

# 1

# INTRODUCTION



1.1 PURPOSE AND INTENT

1.2 PLAN AUTHORITY

1.3 RELATIONSHIP TO OTHER DOCUMENTS

1.4 PROJECT LOCATION AND CONTEXT

1.5 PROJECT BACKGROUND

1.6 SPECIFIC PLAN ORGANIZATION





# INTRODUCTION

## 1.1 PURPOSE AND INTENT

The Village at Squaw Valley Specific Plan (Specific Plan) establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 94 acres of the previously developed Squaw Valley Village located at the western end of the Olympic Valley. The Specific Plan is designed to preserve the legacy of Squaw Valley, respond to community concerns, and to create a strong, sustainable future for the valley. An important aspect of the Specific Plan is to comprehensively address environmental quality, sustainability and appropriate development approaches to creating a world-class, recreation-based, all-season mountain resort community.

The Plan Area lies within the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) area. This Specific Plan builds upon the goals and policies set out in the SVGPLUO as well as the 1994 Placer County General Plan (General Plan) to provide a coherent road map and an implementation strategy to direct growth within the Plan Area consistent with environmental, physical, social, and economic constraints. The purpose of the SVGPLUO is to “ensure that Squaw Valley is developed into a top quality, year-round, destination resort.” The SVGPLUO is intended to ensure that the area has “the capacity to serve and house the optimum number of tourists, visitors, and residents without adversely impacting the unique aesthetic and environmental assets of Squaw Valley” (SVGPLUO, page 4). The Specific Plan is intended to implement these General Plan goals by providing for a wide range of accommodations and amenities to serve

the visitor and resident populations year round. Additionally, the Specific Plan is designed to provide a stable and significant source of tax revenue for the County, including transient occupancy tax, sales tax, and property tax.

The Specific Plan amends the SVGPLUO and designates the Plan Area as a Specific Plan Area subject to detailed Standards and Guidelines contained in Appendix B.

### **Iterations of the Draft Specific Plans**

The Village at Squaw Valley Specific Plan was first submitted to Placer County in May 2012 and revised in June 2013. That initial submittal and first revision covered a larger Village area (approximately 101.5 acres) and did not include the East Parcel. The Specific Plan was revised again in January 2014 to include a smaller Main Village area, a reduced unit and bedroom count, and East Parcel (approximately 8.8 acres). In addition, policies, text and exhibits were revised to address public and County comments and concerns.

The next two revisions came in October 2014 and April 2015. Both plans remained consistent to the project boundaries as described in the January 2014 version, but included revisions and refinements to exhibits, policies and programs based on further internal vetting and community input.

The April 2015 Draft Specific Plan was the Specific Plan for which the Draft Environmental Impact Report was based upon.

This April 2016 Specific Plan was developed in response to the Squaw Valley Design Review process and based on the recommendations of the Design Review Committee.

## **1.2 PLAN AUTHORITY**

Placer County is authorized to adopt this Specific Plan following the provisions of Article 8 (Sections 65450 through 65457) of the Title 7 Planning and Land Use Law, California Government Code and Section 17.58.200 of the Placer County Zoning Ordinance. These provisions require that a Specific Plan be consistent with the adopted general plan of the jurisdiction in which the Specific Plan is located. All subsequent projects within the Plan Area, including subdivisions and public works projects, shall be consistent with this Specific Plan, the SVGPLUO, and the Placer County General Plan.

## **1.3 RELATIONSHIP TO OTHER DOCUMENTS**

This Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of the intent of the SVGPLUO.

Development in the Olympic Valley is governed by three Placer County documents. The Placer County General Plan serves as the “blueprint” for development in the County, and includes land use designations, policies and implementation measures for a wide

variety of topics. The Squaw Valley General Plan and Land Use Ordinance serves as the Community Plan for the Olympic Valley, providing additional details on land use designations and the desired direction of development in the Valley. The Placer County Zoning Ordinance (PCZO) prescribes development standards and other requirements for each land use zone in the County. Items that are not specifically addressed in the ordinance portion of the SVGPLUO would be governed by the PCZO.

### **Squaw Valley General Plan and Land Use Ordinance (SVGPLUO)**

The SVGPLUO is comprised of the Plan Text, Land Use Ordinance, Plan Map, and Environmental Impact Report, and was adopted in 1983 to direct growth within the 4,700 acre valley consistent with environmental, physical and economic constraints. The SVGPLUO is the underlying land use regulatory authority for the Specific Plan.

The land use designations, zoning, development standards, and design guidelines in this Specific Plan supersede the land use designations, public works standards, and other applicable regulations of the SVGPLUO and other applicable County regulations. To the extent that Standards or regulations are not specified in this Specific Plan and do not conflict with the implementation of the Specific Plan, the SVGPLUO or Placer County Zoning Ordinance shall continue to apply. This Specific Plan includes definitions in Appendix A that are intended to supersede the definitions in the SVGPLUO and Placer County Zoning Ordinance. To the extent this Specific Plan uses terms that are not defined in Appendix A, any applicable definitions in the SVGPLUO or Placer County Zoning Ordinance shall apply.

## ONE - INTRODUCTION

Ultimately, the SVGPLUO allows for growth that reaches a seasonal peak of an overnight population of 11,000 to 12,000 people, and a maximum skier capacity of 17,500 persons per day within the Olympic Valley. The ultimate build-out of this Specific Plan is consistent with the future growth level anticipated in the SVGPLUO.

As outlined in the SVGPLUO, the following guidelines are to be followed in development of areas within the Olympic Valley:

- ✦ Both the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological and environmental assets of Squaw Valley.
- ✦ Future development in Squaw Valley should occur only where public facilities and services, including transportation, can be efficiently provided.

- ✦ Intense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.
- ✦ Decisions regarding future development should be based upon sound social, economic, and environmental practices.
- ✦ 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, Olympic Valley, and Tahoe area economies should be encouraged (Page 4, SVGPLUO).



FIGURE 1.1—REGIONAL CONTEXT

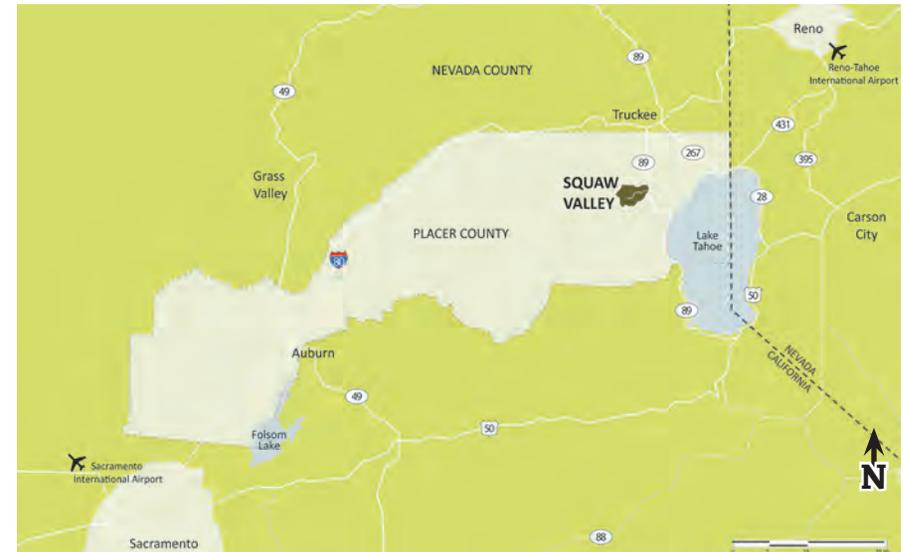


FIGURE 1.2—SITE CONTEXT

## Placer County General Plan

The Placer County General Plan (General Plan) provides the broader guidelines and policies that guided the development of the SVGPLUO:

*“with the increasing importance of the recreation industry to Placer County, maximum use should be made of its potential consistent with good conservation and development practices” (page 3, SVGPLUO).*

With this in mind, the Specific Plan also looks to the General Plan for related goal and policy guidance to provide a plan that meets the overall guidelines of the SVGPLUO.

## Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified on **INSERT DATE** and the Specific Plan was adopted on **INSERT DATE**. The EIR provides a programmatic assessment of the environmental impacts that would result from development under the Specific Plan.

Section 65457(a) of the Government Code and Section 15182(a) of the State of California Environmental Quality Act Guidelines provide that no EIR nor negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Additional CEQA review may be required for subsequent phases of the Specific Plan that are non-residential projects and/or that are not consistent with the Specific Plan as described and analyzed in the Program EIR.

## 1.4 PROJECT LOCATION AND CONTEXT

The Main Village is an approximately 85 acre site located at the west end of Olympic Valley (see Figure 1.1 – Regional Context, Figure 1.2 – Site Context and Figure 1.3 – North Tahoe Context). The area is generally bounded by Squaw Valley Road on the north, ski lifts and related ski operations on the south, lodging, single family homes, and undisturbed areas to the west, and the meadow and golf course to the east. Access to the Plan Area is provided by Squaw Valley Road. Three bridges connect Squaw Valley Road to internal private roads and parking areas. (See Figure 1.4 – Existing Conditions).

In addition, the Specific Plan includes the approximately 8.8 acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District building and Fire Station 21). It is planned for employee housing, off-site parking, community market, and activities that are ancillary to the Village, such as shipping, receiving, and distribution.

## 1.5 PROJECT BACKGROUND

### 1.5.1 HISTORY

Development in Squaw Valley originally began in the 1940’s when Wayne Poulsen, a former ski racer, acquired approximately 2,000 acres in the Olympic Valley from the Southern Pacific Railroad. He then partnered with Alex Cushing to create a ski resort fashioned after European ski resorts. After a disagreement over the future of the resort, Alex Cushing ended up controlling the resort and successfully brought the 1960 Winter Olympics to Squaw Valley. The Olympics greatly accelerated the development of Squaw Valley. They were the first to be televised live and attracted millions of viewers,

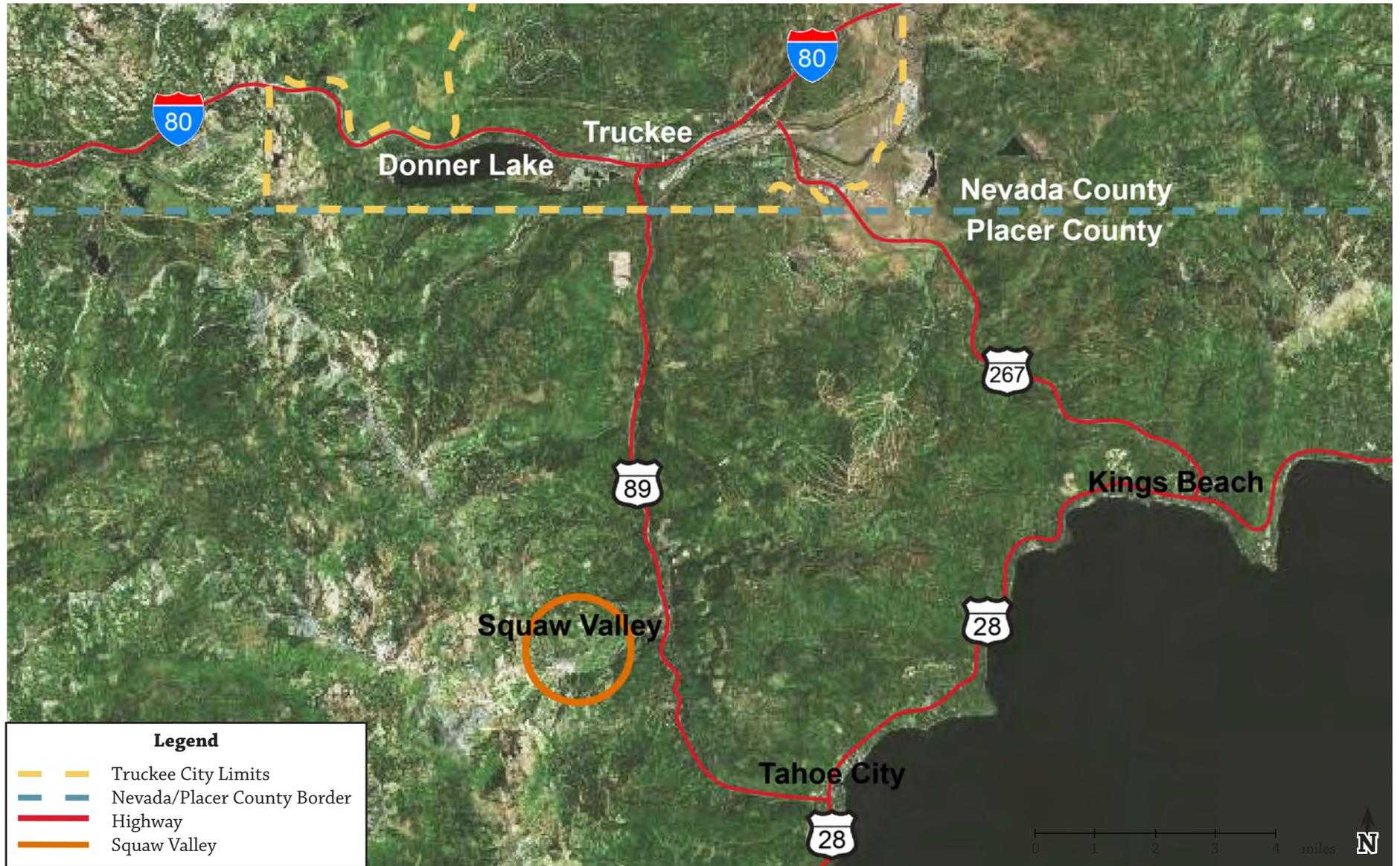


FIGURE 1.3-NORTH TAHOE CONTEXT

which provided a significant boost to the visibility of American skiing and the California Sierra Nevada snow belt.

Interest in all forms of winter sports continued to grow in northern California after the Olympics. Over the years, Squaw Valley has developed a variety of on-mountain winter and summer recreational facilities as well as conference, residential, and commercial uses.

### 1.5.2 EXISTING CONDITIONS

The Plan Area encompasses land historically used for resort facilities including skier services, parking, lodging and commercial uses. The Plan Area is located primarily on lands that have previously been either developed or disturbed. The area is served by Squaw Valley Road, the main road into the Valley, which connects to State Route 89 approximately 2 miles to the east. The Specific Plan locates new development primarily in areas that have been previously developed. Existing buildings and facilities within the Plan Area include recreational facilities, ski lifts, lodging, skier services, resort-residential, parking lots and maintenance facilities (See Figure 1.4 – Existing Conditions).

Squaw Creek runs west to east through the Plan Area in an engineered channel before flowing into the meadow area to the east of the Plan Area. Most of the existing trees within the Plan Area are located along the westernmost portion of Squaw Creek. The remaining trees are scattered throughout the Plan Area and on the outward edges as the developed portions of the site transition to surrounding forested areas.

The topography of the Plan Area is a gently sloping plain that generally tilts from west to east while also draining into Squaw Creek. There is approximately 70 feet of elevation change from the highest to the lowest point on the site. The Plan Area is generally bounded by steep slopes which rise about 2,000 feet to the north and south and almost 3,000 feet to the west. (See Figure 1.5– Slope Analysis).

### 1.5.3 CURRENT OWNERSHIP

The Plan Area consists of all or part of 22 parcels, 20 of which are entirely owned or controlled by Squaw Valley Real Estate, LLC and Squaw Valley Resort, LLC. (See Figure 1.6– Ownership Plan and Appendix D for existing Assessor Parcel information).

### 1.5.4 EXISTING LAND USE / ZONING

The zoning for these parcels currently includes Village Commercial, Heavy Commercial, High Density Residential, Forest Recreation, Conservation Preservation, Low Density Residential, and Entrance Commercial as shown on Table 1.1- Existing Land Use/Zoning and Figure 1.7– Existing Land Use/Zoning.



FIGURE 1.4-EXISTING CONDITIONS

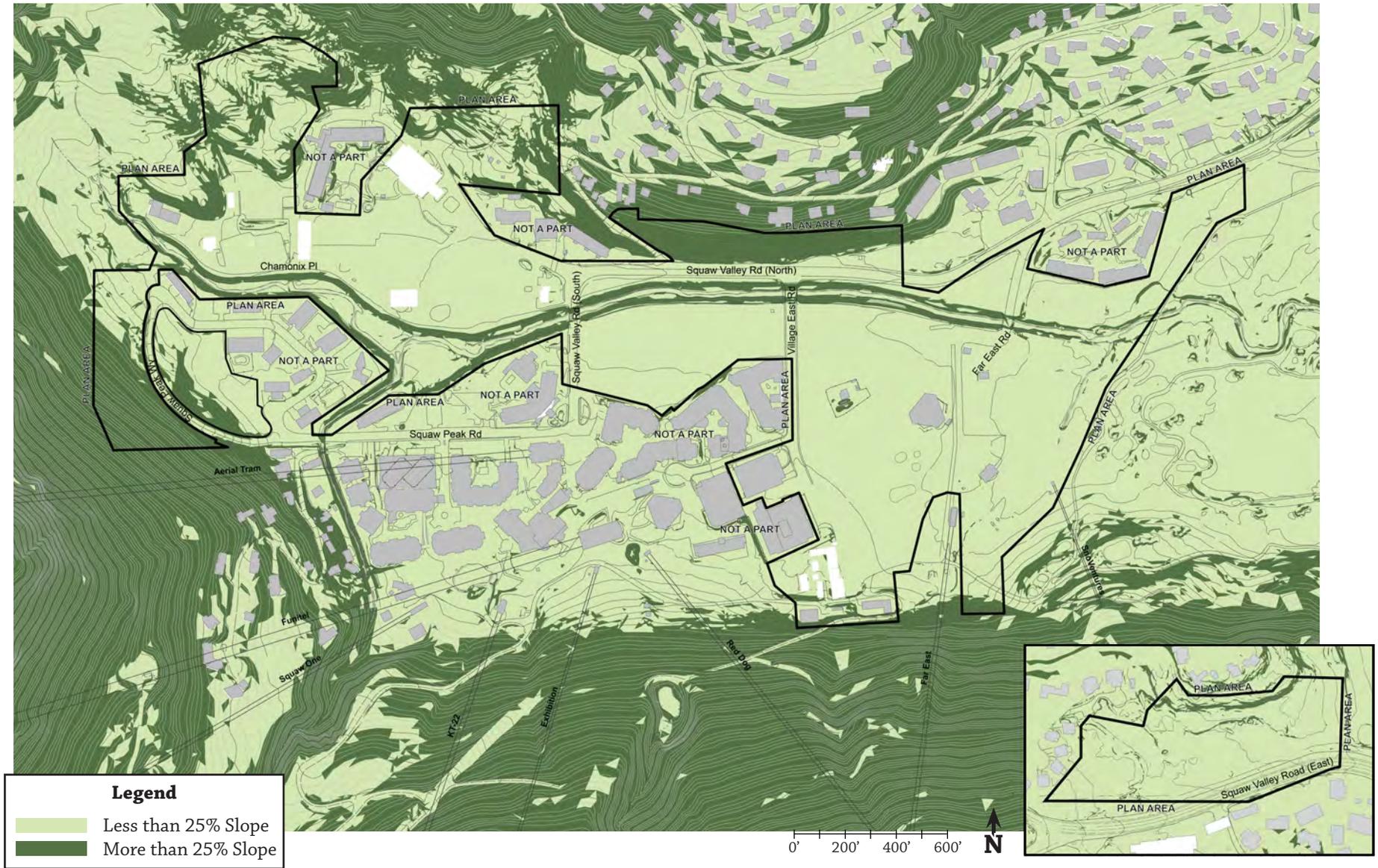


FIGURE 1.5-SLOPE ANALYSIS

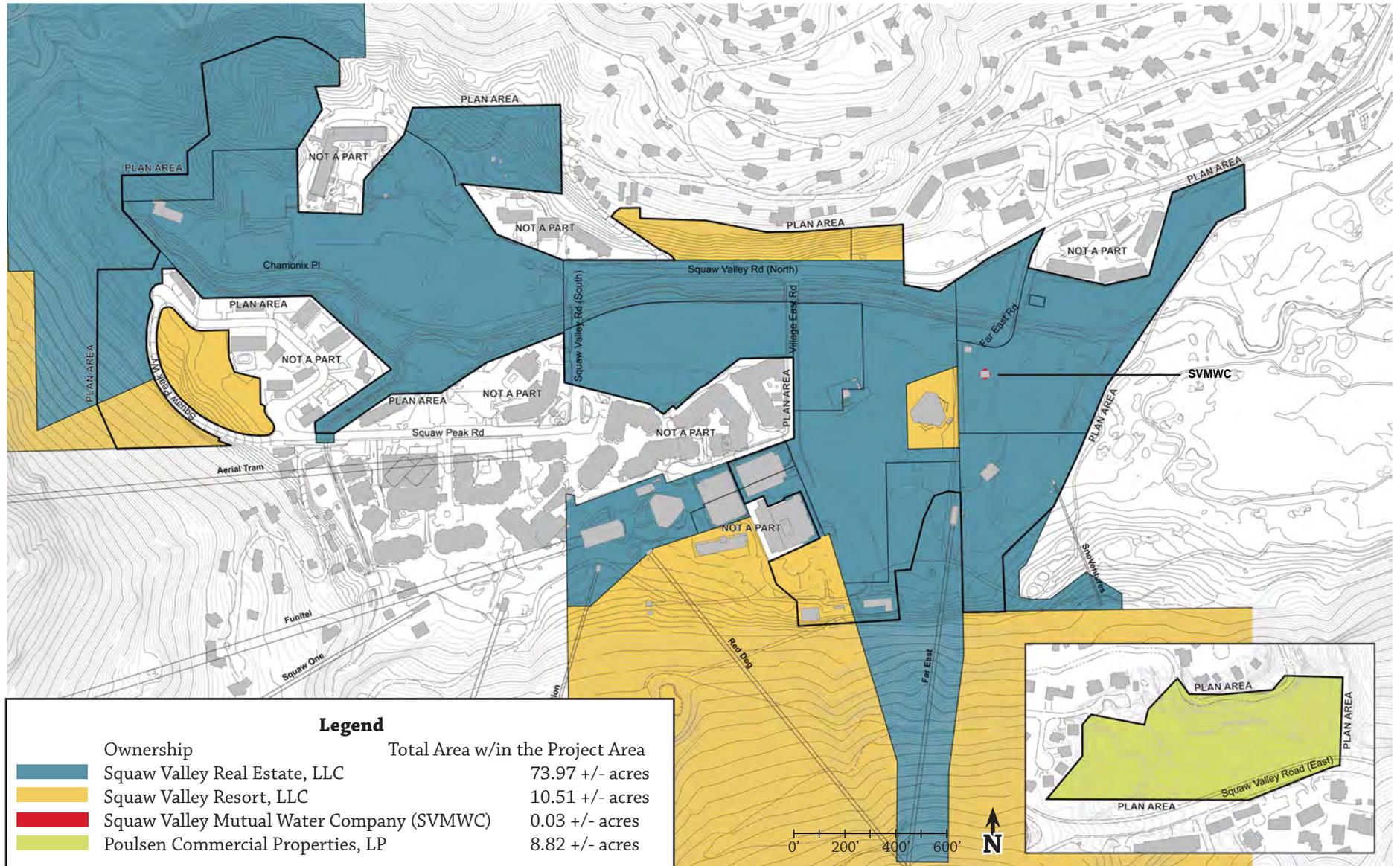


FIGURE 1.6- OWNERSHIP PLAN

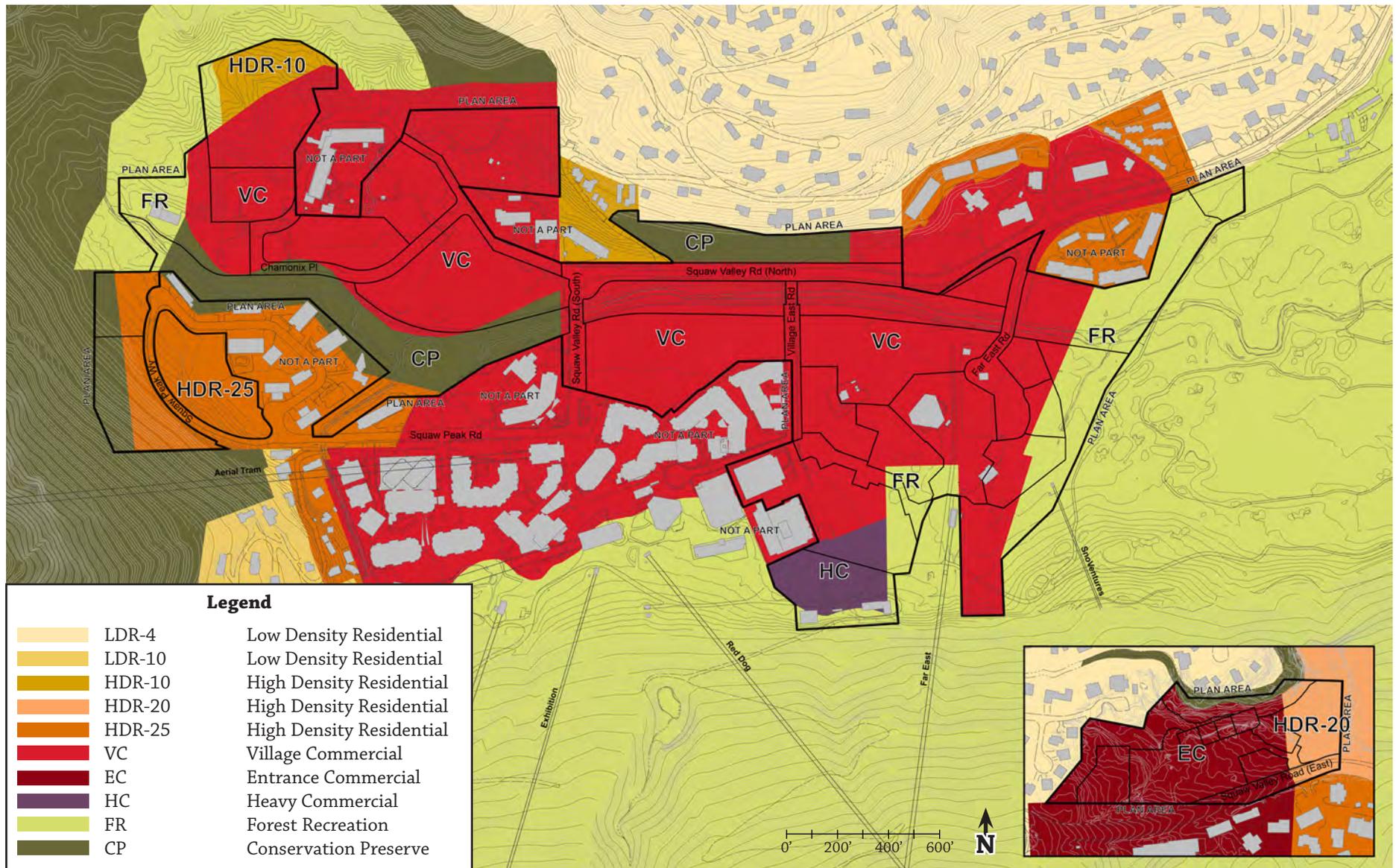


FIGURE 1.7-EXISTING LAND USE/ZONING

ONE - INTRODUCTION

Land Use / Zoning Designation			Area (ac)	Allowed Units <sup>1</sup>	Allowed Units + Density bonus <sup>2</sup>	Allowed Bedrooms	Allowed Bedrooms + Density bonus <sup>2</sup>
	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
<b>Subtotal</b>			<b>65.34</b>	<b>1,442</b>	<b>1,777</b>	<b>2,885</b>	<b>3,554</b>
	FR	Forest Recreation	11.12	--	--	--	--
	CP	Conservation Preserve	8.05	--	--	--	--
Subtotal			19.17	--	--	--	--
<b>Total Village</b>			<b>84.51</b>	<b>1,442 units<sup>1</sup></b>	<b>1,777 units<sup>1</sup></b>	<b>2,885 bedrooms</b>	<b>3,554 bedrooms</b>
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
<b>Specific Plan Total</b>			<b>93.33</b>	<b>1,542 units<sup>1</sup></b>	<b>1,877 units<sup>1</sup></b>	<b>3,085 bedrooms</b>	<b>3,754 bedrooms</b>

**TABLE 1.1—EXISTING LAND USE/ZONING**

Note: The assumed conversion rate from bedrooms to units is 2.0 bedrooms/units, consistent with the average rate yielded from the mix of products shown in Figure 2.1-Illustrative Concept Plan. Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.

## 1.6 SPECIFIC PLAN ORGANIZATION

### 1.6.1 CHAPTER STRUCTURE AND FORMAT

Generally, each of the Specific Plan chapters begins with a chapter overview or land use concept discussion, followed by project background information and references to other related documents pertinent to the chapter. Each chapter includes the Goals and Policies intended to meet the Specific Plan's overall goals described in Section 2.2. The following definitions describe the nature of the statements of Goals, Policies, and Development Standards and the format in which these are used in this Specific Plan.

Goals - Are overarching statements describing the objectives of the Specific Plan written in a way that is general in nature and not measurable. Goals are provided at the beginning of each chapter.

Policies - Are specific statements that provide guidance and/or make a commitment to an action intended to further achievement of the applicable goal(s). Policies are identified by two letters and a number, such as "LU-1."

Development Standards - Are specific and sometimes quantified regulations used to guide development under the Specific Plan to achieve the goals and policies of the plan. Development standards will supersede or supplement the SVGPLUO and Placer County Zoning Ordinance as noted herein. Development Standards are provided in Appendix B.

### 1.6.2 SPECIFIC PLAN CONTENTS

The Specific Plan ultimately guides growth and development within the Plan Area. Detailed goals, policies, standards, and concepts are provided to ensure that all projects within the Plan Area are consistent with the unifying vision of the Specific Plan. This Specific Plan is organized into eight chapters and related appendices as listed below:

- ✦ Chapter 1 - Introduction - Presents the purpose and intent of the Specific Plan, lists the necessary entitlements and approvals, summarizes the regulatory framework, and summarizes the context, history, and physical characteristics of the area.
- ✦ Chapter 2 - Vision and Plan - Presents the overall structure of the Specific Plan, the vision, project objectives, and the concepts and policies related to land use, open space, resource protection, circulation, and public services.
- ✦ Chapter 3 - Land Use - Presents the land use framework, concepts, and policies for development and conservation.
- ✦ Chapter 4 - Open Space - Presents the open space framework, concepts, and policies for the pedestrian network, landscape corridors, and the Squaw Creek corridor.
- ✦ Chapter 5 - Circulation and Parking - Presents the circulation network, concepts, and policies related to vehicular circulation, parking, public transit, and pedestrian and bicycle circulation.

## ONE - INTRODUCTION

- ✦ Chapter 6 - Public Services and Utilities - Presents the services and utilities needed to support development of the Plan Area.
- ✦ Chapter 7 - Resource Management - This section identifies the environmental resources in the Plan Area and outlines sustainable strategies for their conservation, protection and management.
- ✦ Chapter 8 - Implementation - This section outlines the implementation measures, details the amendment and modification process, explains the project phasing, and lists the financing methods and applicable fees.
- ✦ Appendices - The Appendices contain documentation to support and supplement the information contained in this document. The following Appendices have been included:

A. *Definitions* – Capitalized terms used throughout the document that supplement or replace the definitions in the SVGPLUO and/or Placer County Zoning Ordinance.

B. *Development Standards and Design Guidelines* – The Development Standards and Design Guidelines (Standards and Guidelines) is the companion document to the Specific Plan to implement the regulatory framework and planning concepts. This document includes the development regulations, guidelines, and design review process for all development projects within the Plan Area, including site, infrastructure, landscape, architectural, and sign design.

C. *Approved Plant List* - A list of plants suited to the Plan Area, including trees, shrubs, ground covers, and grasses.

D. *Existing Assessor Parcels* – A detailed list of existing Assessor Parcel Numbers and owners within the Plan Area.

E. *Sustainability Index* – This index compiles all of the sustainable measures required or recommended for all improvements within the Specific Plan, and notes the specific sections as to where detailed information can be found.