



**PLACER COUNTY**  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
Phone: (530) 745-3132 Fax: (530) 745-3080

## **NOTICE OF AVAILABILITY OF A DRAFT EIR FOR PUBLIC REVIEW**

Placer County has released a Draft Environmental Impact Report (EIR) for the project listed below:

**PROPOSED PROJECT:** Village at Squaw Valley Specific Plan (PSPA 20110385, State Clearinghouse No. 2012102023)

**PUBLIC REVIEW AND COMMENT PERIOD:** May 18, 2015 – July 17, 2015

**PROJECT LOCATION:** The Specific Plan area (plan area) is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County and within the Sierra Nevada. Portions of the plan area are located in both the west and east sides of Squaw Valley. The valley is located west of State Route (SR) 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe, but outside of the Lake Tahoe Basin. The plan area encompasses a total of approximately 94 acres. The approximately 85-acre main Village area is located on the west side of the valley at the base of the Squaw Valley Ski Resort; the approximately 8.8-acre area referred to as the East Parcel is located approximately 1.3 miles east of the main Village area and 0.3 mile west of the intersection of SR 89 and Squaw Valley Road.

**PROJECT DESCRIPTION:** Squaw Valley Real Estate, LLC (project applicant) is requesting approval of various discretionary entitlements in support of a mixed use development that includes resort residential, commercial, and recreation uses, as well as parking and other visitor amenities, and employee housing. In the 85-acre main Village area, up to 1,493 bedrooms would be provided in up to 850 units, including a mixture of hotel, condo hotel, fractional ownership, and timeshare units. Approximately 297,733 square feet (206,211 square feet net new commercial) of commercial space would be provided for the entire plan area. The 8.8-acre East Parcel would include employee housing (for a maximum of 300 employees), off-site parking, shipping and receiving, and a small retail market. A conservation corridor would be provided for the length of Squaw Creek through the plan area to support improvement of terrestrial and aquatic habitat conditions, improved water quality and sediment management, and increased flood conveyance capacity. Other improvements include circulation improvements, emergency vehicle access routes, bicycle facilities, a transit center, new/extended utility infrastructure, new/improvements to existing recreational facilities and amenities, and a Village open space network. The Specific Plan would be developed over an estimated 25-year buildout period, with some construction proposed to begin as early as spring of 2016.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED:** The Draft EIR identified significant or potentially significant effects associated with population, employment, and housing; biological resources; cultural resources; visual resources; traffic and circulation; air quality; noise; soils, geology, and seismicity; hydrology and water quality; public services and utilities; hazardous materials and hazards; air quality; and greenhouse gases and climate change. Even with the application of feasible mitigation measures, some impacts would be significant and unavoidable.

**PUBLIC HEARING:** A public hearing on the Draft EIR will be held on June 25, 2015, at 10:05 am in North Tahoe Event Center, located at 8318 N. Lake Blvd., Kings Beach. The purpose of the hearing is to receive comments on the Draft EIR for the project. Comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

**WHERE DRAFT EIR MAY BE OBTAINED:** A copy of the Draft EIR is available for review during normal business hours at the Tahoe City Library (740 North Lake Boulevard in Tahoe City), the Truckee Library (10031 Levon Avenue in Truckee), the Squaw Valley Public Service District (305 Squaw Valley Road in Olympic Valley), Community

Development Resource Agency in Tahoe (775 North Lake Boulevard, Tahoe City) and in Auburn (3091 County Center Drive, Auburn). The Draft EIR is also available online at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/villageatsquawvalley>

**SEND COMMENTS TO:** Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603, Attention: Maywan Krach; or fax (530)745-3080; or email [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) no later than 5:00 pm on July 17, 2015.

For more information on the project, please contact the project planner, Alex Fisch, at (530)745-3081.

