

**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**  
**SERVICES DIVISION**

Paul Thompson, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, AICP  
Agency Director

**DATE:** July 24, 2012

**SUBJECT:** UPDATE – VILLAGE AT SQUAW VALLEY SPECIFIC PLAN AND PHASE 1A PROJECT

**ACTION REQUESTED:**

The Planning Services Division is providing the Board with an initial presentation on the proposed Village at Squaw Valley Specific Plan and Phase 1A project. The presentation includes an overview of the project entitlement requests and a discussion of the status of the preparation of the environmental document for the proposed project. No Board action is requested at this time.

**BACKGROUND:**

In December 2011, Squaw Valley Resort, LLC submitted an application for approval of a Specific Plan to comprehensively plan the development of a 106-acre portion of the 4,700-acre Squaw Valley General Plan area. In June 2012, the applicant reduced the Specific Plan area to 100 acres by amending the southeast plan area boundary. The applicant concurrently amended the project proposal to include a Phase 1A project description and entitlement request, which is described later in this report.

The proposed boundaries of the Specific Plan include properties under the control of Squaw Valley Resort and Squaw Valley Real Estate, including two properties under a different ownership for which the applicant has received property owner consent to include in the Specific Plan proposal. The applicant also proposes to include a 0.1-acre property owned by the Squaw Valley Mutual Water Company that is located in the northeast portion of the Specific Plan area. The applicant is negotiating to receive property owner authorization to include this property in the entitlement request. All Specific Plan properties are located within and immediately adjacent to the Village Commercial area in the far west end of the Olympic Valley, immediately adjacent to the Squaw Valley Ski Resort and Squaw Village.

**PROJECT DESCRIPTION:**

*Specific Plan*

The Specific Plan proposes to amend the Squaw Valley General Plan and Land Use Ordinance in order to comprehensively plan development of a recreation-based, all-season resort community consisting of 1,275 fractional ownership residential and guest accommodation units that would include condominium hotels and semi-attached and detached fractional ownership residential properties. The plan area would develop a maximum of 216,500 square feet of commercial uses to serve residents and guests in the village. Development of the plan area is proposed to occur in four phases over 12 to 15 years. The Specific Plan entitlement request includes concurrent consideration for approval of a Large-Lot Tentative Subdivision Map to subdivide the plan area for financing purposes. The County anticipates the approval of a Development Agreement will also be required.

The Specific Plan would allow for development of commercial, retail, and recreational uses similar to uses currently allowed under the Squaw Valley General Plan and Land Use Ordinance including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities. The developed character of properties in the plan area would be in accordance with parcel-by-parcel development standards proposed in the Specific Plan Design Guidelines. Buildings in the plan area would range from two stories tall to 12 stories (39 feet to 159 feet in height), not including the proposed two-level podium parking structures located beneath most plan area buildings, which would add up to an additional 28 feet of height to proposed buildings. Buildings would be designed to include broken roof planes and staggered facades such that each building would appear to have varied setbacks and roof heights.

Specific Plan development would occur primarily through redevelopment of existing surface parking areas in and around the Village Core to the north, west, and east of the existing resort. Surface parking would be replaced by buildings that would include one and two-level podium parking facilities located beneath project buildings, roadways, open space, and pedestrian circulation areas. The project may also construct multi-level parking structures within the plan area as well as off-site parking facilities or negotiate to utilize already developed off-site parking facilities in nearby communities. The project may result in development of other off-site facilities, such as employee housing, though no specific proposal to construct any off-site facilities has been made as of this time.

*Phase 1A*

In June 2012, the applicant submitted a project description for the Phase 1A portion of the project and requested that staff process a concurrent proposal for Phase 1A entitlement approval. Phase 1A entitlements include approval of Small-Lot Tentative Subdivision Maps to create condominium units for five of the six large-lot parcels in Phase 1A and approval of a Conditional Use Permit. The sixth parcel would include a new beginner lift but would not develop new buildings.

Phase 1A would construct five buildings totaling 988,165 square feet on five parcels totaling 17 acres (25.6 acres total for all six parcels). Buildings would include three condominium hotel buildings totaling 700,588 square feet on Parcels A, B and C. These three buildings would include 330 condominium units or 618 lock-off rooms. The ground floor level of each

building would include commercial and retail uses such as skier services, member facilities, restaurants, bars and other retail uses. Parcel F would include the relocated Mountain Maintenance Center and the snow making building. Total square footage for non-residential/guest accommodations on these four parcels would total 161,577 square feet.

A 126,000 square-foot Mountain Adventure and Aquatic Center (MAAC) is proposed to be constructed on Parcel D. The MAAC would offer activities such as indoor rock climbing and water-based recreation and rides in an indoor/outdoor circulating pool system. The MAAC may include additional entertainment features such as a movie theater, a bowling alley, and an arcade.

Phase 1A buildings would range from two stories to ten stories (39 feet to 135 feet) and would be constructed above a single level of podium parking with 800 spaces. Building floor area ratios would range from 1.0 on the lower intensity parcels to 1.75 on the highest intensity parcels, and unit counts would range from 25 dwelling units per acre to 30 dwelling units per acre. Each parcel would include site-specific development standards for setbacks, building height by specific location (defined by polygon area), building intensity, open space, and pedestrian and landscape corridors.

Buildings on Parcel F located adjacent to the south side of Squaw Creek in the northeast corner of the plan area would be two stories tall and would include the relocated snowmaking facilities and the relocated Mountain Maintenance Center. Continuing through the plan area southwesterly along Far East Road, building intensity and building height would increase approaching the base of the mountain where the tallest buildings would be located.

Potable water demand for Phase 1A is estimated at 125 acre-feet per year. Off-site improvements include roadway, drainage, water and sewer line improvements and may include other off-site facilities for above ground water storage, parking or employee housing.

**CURRENT STATUS:**

Upon submittal of the Specific Plan application, the Planning Services Division concluded that an Environmental Impact Report would need to be prepared for the proposed project. In February 2012, the County executed a three-party contract between the applicant, Placer County and Ascent Environmental in order to begin EIR preparation.

In response to the applicant's request to amend the project to include a Phase 1A project-level entitlement proposal, staff determined that a Program and Project EIR will be prepared. The Program and Project EIR will be prepared as a single document, and will bifurcate discussion and analysis of the program characteristics of the proposed Specific Plan from the Phase 1A project specific analysis. The document will be structured to allow environmental documents for subsequent project phases to be tiered from the Program EIR.

The Planning Services Division has received a Draft Notice of Preparation/Initial Study and a Draft Scope of Work to prepare the Draft EIR from the environmental consultant for review. Staff estimates that final versions of each of those documents will be completed by the first week of August 2012. The Notice of Preparation/Initial Study (NOP) will be published

immediately thereafter. Notice of the public scoping meeting will be included in the NOP, which will be scheduled to occur approximately 21 days into the 30-day public scoping period.

**FISCAL IMPACT:**

The fiscal impacts of the project on Placer County services and operations have not been determined and will be analyzed as part of the formal project review. The project is required to fund preparation of a fiscal impact analysis prior to consideration of entitlements by the Planning Commission and the Board of Supervisors. Information on the potential fiscal impacts of the project will be made publicly available concurrent with the public circulation of the Draft Environmental Impact Report.

**ACTION REQUESTED:**

Staff is presenting an update on the proposed Village at Squaw Valley Specific Plan and Phase 1A Project. No Board action is requested at this time

Attachments:

Attachment 1: Concept Plan

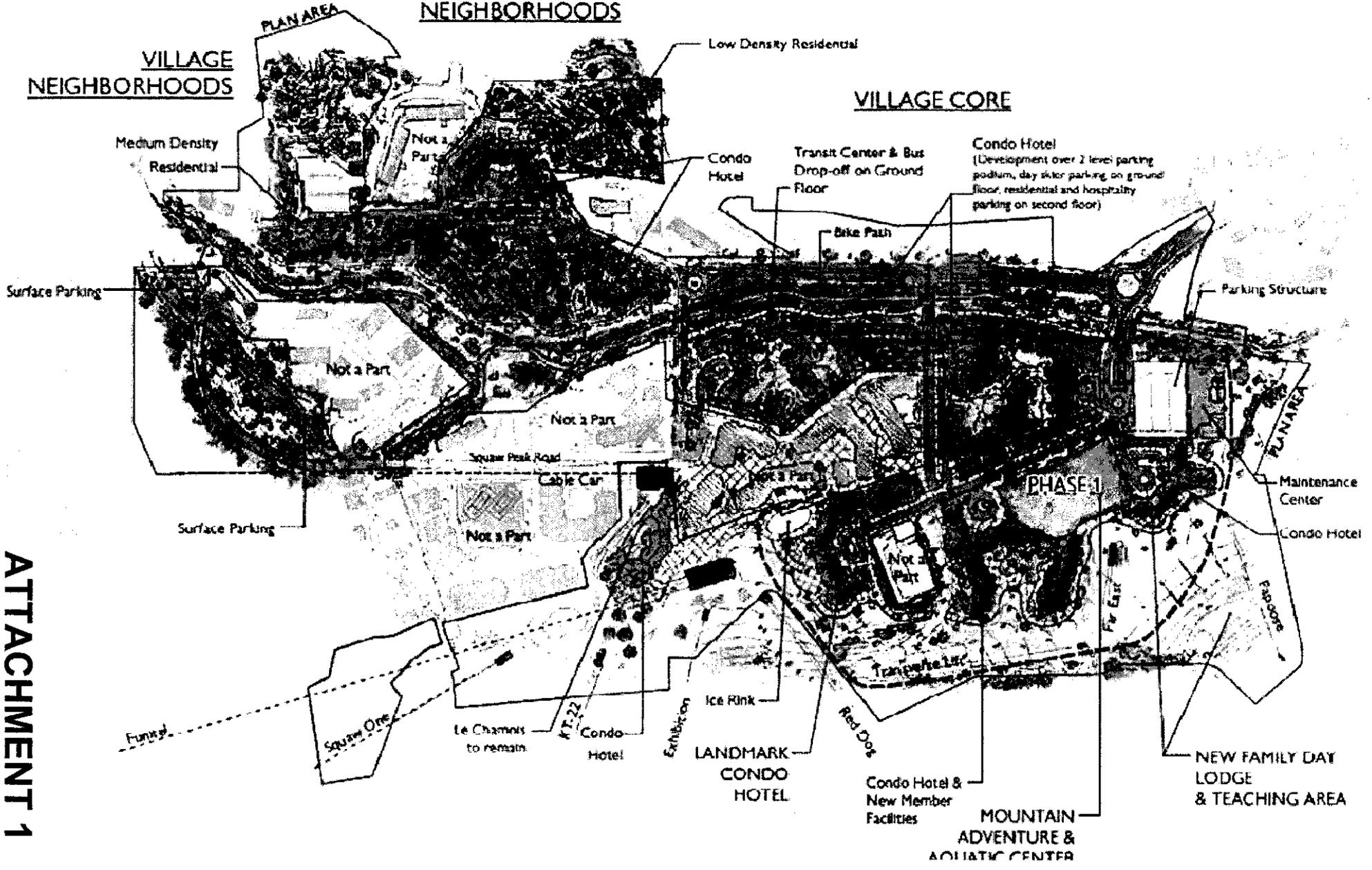
Attachment 2: Phasing Plan

cc: Allison Carlos, Principal Management Analyst  
Karin Schwab, Deputy County Counsel

**MOUNTAIN NEIGHBORHOODS**

**VILLAGE NEIGHBORHOODS**

**VILLAGE CORE**



ATTACHMENT 1

Phasing Summary

- Phase IA
- Phase IB
- Phase II
- Phase III

