



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**
E.J Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Alex Fisch, Senior Planner

DATE: July 21, 2014

SUBJECT: VILLAGE AT SQUAW VALLEY SPECIFIC PLAN

ACTION REQUESTED

Receive an update on the status of the Village at Squaw Valley Specific Plan Project, including the anticipated schedule of completion of the Draft Environmental Impact Report (EIR).

BACKGROUND

In December 2011, Squaw Valley Real Estate, LLC submitted an application for approval of a Specific Plan to comprehensively plan the development of a 106-acre portion of the existing Squaw Valley Village area located near the base area of the Squaw Valley Ski Resort. The project site is located within the 4,700-acre Squaw Valley General Plan area, which is the governing community plan for the community of Olympic Valley.

The first complete draft of the Specific Plan was submitted to the County in May 2012. The Project initially proposed to develop a maximum of 3,187 hotel-condominium and resort-residential bedrooms in 1,275 units, plus commercial and recreational land uses. Subsequent to the submittal of the first draft Specific Plan, the Specific Plan proposal has undergone several revisions in response to comments from County staff, responsible and trustee agencies, property owners adjacent to the project boundary, civic and community organizations, and the general public. Most recently, the applicant submitted "The Village at Squaw Valley Specific Plan - January 2014 Draft", which included a scaled-back proposal for development within the Village of up to 1,493 hotel-condominium and resort-residential bedrooms in 850 units. In addition, the Project would develop up to 297,733 gross square feet of new commercial uses and replacement commercial land uses, onsite and offsite private and public recreational amenities, and employee housing for up to 300 total employees, including 201 new project-generated employees. These project revisions are the culmination of extensive public outreach by the County and the applicant, which will continue throughout the review of this project.

In February 2014, the County circulated a Revised Notice of Preparation of an EIR to describe revisions to the Specific Plan project description and to describe revisions to the scope of the EIR analysis. The County's environmental consultant, Ascent Environmental, is currently preparing the Draft EIR for this Project. The anticipated schedule of completion for the Draft EIR is described in the Draft EIR section of this report.

PROJECT DESCRIPTION

The Village at Squaw Valley Specific Plan Project (Project) proposes to amend the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) in order to comprehensively plan development of a recreation-based, all-season mountain resort community located on 93.7 acres of land in the Olympic Valley. The main village area, which comprises approximately 85.5 acres, is located in and around the base of the existing ski area village. Approximately 8.2-acres of the plan area, known as the East Parcel, is located 1.5 miles east of the main village area on the north side of Squaw Valley Road directly across from the Squaw Valley Public Service District offices.

The Specific Plan proposes to develop up to a maximum of 850 hotel, condominium-hotel, and fractional ownership residential units with a maximum of 1,493 bedrooms of project development. In addition, the Specific Plan would allow for development of new commercial, retail, and recreational land uses similar to uses currently allowed under the SVGPLUO. Some of these land uses include skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. New commercial uses in the plan area would total up to 297,733 gross square feet, which includes replacement of 77,650 square feet of existing commercial buildings including approximately 13,872 square feet of existing hostel and dormitory-style seasonal employee housing for 99 employees. Included in the total commercial square footage is development of the proposed Mountain Adventure Camp (MAC), an indoor recreation center totaling an estimated 90,000 square feet of wet-and dry-recreation amenities. Conceptually, the MAC would be connected to the outdoor village area through a series of interconnected indoor and outdoor pools. Indoor amenities are proposed to include a variety of family oriented passive and active recreation uses including multi-generational arcades, bowling, saunas, pools, action rivers, rock climbing walls, simulated sky diving, and other recreation and entertainment uses.

The 85.5-acre main village area would be comprised of two neighborhoods consisting of the Village Commercial – Core (VC-C) planning area located immediately east of the existing Intrawest Village, and the Village Commercial - Neighborhood (VC-N) planning area located in the northwest portion of the plan area adjacent to the Olympic Village Lodge and the Olympic Village Inn. The VC-C planning area is proposed to include a maximum of up to 517 units and 883 bedrooms of development, and the VC-N planning area is proposed to include a maximum of up to 333 units and 610 bedrooms of development. The Specific Plan would include provisions for transfer of density between parcels located within the VC-C and VC-N planning areas, and density transfers would be restricted to 25 percent of assigned density for sending or receiving parcels. Density could not be transferred to or from properties located outside of the Specific Plan, and therefore transfer of density between lots within each planning area would result in a net zero change to the Specific Plan composition and limitations on total development allowances.

Development of the VC-C and VC-N planning areas would occur primarily through redevelopment of existing surface parking areas located to the north, northwest and east of the existing resort base area. Some areas of existing surface and structured parking would be replaced by project buildings, and those buildings would include a single-level of podium parking located beneath the commercial ground floor level for residents and guests. Podium parking would be at approximately the same elevation as the current surface parking though in some areas of the plan it would be four to six feet below existing grade. Approximately 10.7-acres of existing surface parking would be designated as Village Commercial – Parking (VC-P) and would be retained for day skier parking and overflow parking for project guests. These parking

areas would also include employee parking on a space available basis during non-peak usage periods. This existing surface parking area is bounded by the existing Intrawest Village and the proposed Project development to the south, Squaw Creek to the north, Far East Road to the east, and Squaw Valley Road to the west. A single level of structured parking is proposed to be constructed over these existing surface parking areas as Project development occurs. The structured parking deck would include direct open-air pedestrian access to the Intrawest Village and to Project development in the VC-C planning area. In total, the Parking Master Plan anticipates development of 5,054 total parking spaces through all phases of plan area development, including parking on the East Parcel, which is described in further detail below. Of the 5,054 parking spaces proposed, 3,100 of these spaces would be dedicated to meet day skier parking demand. Surface and structured parking spaces are proposed to be flexibly managed through implementation of parking management to increase the actual number of vehicles parked, as is presently done to accommodate parking demand on peak ski days. The remaining 1,954 parking spaces would be managed primarily to meet the new resident and guest parking demands of the Project and the Project-generated new employees.

Development of the 8.2-acre East Parcel would include a mixture of structured employee parking facilities with up to 524 total parking spaces, employee housing for up to 201 new resort employees (with a maximum of up to 300 employees including some replacement employee housing), and up to 20,000 square feet of commercial uses such as resort shipping and receiving and a small convenience store.

Employee housing units are proposed to consist predominantly of a mixture of three-story dormitory-style housing units, and would also include three-story studio housing units. Each dormitory unit would include four bedrooms per unit, four employees per bedroom, two double occupancy restrooms, a kitchen, and a living room. Studio housing units would include four private studios per floor, and each studio would be equipped with a full kitchen, a bathroom, and a living room/bedroom with a double bed. Studio units would be targeted to serve employees living as couples or individuals who desired more private living space. Onsite laundry facilities would be provided for all units.

The Project estimates that 166 parking spaces would be needed to meet the parking demand of employees living on-site, though a majority of these employees are not expected to have their own vehicle. For this reason and due to the seasonal nature of the employees these units are targeted to serve, the resort would provide employee shuttle-bus transportation to and from the ski area as well as weekly shuttle services to and from shopping areas in Truckee and Tahoe City. Weekly grocery delivery services would also be provided. The remaining East Parcel parking would be utilized for other resort employees who would also be shuttled to and from the ski area. East Parcel parking and shuttle services would be part of an overall parking management plan operated by the Resort, and all parking facilities and shuttle services would be managed on a daily basis in anticipation of projected levels of Resort business and staffing levels.

CURRENT STATUS

Draft EIR Production Schedule

In February 2014, the County circulated a Revised Notice of Preparation of an EIR to describe the revisions to the Project and to describe revisions to the scope of the EIR analysis. The County's environmental consultant, Ascent Environmental, is currently preparing the Draft EIR for this Project and is tentatively scheduled to deliver the Administrative Draft EIR to the County for internal staff review in late August. Assuming that only one review of the Administrative Draft EIR is required prior to preparation of the Screencheck Draft EIR, the Public Draft EIR

could be ready for circulation in December 2014. If a second Administrative Draft EIR is deemed necessary, circulation of the Public Draft EIR would be delayed by approximately one month.

Water Supply Assessment - Background

California Water Code Section 10910 and California Environmental Quality Act (CEQA) Section 15155 require that a Water Supply Assessment (WSA) be prepared for all projects that would construct 500 or more residential units, 500 or more hotel rooms, 500,000 square feet of commercial shopping center space, or a mixed-use project with a combination of any of these uses that would have equivalent water demands. Because the Project exceeds these thresholds, a WSA is required. The WSA is required to be prepared and adopted by the identified Public Water System, which is defined in Section 10912 of the Water Code as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections or that would have 3,000 or more service connections as a consequence of the proposed project.

The Olympic Valley community includes two suppliers of treated water supply; the Squaw Valley Mutual Water Company and the Squaw Valley Public Services District (PSD). The PSD is the largest purveyor of treated water in Olympic Valley, and the PSD has been identified by the Project as a potential water supplier to the Project. However, the PSD does not satisfy the Water Code definition of a Public Water System. Because the PSD does not meet the Water Code definition of a Public Water System, Placer County, as CEQA Lead Agency, is required to prepare the WSA and to consider the adequacy of the water supply for the Project.

The Olympic Valley Groundwater Basin provides the primary source of potable water supply to the Olympic Valley community, and all of the community's water supply is derived from sources within the Valley. The PSD supplies the majority of the total treated water supply, including supplies to properties located within the Project boundary. There are a small number of private parties that use groundwater from the Basin to serve non-potable needs, including golf course irrigation for the Resort at Squaw Creek, snowmaking at the Squaw Valley Resort, irrigation for the PlumpJack Hotel, and domestic water use for a residential property in the eastern portion of the Valley. The WSA assumes that the SVPSD will provide all water supply services to the Project and that the Basin will be the source of supply for those services.

Water Supply Assessment – Purpose and Need

The analysis of water supply sufficiency is being prepared in accordance with the requirements of California Water Code Section 10910 and CEQA Section 15155. The State Water Code requires that a WSA consider project and non-project demands on a water supply source over a period of at least 20 years in five year increments. Squaw Valley Real Estate estimates that this Project will require approximately 25 years to achieve full build-out and, as a result, the WSA considers water supply and demand for all existing, planned, and reasonably foreseeable future uses through 2040. This WSA quantifies reasonably foreseeable Project and non-project water demands in Olympic Valley, documents water supply sources, assesses sufficiency of supply to meet demand, evaluates drought impacts, and provides a comparison of water supply and demand in normal, dry, and multiple dry years through the 25-year period ending in 2040. Staff has concluded the analysis of this additional 5 years of water demand is appropriate because it encompasses the entirety of the Project build out period, and thus is a more conservative approach to evaluating the potential for the Project and other development to be served at the time of Project completion.

Water Supply Assessment - Responsible Agency Coordination and Support

The PSD is a Responsible Agency to the Project because it will issue permits for construction of new on-site and off-site sewer and water improvements if the Project is approved, including permits for construction of new municipal water supply wells. In recognition of the complex nature of the beneficial management of the Olympic Valley Groundwater Basin and the PSD's role as the primary manager and supplier of treated municipal water supply to this community, Placer County formally requested that the PSD perform as technical consultant on behalf of the County and coordinate preparation of the WSA. The PSD agreed to perform as a responsible agency technical consultant to Placer County, and with the consent of the County the PSD publicly released the Draft Village at Squaw Valley Specific Plan Water Supply Assessment on June 19, 2014. The Draft WSA findings were presented as an information item to the PSD Board on June 24, 2014.

Following the June 24, 2014 presentation to the PSD Board, the PSD staff, the County staff, and the consulting hydrologists coordinated to complete minor technical revisions to the Draft WSA in order to incorporate additional information to clarify the WSA methodology and findings. The PSD staff is scheduled to present the revised Draft Water Supply Assessment to the PSD Board on July 29, 2014. The revised Draft Water Supply Assessment will be included as a technical appendix to the County's Program EIR for this Project, and the findings of the Water Supply Assessment will be utilized to prepare the EIR analysis of impacts resulting from the development of additional water supplies to serve Project and future non-project growth. During its consideration of the Specific Plan and other project entitlement requests, the Board of Supervisors will be asked to act in its statutory capacity as the identified Public Water System and to take action to adopt the Water Supply Assessment and to certify the Final Environmental Impact Report.

Water Supply Assessment – Sufficiency of Supply

The proposed Project and non-project growth over the next 25 years represents an increase in water demand within Olympic Valley of 363 acre-feet per year (AFY) for a total demand of 1,205 AFY at 2040. The Project would require 234 AFY of this increase, and the non-project development would require an additional 129 AFY. The 2040 water demand was simulated over a Model period that includes wet, average, single dry, and multiple dry year conditions as represented by climate data for Olympic Valley. The Model determined that the 2040 demand can be met with an adequate margin of safety even during single and multiple dry year periods. The Model further determined there is sufficient water supply availability from the Olympic Valley Basin to meet the expected demand from the Project and other reasonably foreseeable non-project development through 2040. The Basin is not currently in overdraft and is not projected to be overdrafted with the addition of the future Project and non-project 2040 demands.

Fiscal Impact Analysis

A Fiscal Impact Analysis (FIA) is being prepared for this Project in order to determine the projected net fiscal impacts of the project to the County. To determine these impacts the FIA will take into account factors such as the type and number of units to be developed, projected unit sale prices for whole ownership and fractional ownership interests, absorption rates for new development, projected hotel occupancy rates, number and type of project jobs created, and related data. The FIA consultant will utilize this data to prepare estimates of ad valorem property tax, real property transfer tax, sales tax and TOT tax revenue based on analysis of specific characteristics of plan area residents, employees, visitors, and resort residential and visitor accommodations.

The analysis will estimate costs to serve residents, visitors, and business activity using average per capita cost factors for countywide and baseline municipal services, which may include adjustments to reflect fiscal conditions in the Tahoe area and to account for seasonal fluctuations in the visitor service population.

Economic Impact Analysis

An Economic Impact Analysis (EIA) is being prepared for this Project in order to determine the projected economic impact of the project within the local market area, which is defined as the North Lake Tahoe area communities of Olympic Valley, Tahoe City, North Lake Tahoe Basin areas located immediately east and west of Tahoe City, Kings Beach, Martis Valley, and the Town of Truckee. The purpose of the EIA is to determine whether the proposed Project would result in more or less economic activity in non-project visitor-oriented commercial locations and resort-residential locations within the Study Area. Notably this study does not constitute a market analysis of the feasibility of the proposed Specific Plan. The analysis assumes the Specific Plan is developed as proposed and evaluates the implications for economic activity in the local market area.

The analysis will describe visitor lodging types by categories such as permanent housing, vacation housing, resident population, projected numbers of visitors by season, and employed residents. Relevant household income data, retail sales activity, and employment data will be generated for resident and visitor types. The analysis will also describe and characterize the major visitor attractions in the Study Area and their market relationship to the Project. The analysis will describe economic trends in the Tahoe/Truckee area and will identify the various locations in the Study Area that are relevant to the consideration of economic impacts resulting from development of the Specific Plan. This includes community-serving and visitor-oriented retail locations that would potentially benefit from the additional demand associated with the Project or that would compete with the additional commercial and recreational development. Existing resort locations and other visitor attractions that could experience increases in visitor activity or that could experience increased competition from the Project will be described. Impacts to existing businesses such as overnight accommodations, competitive resort residential areas, visitor-oriented retail, and community-oriented retail will be described for the Project, Truckee-Squaw Valley area, and the communities of North Lake Tahoe.

Public Engagement and Agency Coordination

The proposed Village at Squaw Valley Specific Plan project has garnered local and regional interest. Accordingly, the County staff has engaged in regular ongoing public outreach in order to ensure adequate public access to project information and opportunities for public involvement. County staff has provided several project presentations to the Squaw Valley Municipal Advisory Council and to the Squaw Valley Design Review Committee, has twice presented the project to the Squaw Valley Property Owners Association, a non-profit community interest association, and has engaged with numerous other associations, property owners, and interest groups including representatives of the Squaw Valley Lodge, the Olympic Village Inn, the Intrawest Village, the Friends of Squaw Valley, Sierra Watch, numerous private property owners, and other persons and groups interested in the project. County staff has also coordinated ongoing Responsible Agency project coordination meetings with the Squaw Valley Public Services District, which will provide water, sewer, fire/EMS and sanitation services to the project, and maintained contact with other local agency personnel including staff of the Tahoe-Truckee Sanitation Agency and the Town of Truckee. In addition to this outreach, the Planning Services Division maintains a web page devoted to this project where a number of project resources can be found including a downloadable PDF version of the Specific Plan and related project information.

NEXT STEPS

During the upcoming months County staff will focus on completion of the necessary studies and work with the EIR consultant to complete and release the DEIR for public comment. County staff will also continue to work with the project applicant, the public, and interested parties to ensure that all are kept apprised of the progress of the proposed project. County staff will continue to work closely with the applicant team, County-appointed advisory bodies, the Squaw Valley Public Service District, public interest groups, property owners, and others to ensure that the comprehensive project proposal is consistent with the goals and policies of the Squaw Valley General Plan and the Placer County General Plan. County staff will ensure that the final project analysis presented to the Planning Commission and to the Board of Supervisors comprehensively examines the impacts and benefits of all aspects of the Specific Plan development and operation.

ATTACHMENTS:

Attachment 1: The Village at Squaw Valley Specific Plan, January 2014 Draft
(Cover page through Introduction included. The entire 238-page Draft Plan is available for public review at the Clerk of the Board's office)

Attachment 2: Memorandum dated June 19, 2014 describing minor revisions to project unit counts and distribution

Attachment 3: Board of Supervisors Workshop Schedule

cc: David Boesch, County Executive Officer
Jennifer Merchant, Principal Management Analyst
Paul Thompson, Assistant Agency Director
Richard Eiri, Engineering Manager
Sarah Gillmore, Associate Civil Engineer
Karin Schwab, Deputy County Counsel



THE VILLAGE AT SQUAW VALLEY



SPECIFIC PLAN

JANUARY 2014

DRAFT





TEAM

SQUAW VALLEY REAL ESTATE, LLC
Owner
1901 Chamonix Place
Olympic Valley, CA 96146

Chevis Hosea
chosea@squaw.com

Andrea Parisi
aparisi@squaw.com

Perri Runion
prunion@squaw.com

Charlie Tedstrom
ctedstrom@squaw.com

Claire Feeney
cfeeney@squaw.com

ADRIENNE L. GRAHAM, AICP
Consulting Planner
4533 Oxbow Drive
Sacramento, CA 95864

Adrienne L. Graham
algraham@surewest.net

FORREST K. HAAG, ASLA, INC.
Landscape Architects & Land Planners
1254 N. Coast Highway
Laguna Beach, CA 92651

Forrest Haag
admin@fkhtml.com

MACKAY & SOMPS
Civil Engineers
1552 Eureka road, Suite 100
Roseville, CA 95661

Mark Sauer
msauer@msce.com

Ken Giberson
kgiberson@msce.com

MCCABE ARCHITECTURE
Architects
2011 San Elijo Ave
Cardiff, CA 92007

Tom McCabe
tmccabe@mccabearch.com

EPIKOS
Land Planning & Architecture
114 N. 3rd St. Suite D
McCall, ID 83638

David Peugh
dpeugh@epikosdesign.com

HART HOWERTON
Planners & Architects
One Union Street, 3rd Floor
San Francisco, CA 94111

John Burkholder
jburkholder@harthowerton.com

Martha Folger
mfolger@harthowerton.com

Jennifer Lau
jlau@harthowerton.com

**LSC TRANSPORTATION
CONSULTANTS**
Traffic Engineering
2690 Lake Forest Road, Suite C, PO 5875
Tahoe City, CA 96145

Gordon Shaw
gordonshaw@lsctahoe.com

AA GRAPHICS
Graphic & Web Design
424 East 3rd Street Ste. 4
Long Beach, CA 90802

Ara Agopian
info@aa-graphics.com



BALANCE HYDROLOGICS

Water Quality
800 Bancroft Way, Suite 101
Berkeley, CA 94710

David Shaw
dshaw@balancehydro.com

WEBER GROUP INC.

Architects
5233 Progress Way

Donny Weber
donnyweber@webergroupinc.com

Adam McIntyre
adammcintyre@webergroupinc.com

DALE COX ARCHITECTS

Architects
10064 Donner Pass Rd
PO Box 459
Truckee, CA 96160

Dale Cox
dcox@dalecoxarchitects.com

ANDREGG GEOMATICS

Land Surveyor
10825 Pioneer Trail, Suite 101
Truckee, CA 96161

Dennis Meyer
dmeyer@andregg.com

TODD ENGINEERS

Groundwater
2490 Mariner Square Loop, Suite 215
Alameda, CA 94501

Iris Priestaf
ipriestaf@toddengeers.com

Chad Taylor
ctaylor@toddengeers.com

CAREY & COMPANY

460 Bush Street
San Francisco, CA 94108

Hisashi Sugaya
bill@careyco.com

**GARCIA AND ASSOC.
FISHERIES BIOLOGIST**

P.O. Box 1268
Tahoe City, CA 96145

LARRY HEYWOOD

610 Park Avenue
PO Box 222
Homewood, CA 96141
Larry Heywood
larryheywood@sbcglobal.net

HOLDREDGE & KULL

10775 Pioneer Trail, Suite 213
Truckee, CA 96160

Jake Hudson
jhudson@handk.net

SUSAN LINDSTROM

PO Box 3324
Truckee, CA 96160

Susan Lindstrom, PhD
slindstrom@cebridge.net

SALIX CONSULTING, INC.

12240 Herdal Drive, Ste. 14,
Auburn, California 95603

Jeff Glazner
JGlazner@salixinc.com

UNDER THE TREES

P.O. Box 363
Nevada City, CA 95959

Kevin Whitlock, RPF 2436
underthetrees@att.net

CAPITOL UTILITY SPECIALISTS, INC.

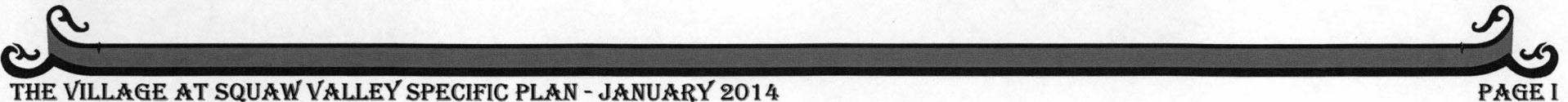
1989 Sheffield Drive
El Dorado Hills, CA 95762

Gary Krause
gkrause@capitolutility.com



TABLE OF CONTENTS

INTRODUCTION	1-1	LAND USE	3-1
1.1 Purpose and Intent	1-1	3.1 Land Use Concept	3-1
1.2 Plan Authority	1-1	3.2 Land Use & Goals	3-2
1.3 Relationship to Other Documents	1-1	3.3 Land Use Designations	3-4
1.4 Project Location and Context	1-3	3.4 Zoning Designations	3-6
1.5 Project Background	1-5	3.5 Employee Housing	3-14
1.5.1 History	1-5	VILLAGE OPEN SPACE NETWORK	4-1
1.5.2 Existing Conditions	1-5	4.1 Village Open Space Concept	4-1
1.5.3 Current Ownership	1-8	4.2 Open Space Goals & Policies	4-1
1.5.4 Existing Land Use / Zoning	1-8	4.3 The Components	4-2
1.6 Specific Plan Organization	1-8	4.3.1 Primary Pedestrian Corridors	4-4
1.6.1 Chapter Structure and Format	1-8	4.3.2 Secondary Pedestrian Corridors	4-4
1.6.2 Specific Plan Contents	1-8	4.3.3 Pedestrian Parking Lot Corridors	4-4
VISIONS & PLAN	2-1	4.3.4 Primary and Secondary Gathering Sports	4-4
2.1 The Vision	2-1	4.3.5 Landscape Corridors and Buffers	4-4
2.2 Guiding Goals	2-1	4.3.6 Squaw Creek Corridor	4-5



4.4 Landscaping & Plant Materials	4-5	6.4.1 Stormwater Quality	6-8
CIRCULATION & PARKING	5-1	6.4.2 Low Impact Development	6-11
5.1 Circulation & Parking Concepts	5-1	6.4.3 Best Management Practices	6-13
5.2 Circulation & Parking Goals & Policies	5-2	6.5 Solid Waste Disposal	6-14
5.3 The Circulation & Parking Setting	5-4	6.6 Dry Utilities	6-14
5.4 Roadway Classifications	5-6	6.7 Public Services	6-15
5.5 Bicycle & Pedestrian Circulation Amenities	5-8	6.8 Parks & Recreation	6-16
5.6 Parking	5-9	6.9 Schools	6-21
5.7 Emergency Vehicle Access	5-27	6.10 Offsite Improvements	6-21
5.8 Transportation Management	5-27	RESOURCE MANAGEMENT	7-1
PUBLIC SERVICE & UTILITIES	6-1	7.1 Resource Management Concept	7-1
6.1 Public Service & Utilities Goals & Policies	6-1	7.2 Resource Management Goals	7-1
6.2 Water Supply & Distribution Facilities	6-3	7.3 Squaw Valley Creek Corridor	7-1
6.2.1 Water Supply Planning	6-3	7.4 Biological Resources	7-7
6.2.2 Water Supply and Distribution	6-3	7.4.1 Wetlands	7-7
6.2.3 Water Storage	6-3	7.4.2 Plants and Wildlife	7-12
6.2.4 Water Conservation Measures	6-3	7.4.3 Trees	7-12
6.3 Wastewater Collection & Treatment	6-5	7.5 Cultural Resources	7-13
6.4 Drainage & Flood Control	6-6	7.5.1 Prehistory	7-13

7.5.2 History	7-13	8.4 Timing of Development Infrastructure	8-12
7.6 Climate Change Initiatives	7-14	8.4.1 Infrastructure and Public Facilities Systems	8-12
7.7 Air Quality	7-17	8.4.2 Urban Services	8-13
7.8 Snow Storage	7-18	8.4.3 General Timing/Development Policies	8-14
7.9 Avalanche Hazards	7-18	8.5 Development Sequencing	8-14
7.10 Aesthetics & Scenic Resources	7-23	8.6 Specific Plan Financing Strategy	8-17
IMPLEMENTATION	8-1	8.6.1 General Financing Policies	8-17
8.1 Implementation Concept	8-1	8.6.2 Financing Public Improvements	8-18
8.2 Implementation Goals & Policies	8-2	APPENDIX A - DEFINITIONS	A-1
8.3 Administration Procedures	8-2	APPENDIX B - DEVELOPMENT STANDARDS & DESIGN GUIDELINES	B-1
8.3.1 Specific Plan Approvals	8-3	B1 Design Concept and Guiding Principles	B-1
8.3.2 Specific Plan Area Zoning	8-4	B2 Overview of Development Standards and Guidelines	B-2
8.3.3 Development Standards and Design Guidelines	8-4	B.2.1 Slope	B-2
8.3.4 Subsequent Entitlement Process	8-4	B2.2 Definitions	B-2
8.3.5 Environmental Review	8-6	B2.3 Modifications	B-4
8.3.6 Interpretations, Amendments, and Entitlements	8-7	B2.4 Unidentified Uses	B-4
8.3.7 Transfer of Density	8-10	B2.5 Enforcement	B-4
8.3.8 Design/Site Review	8-11		

B2.6 Allowable Land Uses and Permit Requirements	B-4	B5 Architectural Design Objectives	B-26
B3 Site Development Standards and Guidelines	B-8	B5.1 Building, Form, Mass and Scale	B-27
B3.1 Comparison of Land Uses, Zones and Sites	B-8	B5.1.1 Village Core - Neighborhoods	B-28
B3.2 Village Commercial - Core	B-8	B5.1.2 Village Core - Commercial	B-28
B3.3 Village Commercial - Neighborhood	B-8	B5.2 Building Height	B-29
B3.4 Village - Heavy Commercial	B-8	B5.3 Roofs	B-30
B3.5 Snow Storage Areas	B-8	B5.3.1 Roof Pitch	B-31
B4 Landscape and Urban Design Standards and Guidelines	B-16	B5.3.2 Roof Materials	B-32
B4.1 Urban Design Concept	B-16	B5.3.3 Snow Conditions	B-32
B4.2 Exterior Hardscape: Paving (pedestrian only), Walls and Retaining Walls	B-17	B5.3.4 Dormers	B-32
B4.3 Driveways and Access Lanes	B-20	B5.3.5 Chimneys, Flues and Roof Vents	B-34
B4.4 Fencing and Gates	B-21	B5.3.6 Gutters, Downspouts and Flashing	B-34
B4.5 Landscape and Plant Materials	B-22	B5.3.7 Skylights and Satellite Dishes	B-35
B4.6 Irrigation	B-23	B5.4 Exterior Walls and finishes	B-35
B4.7 Exterior Lighting	B-24	B5.4.1 Stone Walls (including natural appearing faux stone, stucco or colored, textured concrete)	B-36
B4.8 Exterior Service/Loading Areas and Utilities	B-25	B5.4.2 Wood or Wood Substitutes	B-37
		B5.5 Exterior Doors and Windows	B-38
		B5.6 Accessory Structures and Garages	B-39

B5.7 Color	B-39	B6.6 Directional Signage	B-48
B5.7.1 Wall Color	B-39	B6.7 Temporary Signs	B-48
B5.7.2 Roof Color	B-39	B6.8 Prohibited Signs	B-48
B5.7.3 Details and Trim	B-40	B6.9 Regulatory Signs	B-49
B5.8 Building Materials Selection	B-40	B6.10 Street Signs	B-49
B5.9 Mechanical Systems and Energy Efficient Building Envelopes	B-40	B6.11 Trail Signs	B-49
B6 Master Sign Plan	B-41	B6 Master Lighting Plan	B-50
B6.1 Guiding Principles	B-41	B7.1 Guiding Principles	B-50
B6.2 General Sign Standards and Guidelines	B-43	B7.2 General Lighting Standards	B-50
B6.3 Monument Signs	B-43	B7.3 Street and Pedestrian Way Lighting	B-51
B6.4 Residential Signs	B-45	B7.4 Village Commercial - Core Lighting	B-52
B6.5 Commercial Signage	B-45	B7.5 Prohibited Lighting	B-52
B6.5.1 Sign Types	B-45	B7.6 Exemptions	B-52
B6.5.2 Approved Materials and Colors	B-46	APPENDIX C - APPROVED PLANT LIST	C-1
B6.5.3 Sign Height	B-46	APPENDIX D - EXISTING ASSESSOR PARCELS	D-1
B6.5.4 Sign Area	B-46	APPENDIX E - SUSTAINABILITY INDEX	E-1
B6.5.5 Design and Font Type	B-47		
B6.5.6 Commercial Sign Illumination	B-47		

This page intentionally left blank.



FIGURES & TABLES

INTRODUCTION	1-1	Table 3.3– Allowed Use	3-10
Figure 1.1–Regional Context	1-3	Table 3.4–Allowable Activities, Amenities & Uses in Mountain Adventure Camp	3-13
Figure 1.2–Site Context	1-3	Figure 3.4– Squaw Valley East Parcel	3-16
Figure 1.3–North Tahoe Context	1-4	VILLAGE OPEN SPACE NETWORK	4-1
Figure 1.4–Existing Conditions	1-6	Figure 4.1–Village Open Space Network	4-3
Figure 1.5–Slope Analysis	1-7	CIRCULATION & PARKING	5-1
Figure 1.6– Ownership Plan	1-9	Figure 5.1–Transit System	5-5
Table 1.1–Existing Land Use/Zoning	1-10	Figure 5.2– Regional Trail Network	5-7
Figure 1.7–Existing Land Use/Zoning	1-11	Figure 5.3–Vehicular Circulation	5-10
VISIONS & PLAN	2-1	Figure 5.4–Public & Private Roadways	5-11
Figure 2.1–Illustrative Concept Plan	2-3	Figure 5.5–Section A: Far East Road	5-12
LAND USE	3-1	Figure 5.6– Section B: Squaw Valley Road	5-13
Figure 3.1– Site Land Use & Zoning	3-3	Figure 5.7– Section C: Squaw Valley Road	5-14
Figure 3.2– Project Neighborhoods	3-7	Figure 5.8– Section D: Village East Road	5-15
Table 3.1– Land Use Summary	3-8	Figure 5.9– Section E: Secondary Road	5-16
Table 3.2– Proposed Bedroom Densities	3-9		

Figure 5.10– Section F: Chamonix Place	5-17	Figure 6.5– Parks and Recreation Plan	6-18
Figure 5.11– Section G: Secondary Road	5-18	Figure 6.6– Village Trail Map	6-19
Figure 5.12– Section I: Lane	5-19	Figure 6.7– East Parcel Trail Amenities	6-20
Figure 5.13– Section J: Far East Road Bridge	5-20	RESOURCE MANAGEMENT	7-1
Figure 5.14– Section K: Village East Road Bridge	5-21	Figure 7.1– Creek Restoration Plan Area	7-3
Figure 5.15– Section L: Squaw Valley Road Bridge	5-22	Figure 7.2– Western Confluence Restoration Area	7-4
Figure 5.16– Chamonix Place Roundabout	5-23	Figure 7.3– Trapezoidal Channel Restoration Area	7-5
Figure 5.17– Bicycle Network	5-24	Figure 7.4– Eastern Confluence Restoration Area	7-6
Figure 5.18– Parking Plan - Phase 1	5-25	Figure 7.5– Biological Resources	7-8
Figure 5.19– Parking Plan - Phase 2	5-26	Figure 7.6– Biological Resources - East Parcel	7-9
Figure 5.20– Emergency Vehicle Access	5-28	Figure 7.7– Wetlands in Planning Area	7-10
PUBLIC SERVICE & UTILITIES	6-1	Figure 7.8– Wetlands - East Parcel	7-11
Table 6.1– Service Providers	6-2	Figure 7.9– Snow Storage Easements	7-19
Figure 6.1– Conceptual Utilities Plan - Water	6-4	Figure 7.10– High & Potential Avalanche Paths	7-21
Figure 6.2– Conceptual Utilities Plan - Wastewater	6-7	Figure 7.11– Avalanche Paths - Conceptual Plan	7-22
Figure 6.3– Conceptual Utilities Plan - Drainage	6-9	IMPLEMENTATION	8-1
Figure 6.4– Fully Developed Unmitigated 100-Year Floodplain	6-10	Figure 8.1–Phasing Plan	8-17
		APPENDIX A - DEFINITIONS	A-1

**APPENDIX B - DEVELOPMENT STANDARDS
& DESIGN GUIDELINES**

Table B.1–Parking Standards Per Land Use	B-1
Table B.2–Proposed Bedroom Densities	B-5
Figure B.1–Site Land Use & Zoning	B-5
Table B.3– Comparison of Land Uses, Zoning, & Site Identification	B-6
Figure B.2– Mid-Rise Conventional Lodging/Condo	B-7
Figure B.3– Mid-Rise Lodging/Condo-Zero Lot Line	B-10
Figure B.4– Commercial Building	B-11
Figure B.5– Medium Density Resort Residential Attached & Detached	B-12
Figure B.6– Employee Housing	B-13
Figure B.7– Parking Structures	B-14
Figure B.8– Signage Plan	B-15

APPENDIX C - APPROVED PLANT LIST

Table C.1– Approved Plant List	C-1
Table C.2– Approved Seed List	C-2
	C-7

Table C.3– Washoe Cultural Plant List	C-9
---------------------------------------	-----

APPENDIX D - EXISTING ASSESSOR PARCELS

Table D.1– APN Numbers & Existing Ownership	D-1
Figure D.1–Existing Ownership Plan	D-2

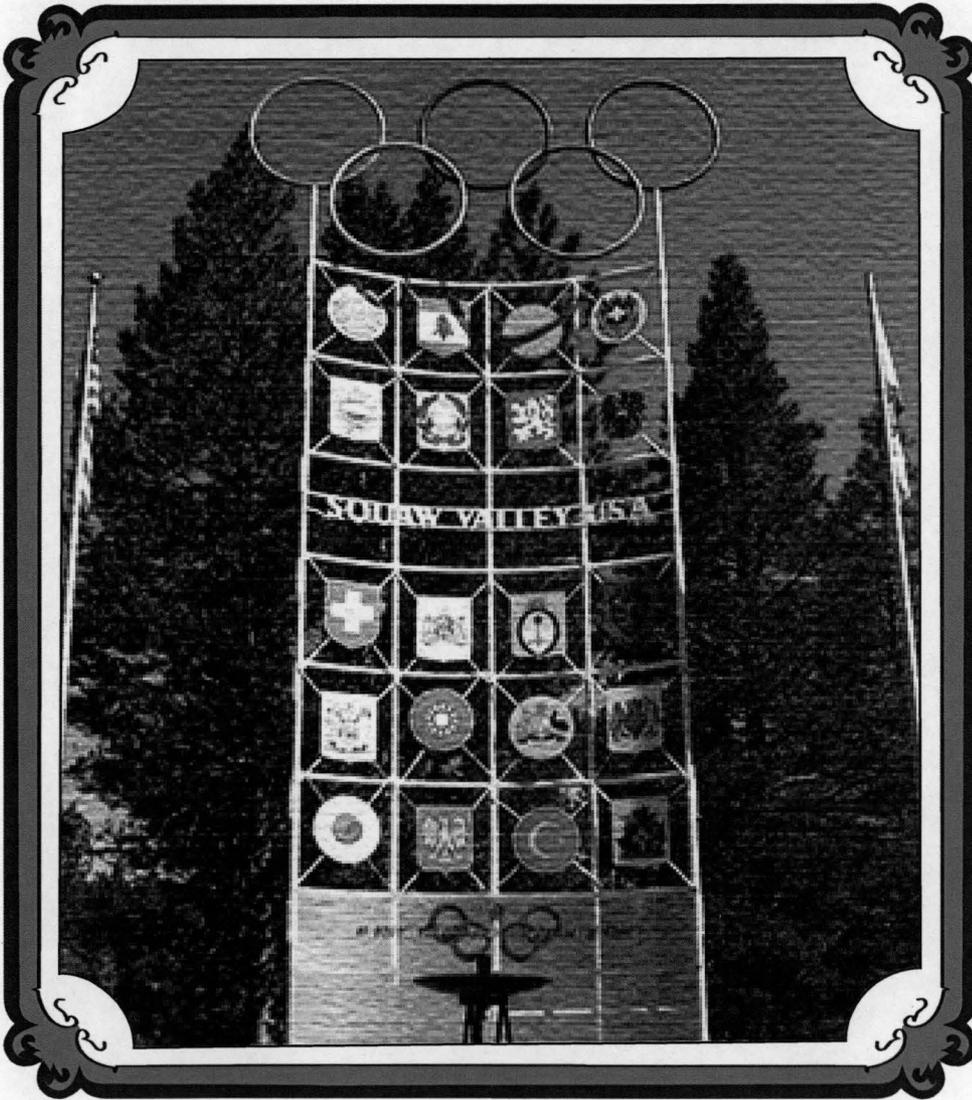
APPENDIX E - SUSTAINABILITY INDEX

E-1

This page intentionally left blank.

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 85 acres of the previously developed Squaw Valley Village located at the western end of Squaw 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.

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 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

ee

with the Specific Plan to ensure full implementation of the intent of the SVGPLUO.

Squaw Valley General Plan and Land Use Ordinance (SVGPLUO)

The SVGPLUO is comprised of the Plan Text, Land Use Ordinance, Plan Map, and the Environmental Impact Report and was adopted 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 and 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 Zoning Ordinance shall apply.

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 Valley. The ultimate build-out of this Specific Plan is consistent with this future growth level anticipated in the SVGPLUO.

As outlined in the SVGPLUO, the following guidelines are to be followed in development of areas within Squaw 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-Squaw Valley and Tahoe area economies should be encouraged (Page 4, SVGPLUO).

Placer County General Plan

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

ONE - INTRODUCTION

“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, this 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. A project-specific analysis is also provided for the first phase of development.

Section 65457(a) of the Government Code and Section 15182(a) of the State 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 plan as described and analyzed in the Program EIR.

1.4 PROJECT LOCATION AND CONTEXT

The Plan Area is an approximately 85 acre site located at the west end of Squaw Valley (see Figure 1.1 – Regional Context, Figure 1.2 – Site Context and Figure 1.3 – North Tahoe Context). The area is generally

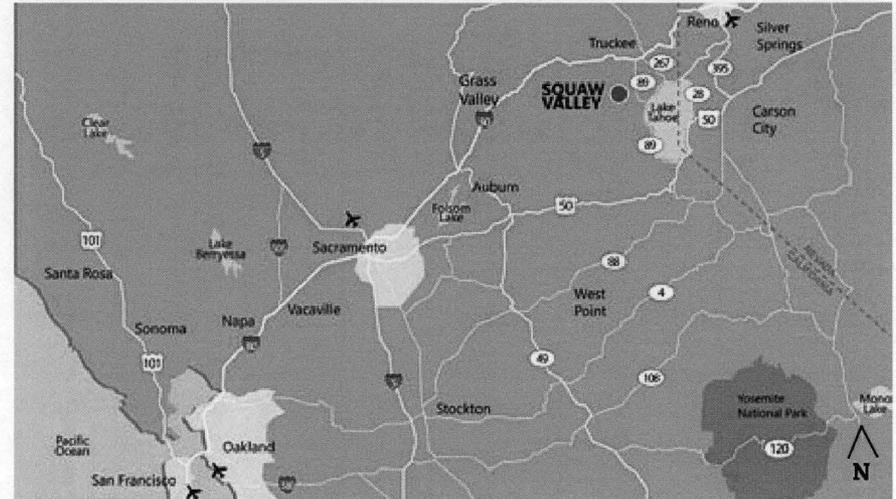


FIGURE 1.1—REGIONAL CONTEXT

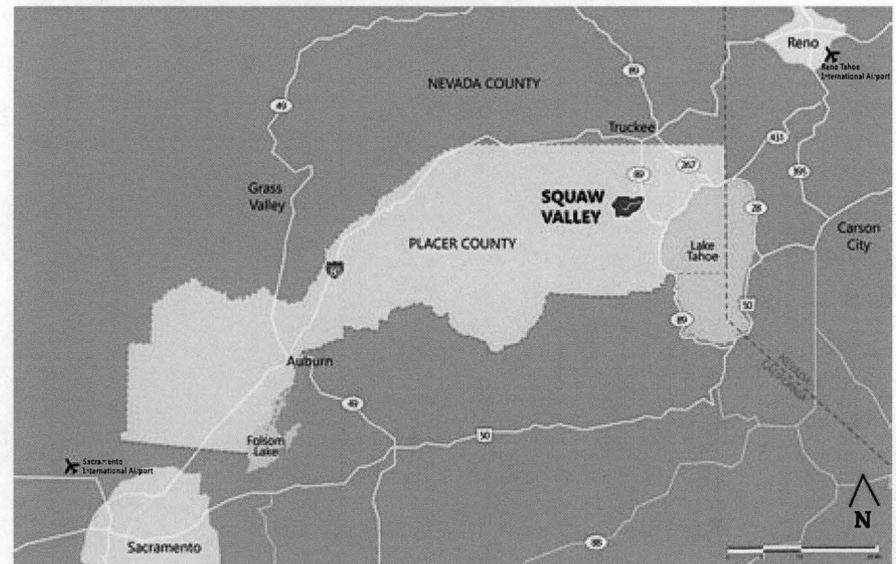


FIGURE 1.2—SITE CONTEXT

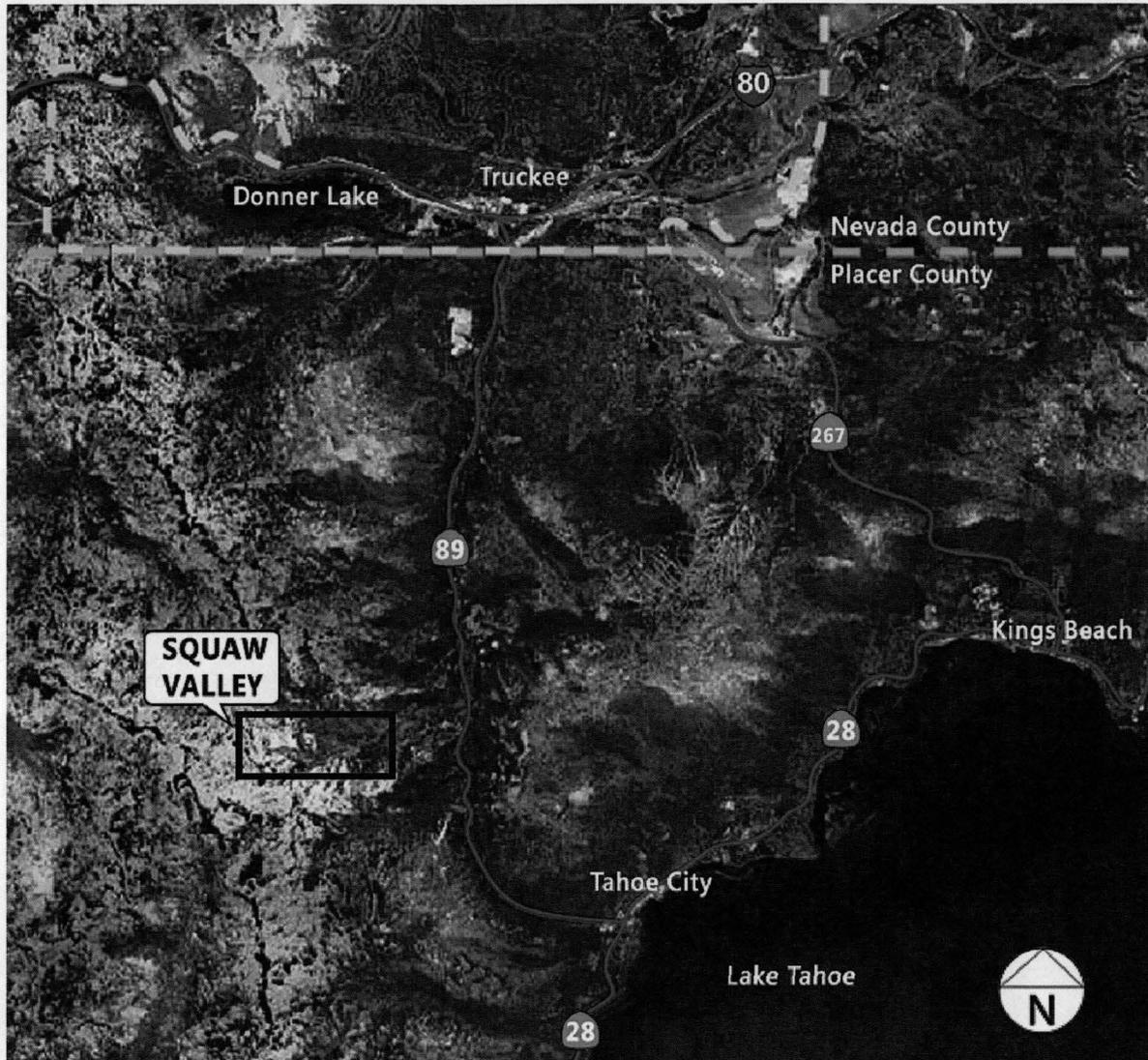


FIGURE 1.3-NORTH TAHOE CONTEXT

ONE - INTRODUCTION

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 and Fire Station), which is planned for employee housing, off-site parking, and activities that are ancillary to the Village, such as 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 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 which provided a significant boost to the visibility of American skiing as well as 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 visitor and resident 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 plan locates new development primarily in areas that have been previously developed. Existing buildings and improvements within the Plan Area include recreational facilities, ski lifts, lodging, skier services, 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).



- LEGEND**
- 1 Olympic Village Inn
 - 2 Olympic Valley Lodge
 - 3 West Parking Lots
 - 4 Bridge
 - 5 East Parking Lots
 - 6 Existing Village Check-in
 - 7 Existing Village
 - 8 Squaw Valley Lodge
 - 9 Olympic House
 - 10 Member's Locker Room
 - 11 Squaw Kids
 - 12 Preferred Parking
 - 13 Red Wolf Lodge
 - 14 Red Dog Maintenance
 - 15 Meadow
 - 16 Golf Course

FIGURE 1.4-EXISTING CONDITIONS

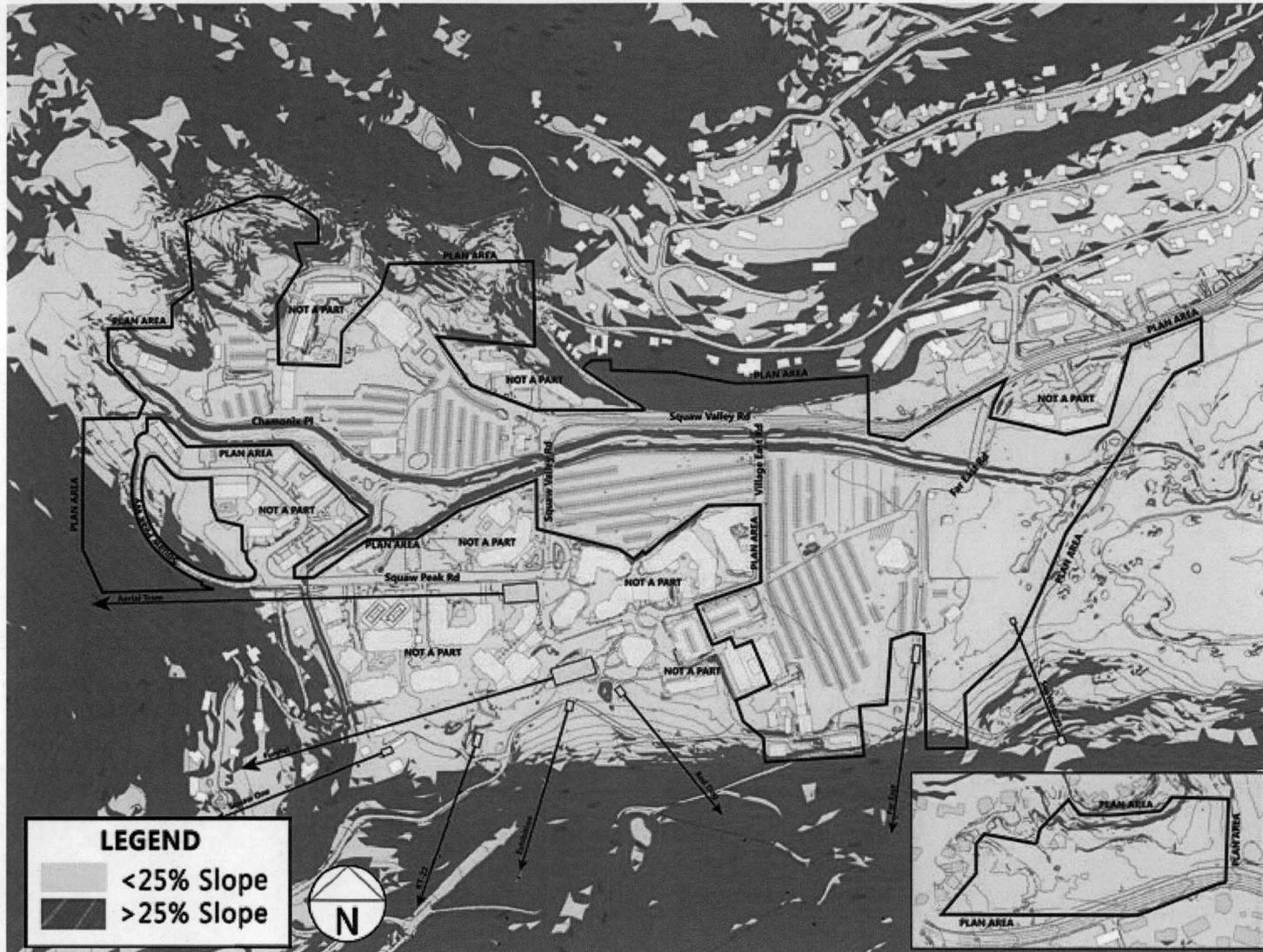


FIGURE 1.5-SLOPE ANALYSIS

1.5.3 CURRENT OWNERSHIP

The Plan Area consists of all or part of 20 parcels, 18 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.

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 regulation 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 Squaw Valley 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 Plan, the vision, project objectives, and the concepts and policies related to land use, open space, resource protection, circulation, and public services.

ONE - INTRODUCTION

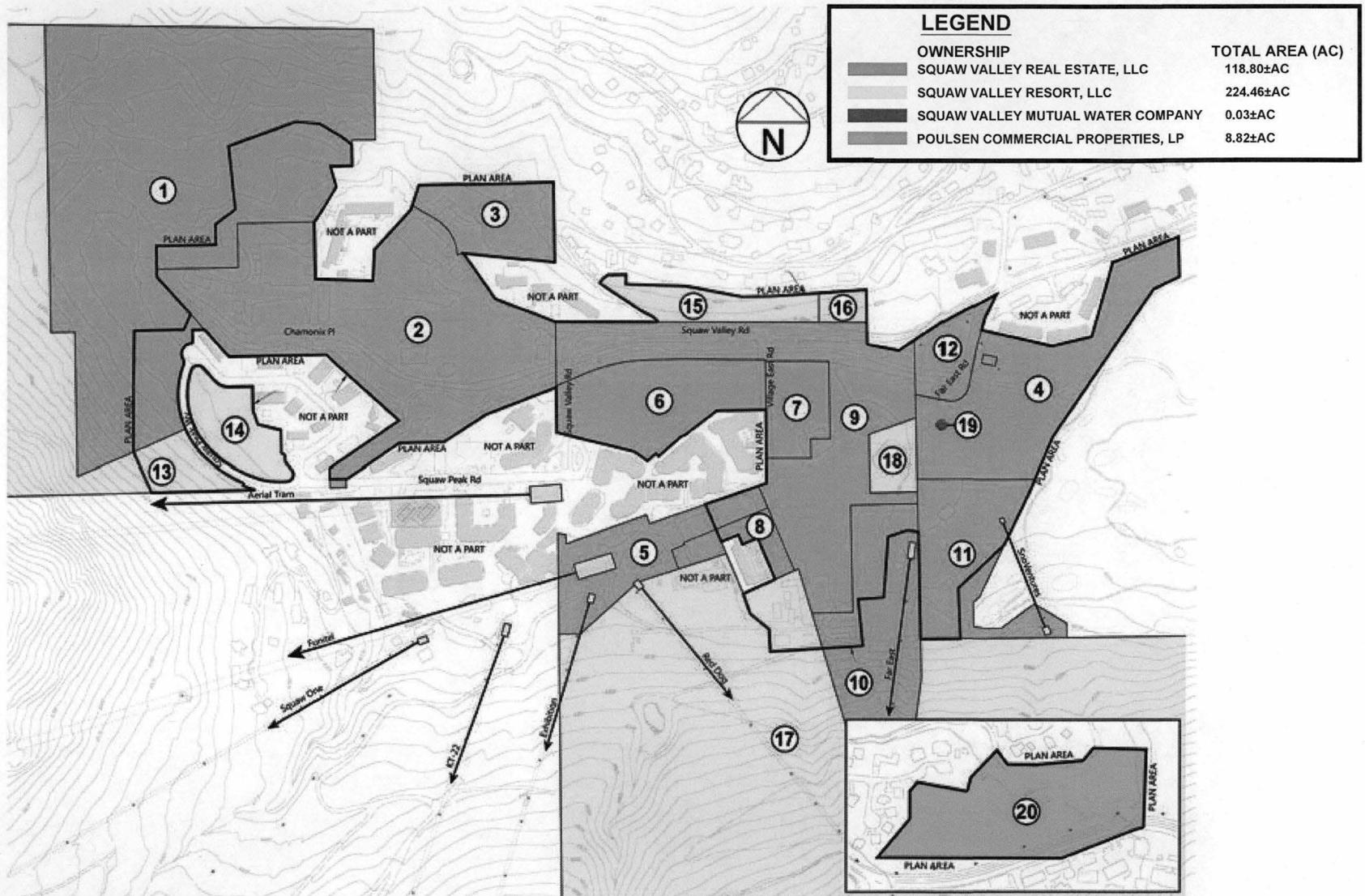


FIGURE 1.6- OWNERSHIP PLAN

Land Use / Zoning Designation			Area (ac)	Allowed Units ¹	Allowed Units + Density bonus ²	Allowed Bedrooms	Allowed Bedrooms + Density bonus ²
	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	2.68	--	--	--	--
	VC	Village Commercial	53.48	1,337	1,671	2,674	3,343
Subtotal			65.64	1,442	1,777	2,885	3,554
	FR	Forest Recreation	11.2	--	--	--	--
	CP	Conservation Preserve	8.05	--	--	--	--
Subtotal			19.25	--	--	--	--
Total Village			84.89	1,442 units¹	1,777 units¹	2,885 bedrooms	3,554 bedrooms
East Parcel							
	EC	Entrance Commercial	6.54	82	82	164	82
	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			93.71	1,542 units¹	1,877 units¹	3,085 bedrooms	3,754 bedrooms

TABLE 1.1—EXISTING LAND USE/ZONING

Footnotes: (1) 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. (2) Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.

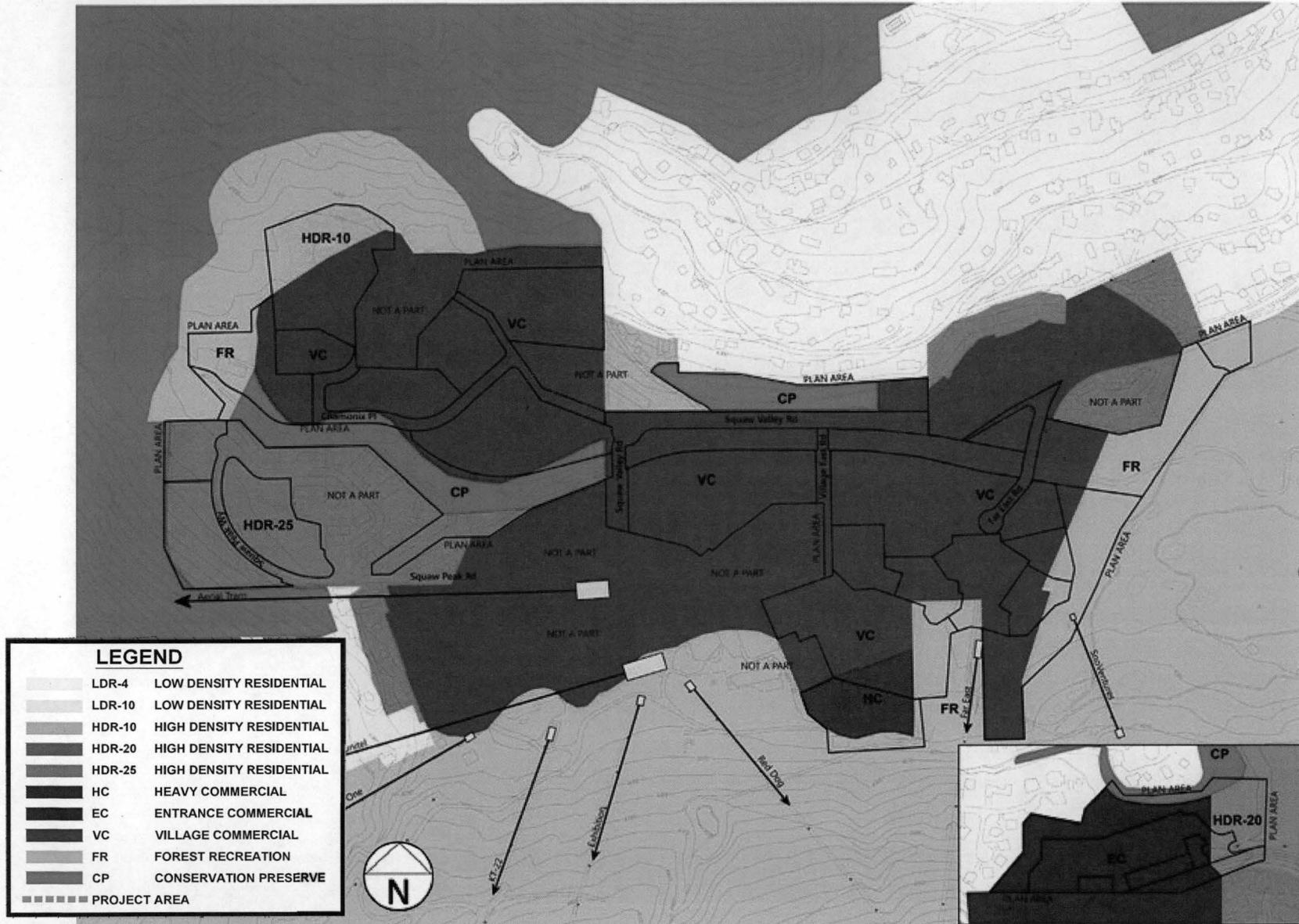


FIGURE 1.7-EXISTING LAND USE/ZONING

- ▶ Chapter 3 - Land Use - Presents the land use framework and concepts and policies for development and conservation.
- ▶ Chapter 4 - Open Space - Presents the open space framework and concepts and policies for the pedestrian network, landscape corridors, and the Squaw Creek corridor.
- ▶ Chapter 5 - Circulation and Parking - Presents the circulation network and concepts and policies related to vehicular circulation, parking, public transit, and pedestrian and bicycle circulation.
- ▶ 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 this Specific Plan to implement the regulatory framework and planning concepts of the Specific Plan. 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.



This page intentionally left blank.

MEMORANDUM

TO: Alex Fisch, Placer County Planning Department
FROM: Adrienne Graham, AICP
DATE: June 19, 2014
RE: VSVSP Project Revisions

As we discussed, we propose to increase the maximum number of units for the VSVSP from 750 to 850 units to better reflect the range of lodging types that might be developed, which includes hotels that include only 1 bedroom per unit. The maximum number of bedrooms would remain 1,493, but the bedrooms have been redistributed slightly between the VC-C and VC-N zones. The attached table taken from the February 2014 NOP (which is identical to Table 3.1 of the January 2014 VSVSP) shows the proposed changes in track changes. These changes will appear in the next version of the VSVSP.

In addition, a footnote has been added to clarify that the 264 "bedrooms" for the East Parcel are actually beds.

Please let me know if you have any questions or need anything else.

Thank you.

ADRIENNE L GRAHAM
4533 Oxbow Drive Sacramento, California 95864 916.206.0135 Fax: 487-4126
algraham@surewest.net

ATTACHMENT 2
35

Table 3.1 Land Use Summary

Land Use	Area (acres)	Maximum Units	Maximum Bedrooms	Maximum Density (br/acre)	Average Density (br/acre)	Maximum Commercial (sf) ¹	Existing Commercial to be Removed (sf)	Percent of Plan Area
Village Commercial - Core (VC-C)	13.43	431517	847883	105	63	221,490	70,057	17.2%
Village Commercial - Neighborhood (VC-N)	16.95	319333	646610	76	38	42,243	7,593	21.71%
Village Commercial - Parking (VC-P)	10.67	-	-	-	-	-	-	13.67%
Village - Heavy Commercial (V-HC)	2.85	-	-	-	-	10,000	-	3.65%
Developed Area Subtotal	43.9	750850	1,493	-	34	273,733	77,650	56.24%
Village - Forest Recreation	17.34	-	-	-	-	-	-	18.5%
Village - Conservation Preserve	16.82	-	-	-	-	-	-	21.55%
Undeveloped Area Subtotal	34.16	-	-	-	-	-	-	43.76%
Entrance Commercial (East Parcel)	8.04	21	264 ³	-	33	20,000	-	-
Roads	7.61	-	-	-	-	-	-	-
Transit Center (TC)	-	-	-	-	-	4,000	-	-
Total	93.71	771287¹²	1,757	-	19	297,733²	77,650	-

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

¹ Includes replacement of existing commercial uses and maintenance facilities.

² Total development within the plan area shall not exceed the maximum units and commercial square footage shown.

³ Because of the nature of employee housing, this figure represents employee beds rather than bedrooms.

Source: Compiled by Ascent Environmental in 2014 based on information from Squaw Valley Real Estate, LLC 2014

Board of Supervisors Workshop
Village at Squaw Valley Specific Plan
July 21, 2014

3:00

Location – Alpenglow Room

- Bring meeting to order

3:05 (Alex Fisch – Planning Services Division)

- Introductory remarks

(Convene meeting to the Village Model at Base Camp for applicant presentation).

Location – Base Camp

3:10 (Andy Wirth, President & CEO - Squaw Valley Ski Holdings & Chevis Hosea, Vice President of Development - Squaw Valley Real Estate)

- Project presentation at model

(Reconvene meeting to the Alpenglow Room for remainder of presentation).

3:30 (Mike Geary, General Manager - Squaw Valley Public Service District)

- Water Supply Assessment - Overview and Executive Summary

3:40 – 4:30

- Board Member Q & A
- Project discussion
- Public comments (at discretion of Board)