparation, grading, paving, building

EIGHT - IMPLEMENTATION

construction and architectural coatings. This inventory shall include the projections for construction of any other VSVSP projects that would involve construction activities that are anticipated to occur concurrent with the project for which the application is submitted, including approved Tentative Small-Lot Subdivision Maps that have not recorded but remain within the valid vesting period and any approved projects not requiring a Small-Lot Tentative Map that are within the valid vesting period. If the total amount of construction in any construction year would exceed 20 percent of the total VSVSP buildout, then the application shall be accompanied by air quality and greenhouse gas analyses to determine if emissions would exceed applicable thresholds in any of the construction years of the project application. If the thresholds are exceeded, additional CEQA review may be required.

IMPLEMENTATION POLICIES AND PROCEDURES MANUAL

To assist the County in implementing and performing its various administrative tasks as contemplated by the Specific Plan and Development Agreement, an Implementation Policies and Procedures Manual will be prepared by the applicant in cooperation with the Development Review Committee and approved by the County Board of Supervisors prior to the approval for recordation of the submittal of an application for the first small lot tentative map or a subsequent large lot tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits, reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan.

§.3.5 ENVIRONMENTAL REVIEW

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. A Program Environmental Impact Report (EIR) will be certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area.

The determination of whether the requested subsequent development entitlement is consistent with the Specific Plan and whether the Specific Plan EIR considered the project-specific effects will be made through the Subsequent Conformity Review process.

SUBSEQUENT CONFORMITY REVIEW PROCESS

In conjunction with submitting any required County application and associated inventory described under Application Processing for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire will be to enable the County to determine whether the proposed project is consistent with the Specific Plan, to examine whether there are project-specific effects that are peculiar to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to, the following:

1. Preliminary Grading Plan (including off-site improvements);
2. Preliminary Geotechnical Report (including seismic analysis);
3. Preliminary Drainage Report;
4. Preliminary Water Quality Best Management Practices (BMP) Plan;
5. Traffic Circulation Plan;
6. Traffic Study;
7. Tentative Map (Section 16.12.040 of the Placer County Code);
8. Acoustical Analysis;
9. Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
10. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan);
11. Senate Bill (SB) 221 Verification of Sufficient Water Supply;
12. Hazardous Materials Usage Information;
13. Water Supply Well Information (as applicable);
14. Biological Pre-Construction Surveys (as needed);
15. Public Safety Assessment;
16. 100-Year Floodplain Study;
17. Air Quality; and
18. Climate Change/Greenhouse Gas Analysis.

Based on the information provided, the County will determine whether the proposed development entitlement is consistent with the Specific Plan and related documents, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

MITIGATION MONITORING

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to the EIR. The Mitigation Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Specific Plan. This monitoring program is to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

§.3.6 INTERPRETATIONS, AMENDMENTS, AND ENTITLEMENTS

Implementation of the Specific Plan is anticipated to occur over several years. During the long-term build-out of the Plan Area, property owners will face dynamic and evolving market conditions. Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed, reviewed, and approved at the discretion of County Planning Staff as an Administrative Modification.

Interpretations

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of the Specific Plan may appear to provide alternative guidance, or differ from each other, adopted County policies, or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the Specific Plan shall be made as described in Section 17.02.050 of the Placer County Zoning Ordinance. In making interpretations, the Planning Director will consult with any other affected County department or other agency as needed.

Administrative Modifications and Amendments

Amendments to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment.

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan.

Amendments to the Specific Plan are changes to components including differences in land use development types assigned to specific parcels, changes to capacity requirements, changes to the intensity or density of land uses on specific parcels (including public facilities), density transfers in excess of the allowable limits within the Specific Plan, changes in the Plan Area boundaries, or changes

in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the Placer County General Plan.

Proposed amendments to the Specific Plan can include, but are not limited to changing land use designations, design criteria, detailed road alignments, road classifications, or Specific Plan policies. Typically, amendments to the Specific Plan will be requested by property owners. There may also be circumstances, however, where the County may wish to request an amendment. The procedures described below shall be followed to amend the adopted Specific Plan.

ADMINISTRATIVE MODIFICATION AND AMENDMENT REQUESTS

All requests to amend the Specific Plan shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County Planning Services Division. Any or all of the following information may be required:

1. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
2. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
3. A statement of consistency with the Specific Plan;

4. Analysis as required by CEQA; and
5. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc).

ADMINISTRATIVE MODIFICATIONS

Administrative Modifications do not have a significant impact on the character of the Plan Area. They are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- ✦ The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- ✦ Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;
- ✦ Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;

EIGHT - IMPLEMENTATION

- ✦ The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR; and
- ✦ The proposed change will not result in an increase in the total maximum number of bedrooms proposed in the Specific Plan.

An Administrative Modification may be reviewed and acted upon by the Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

LAND USE MODIFICATIONS

Policy IM-3: Modification of the Land Use Diagram

Figure 3.1- Site Land Use and Zoning is intended to provide the structural framework for the land use program within the Plan Area. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:

- ✦ The Planning Director has determined that the proposed project is consistent with the intent of the approved Specific Plan, land use patterns, and assumptions analyzed in the Specific Plan EIR;
- ✦ The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded within the Plan Area;

- ✦ The area planned for parks, open space, public facilities, and other such public amenities described on the Land Use Diagram is not reduced; and
- ✦ No final small lot map has been recorded.

AMENDMENTS

An Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. An Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- ✦ A new category of land use not specifically discussed in the Specific Plan is introduced;
- ✦ Significant changes to the distribution of land uses beyond those allowed under an Administrative Modification or other changes affecting land use are proposed and may substantially affect the Specific Plan;
- ✦ Proposed changes to the design guidelines and/or development standards that if adopted, would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and the Planning Director; or
- ✦ Proposed changes to the development sequencing that would significantly increase or alter Plan Area boundaries or bedrooms allocated.

Amendments require approval by the County Planning Commission and Board of Supervisors. They shall comply with the procedures outlined in Section 17.60.090 of the Placer County Zoning Ordinance.

§.3.7 TRANSFER OF DENSITY

DENSITY TRANSFER FOR LODGING UNITS

To further the intent of providing development flexibility, bedrooms and/or commercial square footage assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:

- ✦ The sending and receiving parcels are within the Plan Area and the total does not exceed the maximum number of approved bedrooms and /or commercial square footage for the entire Plan Area;
- ✦ The density transfer does not increase or decrease the number of bedrooms and/or commercial square footage allocated to any one receiving parcel (or combination of receiving parcels) by more than 25%;
- ✦ The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- ✦ The transfer of units would not result in increased impacts beyond those identified in the EIR;

- ✦ The adjustments in density, bedrooms, and/or commercial square footage would not significantly affect planned infrastructure, roadways, other public facilities, or Plan Area financing districts;
- ✦ Transfer would not affect the total number of employee housing units called for in the Specific Plan; and
- ✦ The County Planning Services Division shall track sending and receiving parcels. Concurrent with any application proposal to transfer density, the applicant shall prepare a matrix detailing the allowable bedroom densities for all properties in the plan area, the number of bedrooms developed or approved for each parcel in accordance with any approved small-lot tentative map or final map, the number of bedrooms to be sent and received from each parcel, and the number of bedrooms sent and received for all parcels previously approved for density transfer.

The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the Planning Director all information needed to determine compliance with the above bedroom transfer criteria. This submittal shall include an Administrative Modification application with filing fee, and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted bedroom counts and densities, as well as any necessary maps. The revised table will allow the Planning Services Division to track bedroom allocations.

EIGHT - IMPLEMENTATION

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 8.3.6, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

§.3.8 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Plan Area is of high quality and to prevent new construction from adversely affecting the desirability of the nearby areas for residents and businesses. All development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each district and the Plan Area.

§.4 TIMING OF DEVELOPMENT INFRASTRUCTURE

The Plan Area is anticipated to be built-out over approximately 20 to 25 years and may evolve in a variety of ways depending on several

factors. These factors include shifts in market demand for various housing/lodging types and non-residential uses, and changes in the development goals or financial capabilities of property owners. This section describes the process and sequence of infrastructure and facilities to serve the Plan Area over time.

To review, a summary of Chapter 6 – Public Services and Utilities of the Specific Plan is provided below. It describes the infrastructure and public service facilities required to serve the build-out of the Plan Area. As development occurs, infrastructure and services will be extended and expanded, as required, to serve new development. At this time, it is expected that these improvements will be self-funded by the applicant. A Public Facilities Financing Plan, Urban Services Plan, and/or Development Agreement shall be prepared that provides a detailed analysis regarding the timing and costs for planned infrastructure, public facilities, and the ongoing provision of public services to support development of the Plan Area as such development proceeds.

§.4.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

The Village at Squaw Valley Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as Squaw Valley builds out and are compiled and organized in the Master Phasing Plan.

In general, the Master Phasing Plan has been structured to ensure that the improvements can support its respective development in compliance with County policies and standards and certain

mitigations, and that the developments can support the portion of its costs of the required improvements.

The Master Phasing plan has been approved in draft form and a final Master Phasing Plan will be approved prior to application for the first small lot tentative map or subsequent large lot tentative map. General adjustments to the Master Phasing Plan may occur so long as the goals and intent of the plan are preserved and have been approved by the Community Development Director.

The improvement components are identified in the Master Phasing Plan tables and specifically identify all on-site and off-site facilities necessary for the build out of each development phase or parcel. These include roadways, sewer, water, storm drainage, dry utilities, bike paths, trails, other park and recreation obligations, crosswalks, employee housing, certain project mitigations, etc.

PHASING PERFORMANCE STANDARDS

Phasing performance standards are intended to provide guidance in determining the required elements and conditions of phased development within the Plan Area. The following is a general series of standards for phased development to assure adequate provision of public services and adherence to sound planning principles:

- ✦ Developers are responsible for the funding, design, and construction of all facilities and infrastructure required to serve the structure being developed. Certain facilities are sequential; accordingly, parcels developed out of sequence may be required to construct additional infrastructure

and facilities as necessary to provide services to the phase proceeding.

- ✦ Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the Plan Area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.
- ✦ Developers may request to enter into reimbursement agreements with the County or other agencies for on-site or off-site improvements constructed by the developer which benefit other properties or projects.

Phasing shall demonstrate that the following performance criteria are met and are in substantial conformance with the Master Plans:

- ✦ Sanitary Sewer: One point of connection is required.
- ✦ Water: A looped system is required.
- ✦ Roadways: Two points of access required (one may be a temporary or permanent EVA).
- ✦ Drainage: One outfall or point of connection is required, including best management practices.

EIGHT - IMPLEMENTATION

PUBLIC FACILITIES

Public Facilities are the amenities to the Specific Plan (e.g., park facilities) or facilities that house employees providing services to the area (e.g., sheriff, fire, public administration). Public facilities may include the following:

- ✦ Public buildings, fire stations, sheriff substation, and their corresponding equipment;
- ✦ Corporation yard; and
- ✦ Parks and trails.

§.4.2 URBAN SERVICES

Urban Services are the new and/or enhanced services to be provided by the County, SVPSD, CalFire, Squaw Valley Fire, Angel Medflight Worldwide Air Ambulance, and/or Advanced Air Ambulance, within the Plan Area. These may include:

- ✦ Sheriff services;
- ✦ Fire protection and suppression services, including ambulance and paramedic services;
- ✦ Recreation program services;
- ✦ Library services;

- ✦ Maintenance of parks;
- ✦ Maintenance of storm drainage system within the County right-of-way;
- ✦ Maintenance of roads, traffic signals, and streetlights; and
- ✦ Any other service provided by the County to the property that may be allowed by law to be funded through a Community Facilities District.

§.4.3 GENERAL TIMING AND DEVELOPMENT POLICIES

Policy IM-4: Infrastructure and Services Planning.

Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as development proceeds.

Five master plans are required as one of the first steps in implementing the Specific Plan. These plans are described in Section 8.3.1, in other chapters of the Specific Plan, and in the Development Agreement. They are as follows:

- ✦ Landscape Master Plan;
- ✦ Water Master Plan;

- ✦ Sewer Master Plan;
- ✦ Drainage Master Plan; and
- ✦ Parking Master Plan.

All five master plans shall be completed and accepted by the County before application for the first small lot tentative map or subsequent large lot tentative map.

§.5 DEVELOPMENT SEQUENCING

Development of the Plan Area may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various resort residential unit types, and changes in the development goals and capabilities of property owners within the Plan Area. Development of the Plan Area is not phased by zone or region, lot by lot basis. A detailed infrastructure schedule will define what infrastructure commitments will be necessary to accommodate and support the demands of each development phase at the time it is proposed. There is no set order by which specific lots will be proposed for development so as to properly align the pace of development with the rate of product absorption and to facilitate prudent capital/risk management. As existing facilities are displaced, appropriate temporary or replacement facilities will be established.

§.6 SPECIFIC PLAN FINANCING STRATEGY

§.6.1 GENERAL FINANCING POLICIES

Policy IM-5: General Public Facilities Financing Policy

The following policies shall be implemented to ensure that the required public facilities are adequately funded as needed:

1. The fair-share cost of both on-site and off-site public infrastructure and public facilities required to support the Plan Area shall be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area.
2. Development projects shall be required to provide up-front funding for the fair-share cost of installing and expanding infrastructure and public facilities as and when necessary to adequately serve and support their projects. Developers will be subject to fee credits or future reimbursements. The costs for public facilities will be allocated as much as possible based on a project's fair share of required improvements.
3. Each development phase will be responsible for funding requisite improvements as per the Master Phasing Plan.
4. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area.

EIGHT - IMPLEMENTATION

5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of Placer County's Bond Screening Committee.
6. Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA), if any, prior to the recording of any small lot map.
4. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.
5. Prior to recordation of any small lot final map, such properties shall be required to annex into the applicable Community Facilities District for services (Services CFD) and/or the County Services Area (CSA), if any, prior to recording of the final map.

Policy IM-6: General Urban Services Financing Policies

The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

1. Services shall be funded and provided to residents, businesses, and employees of the Plan Area at a level commensurate with similar communities.
2. Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment base grows based on a project's fair share of required improvements, and as described in the Development Agreement.
3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.

Policy IM-7: Other Financing Mechanisms

As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy IM-6 above.

§.6.2 FINANCING PUBLIC IMPROVEMENTS

As described below, the construction of backbone and other public improvements, public facilities, and services designed to serve the Plan Area will be funded by a variety of mechanisms: county-wide impact fees, Specific Plan fees, the use of CFD's and/or a CSA, developer financing, and other potential methods.

COUNTY IMPACT FEES

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County

fees may include certain improvements within the Plan Area.

SCHOOL DISTRICT IMPACT FEES

The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school districts.

COMMUNITY FACILITIES DISTRICT

A community facilities district may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within, or to fund some of the County services for, the Plan Area. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceeds from a bond sale by the community facilities district can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual maximum special tax can be used towards bond debt service or to build infrastructure as needed.

The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds; they can be used to fund such services in perpetuity.

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