Other

- Landscape Master Plan, TBD
- Parking Master Plan, July 2014
- Implementation Policies and Procedures Manual, TBD

8.2 IMPLEMENTATION GOALS AND POLICIES

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

Goal IM-2: Properly and equitably align infrastructure obligations with progression of development.

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

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

8.3 ADMINISTRATIVE PROCEDURES

This section identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan.

8.3.1 SPECIFIC PLAN APPROVALS

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

- Village at Squaw Valley Specific Plan and Development Standards: The County Board of Supervisors will adopt the Village at Squaw Valley Specific Plan by resolution and adopt the Village at Squaw Valley Development Standards and Design Guidelines attached to the Specific Plan as Appendix B, by ordinance (see Section 8.3.3 that follows);
- Final Environmental Impact Report (FEIR): The County Board of Supervisors will certify the FEIR and will make any necessary amendments to the Placer County General Plan and Squaw Valley General Plan and Land Use Ordinance;
- Zoning: The County Board of Supervisors is also expected to approve the Specific Plan zoning designations (see Section 8.3.2 that follows);
- Approval of the Development Agreement (DA). The Development Agreement will memorialize the rights and

obligations of the County and the applicant with respect to the Specific Plan; and

- Large Lot Tentative Map (LLTM): The LLTM will create parcels for the purpose of financing and sale. The LLTM does not entitle specific development of those parcels.

After the approval of the Specific Plan and before the first small lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property), the following documents will be prepared and approved:

- Landscape Master Plan: This plan shall address the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community;

- Water Master Plan: The Water Master Plan shall include information on existing water infrastructure which includes wells, pipelines, and storage. The proposed project water demands, transmission, distribution, and storage based on the project Land Use Plan will also be included.

- Sewer Master Plan: The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan shall include information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;

- Drainage Master Plan: The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan shall include information on the size and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;

- Parking Master Plan: This document will identify the parking requirements of the various Specific Plan land uses, as well as the project's responsibilities to accommodate parking for ski area and other recreation visitors as well as other nearby land uses. It will identify the on-site parking supply, management strategies for the on-site parking supply, and the requirement for off-site parking supply; and

- Implementation Policies and Procedures Manual: This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan.

8.3.2 SPECIFIC PLAN AREA ZONING

The County has put in place a zoning classification, known as a "Specific

Plan" (SPL) zone district that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Specific Plan (VSVSP), resulting in the new SPL-VSVSP zoning classification.

8.3.3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines (Development Standards) shall be adopted by ordinance as Appendix B to the Specific Plan. The Development Standards supplement the Placer County Zoning Ordinance and will serve as the zoning regulations governing development, improvements, and construction within the Plan Area. Where a standard is not provided in this document, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

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

8.3.4 SUBSEQUENT ENTITLEMENT PROCESS

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

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

APPLICATION REQUIREMENTS

Once the Specific Plan and large lot tentative maps are approved, individual developers may submit applications for vesting tentative maps, small lot tentative maps and/or other entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially. Small lot tentative maps (SLTM) will typically be accompanied by an application for a Conditional Use Permit (CUP), which will specify the proposed development type, including number of bedrooms,

unit counts, lodging square footage, commercial square footage, and total building square footage covered by the SLTM. Applications for Design Review approval may be processed concurrently with the SLTM and CUP or after approval. Following approval of a SLTM/CUP and Design Review, the project may proceed to submit Improvement Plans and building permits.

APPLICATION PROCESSING

Applications will be analyzed by County staff members for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways:

- Consistency with policy language (goals, policies, objectives, etc.);
- Consistency with land use designations, roadways, and bike paths;
- Consistency with development standards and design guidelines;
- Consistency with figures and tables;
- Consistency with the property Development Agreement, large-lot tentative map, small-lot tentative map, and other relevant implementation documents; and
- Consistency with the Final Environmental Impact Report.

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

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

The Draft EIR analyzed a project buildout scenario which assumed that no more than 20 percent of the project would be developed in any single year. Each application for project entitlements shall include a projected timeline for project construction activities, including demolition, site preparation, grading, paving, building construction and architectural coatings. This inventory shall include the projections for construction of any other VSVSP projects that would involve construction activities that are anticipated to occur concurrent with the project for which the application is submitted, including approved Tentative Small-Lot Subdivision Maps that have not recorded but remain within the valid vesting period and any approved projects not requiring a Small-Lot Tentative Map that are within the valid vesting period. If the total amount of construction

in any construction year would exceed 20 percent of the total VSVSP buildout, then the application shall be accompanied by air quality and greenhouse gas analyses to determine if emissions would exceed applicable thresholds in any of the construction years of the project application. If the thresholds are exceeded, additional CEQA review may be required.

IMPLEMENTATION POLICIES AND PROCEDURES MANUAL

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

8.3.5 ENVIRONMENTAL REVIEW

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

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

SUBSEQUENT CONFORMITY REVIEW PROCESS

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

1. Preliminary Grading Plan (including off-site improvements);
2. Preliminary Geotechnical Report (including seismic analysis);
3. Preliminary Drainage Report;
4. Preliminary Water Quality Best Management Practices (BMP) Plan;

5. Traffic Circulation Plan;

6. Traffic Study;

7. Tentative Map (Section 16.12.040 of the Placer County Code);

8. Acoustical Analysis;

9. Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);

10. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan);

11. Senate Bill (SB) 221 Verification of Succificient Water Supply;

12. Hazardous Materials Usage Information;

13. Water Supply Well Information (as applicable);

14. Biological Pre-Construction Surveys (as needed);

15. Public Safety Assessment;

16. 100-Year Floodplain Study;

17. Air Quality; and

18. Climate Change/Greenhouse Gas Analysis.

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

MITIGATION MONITORING

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

measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

8.3.6 INTERPRETATIONS, AMENDMENTS, AND ENTITLEMENTS

Implementation of the Specific Plan is anticipated to occur over several years. During the long-term build-out of the Plan Area, property owners will face dynamic and evolving market conditions. Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed, reviewed, and approved at the discretion of County Planning Staff as an Administrative Modification (See 8.3.6B).

Interpretations

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

Administrative Modifications and Amendments

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

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

Amendments to the Specific Plan are changes to components including differences in land use development types assigned to specific parcels, changes to capacity requirements, changes to the intensity or density of land uses on specific parcels (including public facilities), density transfers in excess of the allowable limits within the Specific Plan, changes in the Plan Area boundaries, or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the Placer County General Plan.

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

ADMINISTRATIVE MODIFICATION AND AMENDMENT REQUESTS

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

1. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;

2. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;

3. A statement of consistency with the Specific Plan;

4. Analysis as required by CEQA; and

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

ADMINISTRATIVE MODIFICATIONS

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

- The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;

- Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;

- Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;

- The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR; and

- The proposed change will not result in an increase in the total maximum number of bedrooms proposed in the Specific Plan.

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

LAND USE MODIFICATIONS

Policy IM-3: Modification of the Land Use Diagram

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

- The Planning Director has determined that the proposed project is consistent with the intent of the approved Specific Plan, land use patterns, and assumptions analyzed in the Specific Plan EIR;
- The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded within the Plan Area;
- The area planned for parks, open space, public facilities, and other such public amenities described on the Land Use Diagram is not reduced; and
- No final small lot map has been recorded.

AMENDMENTS

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

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

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

8.3.7 TRANSFER OF DENSITY

DENSITY TRANSFER FOR LODGING UNITS

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

- The sending and receiving parcels are within the Plan Area and the total does not exceed the maximum number of approved bedrooms and /or commercial square footage for the entire Plan Area;

- The density transfer does not increase or decrease the number of bedrooms and/or commercial square footage allocated to any one receiving parcel (or combination of receiving parcels) by more than 25%;

- The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;

- The transfer of units would not result in increased impacts beyond those identified in the EIR;

- The adjustments in density, bedrooms, and/or commercial square footage would not significantly affect planned infrastructure, roadways, other public facilities, or Plan Area financing districts;

- Transfer would not affect the total number of employee housing units called for in the Specific Plan; and

- The County Planning Department shall track sending and receiving parcels.

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

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

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

8.3.8 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Plan Area is of high

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

8.4 TIMING OF DEVELOPMENT INFRASTRUCTURE

The Plan Area is anticipated to be built-out over approximately 20 to 25 years and may evolve in a variety of ways depending on several factors. These factors include shifts in market demand for various housing/lodging types and non-residential uses, and changes in the development goals or financial capabilities of property owners. This section describes the process and sequence of infrastructure and facilities to serve the Plan Area over time.

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

8.4.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

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

In general, the phasing plan has been structured to ensure that the improvements can support its respective development in compliance with County policies and standards, and that the developments can support the portion of its costs of the required improvements.

The infrastructure requirements for each phase of development include all on-site and off-site facilities necessary for the build out of each development. These may include roadways, sewer, water, storm drainage, dry utilities, bike paths and trails, and other facilities and improvements.

PHASING PERFORMANCE STANDARDS

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

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

- Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the Plan Area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.

- Developers may request to enter into reimbursement agreements with the County or other agencies for on-site or off-site improvements constructed by the developer which benefit other properties or projects.

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

- Sanitary Sewer: One point of connection is required.

- Water: A looped system is required.

- Roadways: Two points of access required (one may be a temporary or permanent EVA).

- Drainage: One outfall or point of connection is required, including best management practices.

PUBLIC FACILITIES

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

- Schools;

- Public buildings, fire stations, sheriff substation, and their corresponding equipment;

- Corporation yard; and

- Parks and trails.

8.4.2 URBAN SERVICES

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

- Sheriff services;

- Fire protection and suppression services, including ambulance and paramedic services;

- Recreation program services;

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

8.4.3 GENERAL TIMING AND DEVELOPMENT POLICIES

Policy IM-4: Infrastructure and Services Planning.

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

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

- Landscape Master Plan;
- Water Master Plan;
- Sewer Master Plan;
- Drainage Master Plan; and
- Parking Master Plan.

All five master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

8.5 DEVELOPMENT SEQUENCING

Development of the Plan Area may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various housing types, and changes in the development goals and capabilities of property owners within the Plan Area. Development of the Plan Area is not phased by zone or region, but instead on an individual building by building basis. A detailed infrastructure schedule will define what infrastructure commitments will be necessary to accommodate and support the demands of each building as they are constructed. There is no set order by which buildings will be erected so as to properly align the pace of development with the rate of product absorption and to facilitate prudent capital/risk management. As existing facilities are displaced, appropriate temporary or replacement facilities will be established.

8.6 SPECIFIC PLAN FINANCING STRATEGY

8.6.1 GENERAL FINANCING POLICIES

Policy IM-5: General Public Facilities Financing Policy

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

1. The fair-share cost of both on-site and off-site public infrastructure and public facilities required to support the Plan Area shall be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area.

2. Development projects shall be required to provide up-front funding for the fair-share cost of installing and expanding infrastructure and public facilities as and when necessary to adequately serve and support their projects. Developers will be subject to fee credits or future reimbursements. The costs for public facilities will be allocated as much as possible based on a project's fair share of required improvements.

3. Equitable Plan Area fees may be imposed for infrastructure improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required backbone improvements and public facilities will be established for each land use.

4. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area.

5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of Placer County's Bond Screening Committee.

6. Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA), if any, prior to the recording of the final map.

Policy IM-6: General Urban Services Financing Policies

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

1. Services shall be funded and provided to residents, businesses, and employees of the Plan Area at a level commensurate with similar communities.

2. Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment base grows based on a project's fair share of required improvements, and as described in the Public Facilities Financing Plan and the Development Agreement.

3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.

4. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.

5. Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District for services (Services CFD) and/or the County Services Area (CSA), if any, prior to recording of the final map.

Policy IM-7: Other Financing Mechanisms

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

8.6.2 FINANCING PUBLIC IMPROVEMENTS

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

COUNTY IMPACT FEES

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the Plan Area.

SCHOOL DISTRICT IMPACT FEES

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

COMMUNITY FACILITIES DISTRICT

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

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

A DEFINITIONS

In the following definitions, references are made to definitions provided in the Placer County Zoning Ordinance (PCZO), Section 17.04.030 Definitions of Land Uses, Specialized Terms, and Phrases. Where common land use and zoning terms are not defined, definitions in PCZO Section 17.04.030 shall control.

Accessory Buildings – A building with maximum 400 square feet of gross floor area, screened from view by vegetation or natural topography with uses such as a warming hut and trail center. Linear park and trail related facilities such as interpretive panels or kiosks, observation decks, and picnic areas are not subject to the 200 square foot limit.

Amusement and Recreational Enterprises – Indoor establishments providing amusement, entertainment, music, or physical fitness services for a fee or admission charge and facilities for various outdoor participant sports and types of recreation, such as: indoor water parks, slides, pools, and other water features, ski/snowboard aerial training facilities; themed attractions; arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); bingo parlors; card rooms; billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa, or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities; amusement, theme, and kiddy parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of "Parks and playgrounds" of PCZO Section 17.04.030); skateboard parks, skate rinks, and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATCs and other non-highway motor vehicles, roller skates); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; and parks and trails. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.

Child Day Care Centers - Commercial or nonprofit facilities that provide care, protection, and supervision of 15 or more minor children for periods of less than 24 hours. Child Day Care Centers will primarily serve children of parents and caregivers who are skiing or enjoying other recreational amenities. Such facilities are required to be licensed by the California State Department of Social Services.

Civic/Community Events - Any event open for the general public including exhibitions, expositions, fairs, festivals, entertainment, cause-related, fundraising, arts and crafts fairs, farmers markets, vendor carts, temporary outdoor sales, and leisure events. The event may be one-time or periodic, free or ticketed, cultural, charitable or cause-related, conducted for the purpose of attracting revenue, support, awareness, and/or for entertainment purposes, and created by and/or for the general public.

Churches – See "Houses of Worship" in PCZO Section 17.04.030.

Clubs and Lodges - A permanent, headquarters-type and meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic, social, and fraternal organizations (not including lodging); political organizations; country clubs (golf courses are under "Parks and Playgrounds"of PCZO Section 17.04.030); health/athletic, swim, tennis, ski, social, dining, university, and outdoor archery clubs; pistol, rifle, skeet, and hunting/fishing clubs; aerial training/jumping, yoga, rock climbing centers; dining clubs; environmental and academic clubs; and other membership organizations (not including religious organizations which are defined under "Houses of Worship" of PCZO Section 17.04.030).

Community Care Homes – Any family home, group care facility, or similar facility as determined by the director, providing for twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Community Care Homes shall not serve more than 6 persons.

Condominiums – Condominiums may be comprised of both "Condominium Dwelling Units" (see "Multifamily dwellings" of PCZO Section 17.04.030) and "Condominium Commercial Units" as reflected in the subdivision maps recorded within the Plan Area.

Construction Facilities - Buildings and facilities that support project construction, such as construction offices (typically trailers) for construction management staff, pre-fab shops (temporary buildings/sheds for pre-cuts, pre-fabs, etc.), and storage for construction supplies (typically bins or trailers).

Corporation Yard - Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas for use by a public utility. Offices and related uses may be included. Corporation yards must be compatible with surrounding uses, and not create nuisances, including excessive noise or odors, for residents and visitors.

Employee Housing – Housing for temporary or permanent employees of development occurring under the Specific Plan and the Village at Squaw Valley Employee Housing Plan. Such housing may consist of single and/or multi-occupancy units, and shall be designed to accommodate the needs of the particular employee population to be served by the housing. In addition, permanent housing for employees that is secondary or accessory to the primary use of the property; such as dwellings for groundskeepers or caretakers, is a housing option.

Festivals – Events and facilities for assembly and entertainment such as: auditoriums; exhibition and convention halls; theaters, meeting halls, and facilities for live entertainment or concerts; amphitheaters; and meeting halls for rent and similar public assembly uses. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE. Events may be held on a one time or occasional basis.

Financial Institutions, without Drive-Up Windows – Financial institutions include: banks and trust companies; lending and thrift institutions or credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; other investment companies; and vehicle finance (equity) leasing agencies. This does not include automated teller machines located away from banks

which are defined under "Personal Services" of PCZO Section 17.04.030. Drive-up windows shall not be allowed.

Fractional Ownership Resort-Residential Properties – Any property held by more than one but less than 11 individuals or entities, each with an equally divided percentage share or interest in the property. Definition includes private residential clubs, destination clubs, and individual properties. Fractional ownership differs from timeshares in that it usually represents a larger incremental ownership and use per unit (for example, a quarter share would have 4 owners per unit with each having access to approximately 11-12 weeks; a 6 share would have 6 owners per units with 7-8 weeks use each, etc.).

Grocery and Liquor Stores – See "Grocery and Liquor Stores" in PCZO Section 17.04.030.

Helicopter Skiing – Off-trail, downhill skiing areas accessible by helicopters and not served by a ski lift or other ski facilities. Includes the use of heliports for the taking off and landing of helicopters, but not facilities for maintenance, repair, and reconditioning.

Home Occupations – See "Home Occupations" in PCZO Section 17.04.030.

Houses of Worship - See "Houses of Worship" in PCZO Section 17.04.030.

Hotels and Condo Hotels – See "Hotels and Motels" in PCZO Section 17.04.030. For the VSVSP, stays are allowed to range from 1 day to four months, rather than the 30 day limit cited in the PCZO.

Interim Ski Services - Temporary buildings and facilities that house or support ski facilities while their new buildings are under construction. Could include sprung structures, mobile buildings, tents, and similar structures.

Library – Public facility of a noncommercial nature intended to provide historical, cultural, literary, artistic, and/or educational materials, displays, and information.

Linear Parks and Trails - Landscaped and natural areas that follow and/or create an open space corridor. May include passive recreational features such as improved trails, boardwalks, picnicking areas, outdoor amphitheatre without fixed seating and/or utilities, overlooks, interpretive exhibits, and publicly accessible forests and open space.

Multi-Family Residential – See "Multifamily Dwellings" in PCZO Section 17.04.030.

Live Entertainments and Events - Musical concerts and other performing arts events. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE.

Nightclubs and Taverns – See "Restaurants and Bars" in PCZO Section 17.04.030.

Offices – See "Offices" in PCZO Section 17.04.030.

Open Space – Land that has not had occupiable structures or buildings developed on it. Such land can include but is not limited to landscaped areas, pedestrian paths, pools decks, etc.

Outdoor Amphitheater – An open-air venue (public or private) used for theatrical or concert performances, lectures, and meetings with a stage facing concentric, ascending seating. The stage platform and seating may be man-made or natural geological formations. Power and other utilities for these venues shall not be provided within Village – Conservation Preserve areas.

Parking Garages – Covered parking space for automobiles and/or other vehicles and/or bicycles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by nineteen feet. Compact parking space dimensions are eight (8) by sixteen feet. A garage is a structure enclosed on at least three sides; a carport is enclosed on no more than two sides.

Picnic Areas – Public open-air areas accessed by pedestrian and/or biking trails. Picnic tables/benches, trash/recycling receptacles may be provided.

Planned Unit Developments – A contained development or subdivision of varied and compatible land uses, such as housing, recreational, and commercial centers. This type of development encourages a mix of land uses and dwelling types with at least one non-residential land use; the clustering of residential units to provide common/shared open spaces; site-based planning and design; and preservation of natural areas.

Private Recreational Facilities – See "Amusement and Recreational Enterprises." Facilities shall be for use by residents or guests of the subdivision of which the recreation facilities are a part.

Public and Private Playgrounds and Parks – Public and private parks, play lots, playgrounds, and athletic fields (nonprofessional); golf courses, (including country clubs, accessory on-site driving ranges, sales of golfing equipment including golf carts (as in a "pro shop")); bathing beaches, bathhouses, and public restrooms; rollerblade parks consisting primarily of trails through landscaped areas; outdoor amphitheaters without fixed seating; linear parks; hiking trails; publicly accessible forests and open space; skate parks and trails; village common areas; and public lands adjacent to the project area.

Public Recreation Facilities - See 'Amusement and Recreational Enterprises.'

Public Water Supply Wells - Pumping facilities, test wells, driveway access, parking for maintenance, and well houses that do not exceed 1,200 square feet.

Real Estate Sales Office – An on-site real estate office for new real sales and/or resale office.

Restaurants, without Drive Up Windows – See "Restaurants and Bars" in PCZO Section 17.04.030.

Retail Establishments – See "Retail Stores, General Merchandise" in PCZO Section 17.04.030.

Riding, Hiking and Cross-Country Ski Trails – Paths or trails for horseback riding, hiking, and cross-country or Nordic skiing. Trails intended for alpine or downhill skiing are not included in this definition.

Schools (Public or Private) – Elementary and junior high schools serving grades 1 through 8, including denominational and sectarian; kindergartens (pre-schools and child day care are included under the definitions of "Child Day Care Centers and Family Care Homes" of PCZO Section 17.04.030); high schools, both denominational and sectarian, serving grades 9 through 12, including boarding schools and military academies; community colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training (offsite campuses for universities are also included); and business, secretarial, and vocational schools offering specialized trade and commercial courses, including specialized non-degree granting schools such as: music schools; art schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; ski schools; outdoor training; hotel management schools; and establishments furnishing educational courses by mail. Facilities, institutions, auditoriums, or meetings spaces and conference centers that are not primarily used for commercial purposes, are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

Seasonal Camp Facilities - Temporary shelters including, but not limited to, tents, huts, motor vehicles, or recreational vehicles established, maintained, or operated for camping during special events or other limited time periods. Appropriate support facilities, such as parking and restrooms, must be provided. Temporary Outdoor Event permits are required.

Seasonal Parking - Parking provided to meet infrequent peak demand that occurs during Special Events or other limited time periods.

Service Establishments - Service establishments mean laundries and dry cleaning plants primarily engaged in high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners. Service establishments also mean clinics and laboratories primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services including: medical, dental, and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors and psychiatrists or unlicensed individuals are included under "Offices"); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Clinics may include accessory retail pharmacies. Service establishments also mean repair and maintenance where repair of consumer products is the principal business activity, including: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; re-upholstery and furniture repair; and sporting goods repair (i.e. skis, snowboards, and other skiing equipment, etc.).

Service Stations – Retail/service establishments selling gasoline or other fuels, automotive products incidental to gasoline sales, and may also provide lubrication and oil change and tune-up services. May also include accessory towing, mechanical repair services, trailer rental, and the accessory sales of food, gifts, etc., but does not include storage of wrecked or abandoned vehicles, paint spraying, and body and fender work. The retail sale of gasoline as a subordinate service to a grocery store when limited to not more than two dispensing nozzles is instead included under the definition of "Grocery and Liquor Stores" in PCZO Section 17.04.030.

Single-Family Dwellings - See "Single-Family Dwelling" in PCZO Section 17.04.030.

Ski Lifts, Ski Trails, and Mountain Amenities – The use of ski lifts, ski runs, and trails. Ski lifts include powered conveyors for transporting skiers or sightseers up a mountainside, with terminals at each end and supporting towers along the route. Ski lifts can be chair lifts, surface lifts, gondolas, or cable cars. Ski trails include slopes intended for downhill skiing, paths or trails for cross-country or Nordic skiing, and helicopter skiing runs. Ski facilities are also part of this definition, including snow making, helicopter skiing facilities, and related commercial facilities such as equipment rental, storage lockers, and warming huts. Also included in this definition are skier services, such as ski lessons and gear delivery, snowmobile tracks and operations, dog sledding and sleigh rides, and mountain amenities such as zip lines, tubing, mountain coasters, ropes courses, alpine slides, and rock climbing.

Ski Maintenance Facilities - Structures and open storage yards designed to accommodate the storage of motor vehicles, construction equipment, and materials used for ski operations. Also includes enclosed structures designed to warehouse service equipment and parts.

Spa – A business establishment that offers personal care treatments, such as massages, facials, waxing, body wraps, aromatherapy, scrubs, manicures, and pedicures.

Stables and Corrals – See "Equestrian Facilities" in PCZO Section 17.04.030.

Structures/Uses for the Operation of a Public Utility – Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by California Government Code Section 53091: electrical substations and switching stations; telephone switching facilities; wireless communication facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds, disposal fields and solid waste transfer stations. These uses do not include equipment and material storage yards (classified in "Storage Yards and Sales Lots" of PCZO Section 17.04.030). Equipment cabinets or enclosures less than 6 feet in height and 120 square feet in area are accessory buildings and uses, and therefore exempt from special permit requirements. This definition does not include uses involving more than 2,500 square feet of outdoor storage of equipment or materials.

Structures/Uses for the Performance of a Governmental Function – Buildings containing offices for public agencies including public safety facilities (fire stations, lockouts, other fire facilities, police and sheriff substations, and interim headquarters), administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage campground, or storage yards.

Surface Parking Lots – Non-enclosed parking spaces for automobile or other vehicles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by nineteen feet. Compact parking space dimensions are eight by sixteen feet.

Tennis Courts – See "Amusement and Recreational Enterprises."

Timeshare Condominiums – Any development offering for sale or lease 11 or more estate or use interests in a specific structure or structures for commercial, transient residential, resort-residential, or residential purposes. This definition is intended to include any and all interval ownership projects regulated as "timeshare projects" by the State of California as well as other developments which, in the opinion of the planning commission, may be accurately reflected by the above description. See Section 17.56.310 of the PCZO for specific use requirements applicable to timeshare projects. Timeshare condominiums provide owners with the right to a specific period of time at a particular location. Within the Plan Area, timeshares will generally be used to represent products that provide one week of ownership/use. However, owners may have the opportunity to purchase multiple weeks of ownership, therefore creating a larger share of ownership/use within a unit.

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COMMONLY USED ACRONYMS - APPENDIX B

ACRONYM	DEFINITION
EC	Entrance Commercial
FAR	Floor Area Ratio
HVAC	Heating Venilation Air Conditioning
LID	Low Impact Development
PCZO	Placer County Zoning Ordinance
SVGPLUO	Squaw Valley General Plan Land Use Ordinance
VC-C	Village Core-Commercial
VC-N	Village Core-Neighborhood
V-P	Village-Parking
V-HC	Village-Heavy Commercial
V-FR	Village-Forest Recreation
V-CP	Village-Conservation Preserve
VOC	Volatile Organic Compounds

B.1 DESIGN CONCEPT AND GUIDING PRINCIPLES

The mountain environment provides the basis for the overall character of the landscape and buildings within the Village at Squaw Valley. The design of all buildings and related improvements build upon and reinforce the vision of establishing an interconnected, pedestrian-oriented mountain community while addressing the goals and objectives laid forth in this Specific Plan. To assist in the design of site, landscape and building improvements, this set of Development Standards and Design Guidelines will shape what can be built. The underlying objective is to produce a mountain village identity - one that is unified but still diverse - through architecture and landscaping that celebrates and connects with the unique Sierra Nevada setting. The following objectives describe the guiding principles for all site improvements within the Specific Plan:

- To design buildings and landscapes that reinforce and form the Village pedestrian network. All site improvements are to ensure that a robust pedestrian network is established so that all neighborhoods, amenities, and outdoor recreation areas are connected. The Plan Area is organized around an interconnected network of plazas, pathways, courts, and passageways that emphasize the "pedestrian first." All buildings should include amenities, building forms, and landscape designs that link to and animate this overall system.

- To extend the natural landscape into the Village so that a strong sense of place is established. Landscaping throughout the Plan Area shall draw from natural landscape elements consistent with those already established within the Olympic Valley and the Sierra Nevada Mountains. Buildings then may be sited to compliment their surroundings and reinforce the connection to the mountain environment.

- To maintain scenic view corridors to the surrounding mountain peaks from Village areas. Ensuring that views to the prominent mountain peaks are maintained is a key principle in establishing a village environment connected to this mountain setting.

- To encourage sustainable building systems, infrastructure, materials, and construction techniques in all designs and improvements. Reducing consumption of materials and energy, reducing waste, and making intelligent choices about how a building is used benefits both Squaw Valley and the surrounding ecosystem. Squaw Valley is committed to the implementation of sustainable concepts that emphasize an integrated-systems approach.

- To create a varied built fabric that reflects a true mountain Village aesthetic. Ensuring that the Village environment is a coherent mix of building masses, heights, and materials that create a vibrant pedestrian experience is central to the overall design concept.

EXAMPLE OF PEDESTRIAN SPACE SHAPED BY BUILDING DESIGN AND LAYOUT

B.2 OVERVIEW OF DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

B.2.1 INTRODUCTION

The Development Standards and Design Guidelines described in this document provide a regulatory framework by which the goals and policies outlined in the Specific Plan shall be implemented. Adopted by ordinance, these Development Standards and Design Guidelines will serve as a guideline for orderly development, improvements, and construction within the Plan Area. This document should be used in conjunction with the balance of the Specific Plan. All photos and/or drawings included in this document are shown as examples only and are not intended to represent required designs.

Development Standards and Design Guidelines provide qualitative design intent through descriptions and illustrations. Design Guidelines allow for flexibility and interpretation so long as the intent of the Design Guidelines is upheld. Guideline statements use words like "should," "may," "encouraged," and "discouraged."

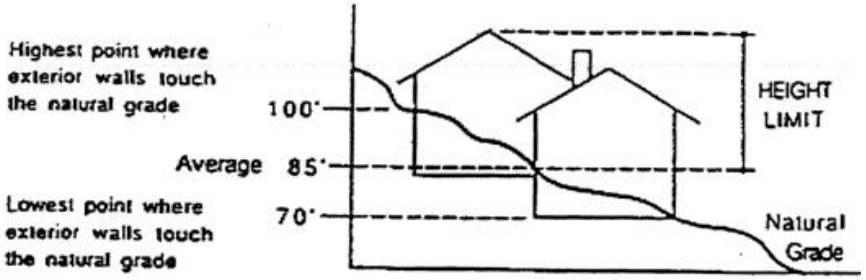
These Development Standards and Design Guidelines shall supersede any conflicting Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) Standards and, as set forth herein, take precedence. These Development Standards apply exclusively to the Plan Area. Where Development Standards are not explicitly described in this document, those Standards contained in the SVGPLUO and Placer County Zoning Ordinance (PCZO) shall apply.

Should individual projects differ, but be substantially consistent with the intent of these Development Standards, minor deviations may be allowed under certain circumstances. Consistency between any development proposal within the Plan Area and the Specific Plan shall be determined by the Planning Director. Appeals may be made to the Planning Commission.

B.2.2 DEFINITIONS

Definitions and terminology in this document supplement and supersede definitions found in the SVGPLUO and the Placer County Zoning Ordinance (PCZO). Refer to Section 17.04.030 of the PCZO for definitions and terminology not specifically described in the body of this document. The following is a partial list of definitions for use within the development diagrams.

Building Height – The vertical distance from the average level of the lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents. For buildings that utilize podium parking, the podium height shall be included in the building height calculation. Podiums



EXCERPT FROM PLACER COUNTY ZONING ORDINANCE FIGURE 17.04.030-2A.

may have a maximum exposed height of 1.5 levels (21 feet). Sub-surface portions of a building will not count towards the height. In areas with a low water table, podiums may be completely sub-grade. For the purpose of determining the height limits in all zones the datum shall mean sea level unless otherwise specified.

Floor Area Ratio – Floor Area Ratio (F.A.R) is the ratio between the useable floor area of buildings and the total lot area on which the building stands. Floor area includes the total floor area of each floor of all buildings on a site, including internal circulation (halls, lobbies, and stairways, etc.), as measured from the outside faces of exterior walls. Elevator shafts, covered porches, balconies, and carports shall be excluded from the floor area. No portion of a room which measures less than five feet from the finished floor to the finished ceiling shall be included in any computation of gross floor area in the building. Podium parking shall not count towards the F.A.R..

Landscape Zone – Landscape corridors and buffers within neighborhoods that provide visual buffers and link to the surrounding forested areas. These do not include roads, parking areas, or areas covered by buildings, garages, or carports. They may include pervious trails and fields, or areas for passive recreational activities but not paved sports facilities.

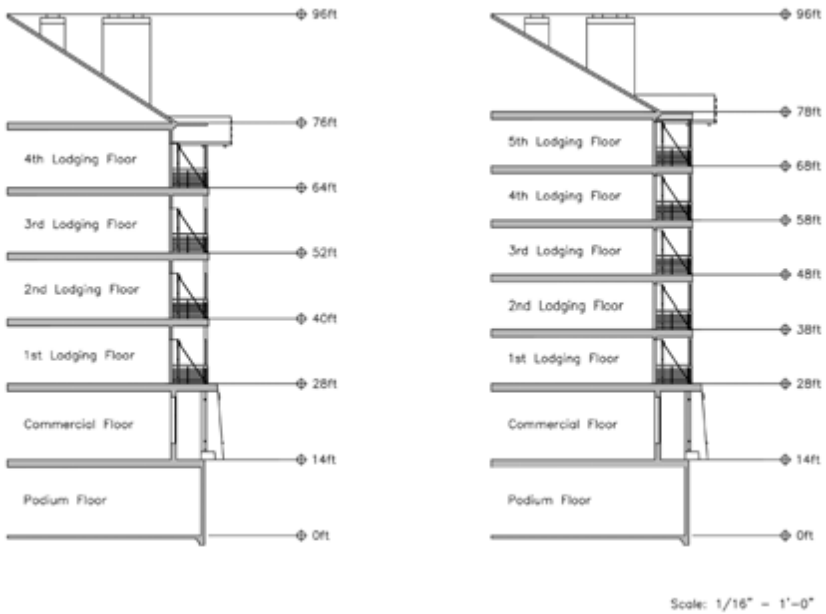
Pedestrian Corridor – Refers to both primary and secondary Pedestrian Corridors. Primary Pedestrian Corridors are the main pathways that interconnect all areas within the Village. Secondary Pedestrian Corridors are the smaller passageways, alleys, and lanes. These areas may include paving, signs, lighting, landscape, decks, recreational amenities (such as ice rinks and ski trails), emergency vehicle access, and/or any elements that help to animate the pedestrian network throughout the Plan Area. Accessory or utility buildings are allowed in these areas provided they do not exceed 200 square feet.

Village Open Space – This area is the combination of "Landscape Zone" and "Pedestrian Corridor" areas as defined in this ordinance, as well as pool and spa areas.

Setback - An area on a lot where no buildings, structures, or additions may be located. Setbacks may be required between buildings, structures and property lines; between buildings and structures themselves; between buildings, structures, and natural features such as waterways; or between other features of site development. Refer to the development diagrams found in Section B.3 of this document for additional setback information.

Story – Per the PCZO, "that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused floor space is more than 6 feet above the natural grade of the building site for more than 50% of the total perimeter of a building or is more than 12 feet above natural grade at any point, such usable or unused under-floor space shall be considered a story." The height of a story may vary due to plate height design.

Water Quality Features – Low Impact Development (LID) storm water mitigation techniques, which lower the peak runoff and/or treat the runoff at/near the storm water source. Examples include bioswales, rain gardens, and cisterns.



EXAMPLE OF DIFFERENT FLOOR PLATE COMBINATIONS

B.2.3 MODIFICATIONS

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance.

- The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.
- The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.
- No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.
- If all these conditions are met, the Placer County Planning Department Director may approve changes to the Development Standards.

B.2.4 UNIDENTIFIED USES

If a use is not specifically identified in the Development Standards and Design Guidelines, but permitted under the Placer County Zoning Ordinance, it may be allowed as a permitted or conditionally permitted use. This use must be consistent with the intent and purpose of the Specific Plan and compatible with adjacent land uses. Determinations on whether an unidentified use may be allowed shall be made in accordance with Section 17.02.050 of the Placer County Zoning Ordinance.

B.2.5 ENFORCEMENT

The Development Standards and Design Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan, and the Development Standards and Design Guidelines. The Village Design Board shall be formed, funded and operated by the Village at Squaw Valley ownership, and shall review and approve/deny projects such as art and signage as identified throughout Appendix B.

B.2.6 ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

The seven land use areas each have their own set of permitted, not permitted, and conditionally permitted uses. These are laid out in Table 3.2– Allowed Uses (see Section 3.4 of the Specific Plan). Table 3.2 shall be used in conjunction with Section 17.06.030 Allowable Land Uses and Permit Requirements of the Placer County Zoning Ordinance. Land uses in Table 3.2 are identified as subject to one of the land use permit requirements outlined in Section 17.06.050 Land Use and Permit Tables of the Placer County Zoning Ordinance. Refer to Appendix A of this document for land use definitions.

LAND USE TYPE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Transient Lodging Uses	
Hotel/Condo-Hotel - 1 Bedroom Unit	0.86 spaces per unit
Hotel/Condo-Hotel - 2 Bedroom Unit	1.11 spaces per unit
Hotel/Condo-Hotel - 3 Bedroom Unit	1.36 spaces per unit
Fractional Cabins	1.78 spaces per unit
East Parcel Employee Housing	0.66 spaces per bed
Resort-Residential Uses	
Residential/Timeshare - 2 Bedroom Unit	1.25 spaces per unit
Residential/Timeshare - 3 Bedroom Unit	1.50 spaces per unit
Residential/Timeshare - 4 Bedroom Unit	1.75 spaces per unit
Retail Trade Uses	
Retail	0.57 spaces per 1,000 sf of use area
Restaurant	1.00 spaces per 1,000 sf of use area
Mountain Adventure Camp	0.45 spaces per 1,000 sf of use area
Conference Space	1.38 spaces per 1,000 sf of use area
East Parcel Retail	3.33 spaces per 1,000 sf of use area
Office Space	0.57 spaces per 1,000 sf of use area

TABLE B.1– PARKING STANDARDS PER LAND USE

Note: All podium parking will be inflated adequately to satisfy any shortages in total parking supply. Any land use not shown in Table B.1 is subject to the Placer County Zoning Ordinance and/or the Squaw Valley General Plan Land Use Ordinance parking requirements.

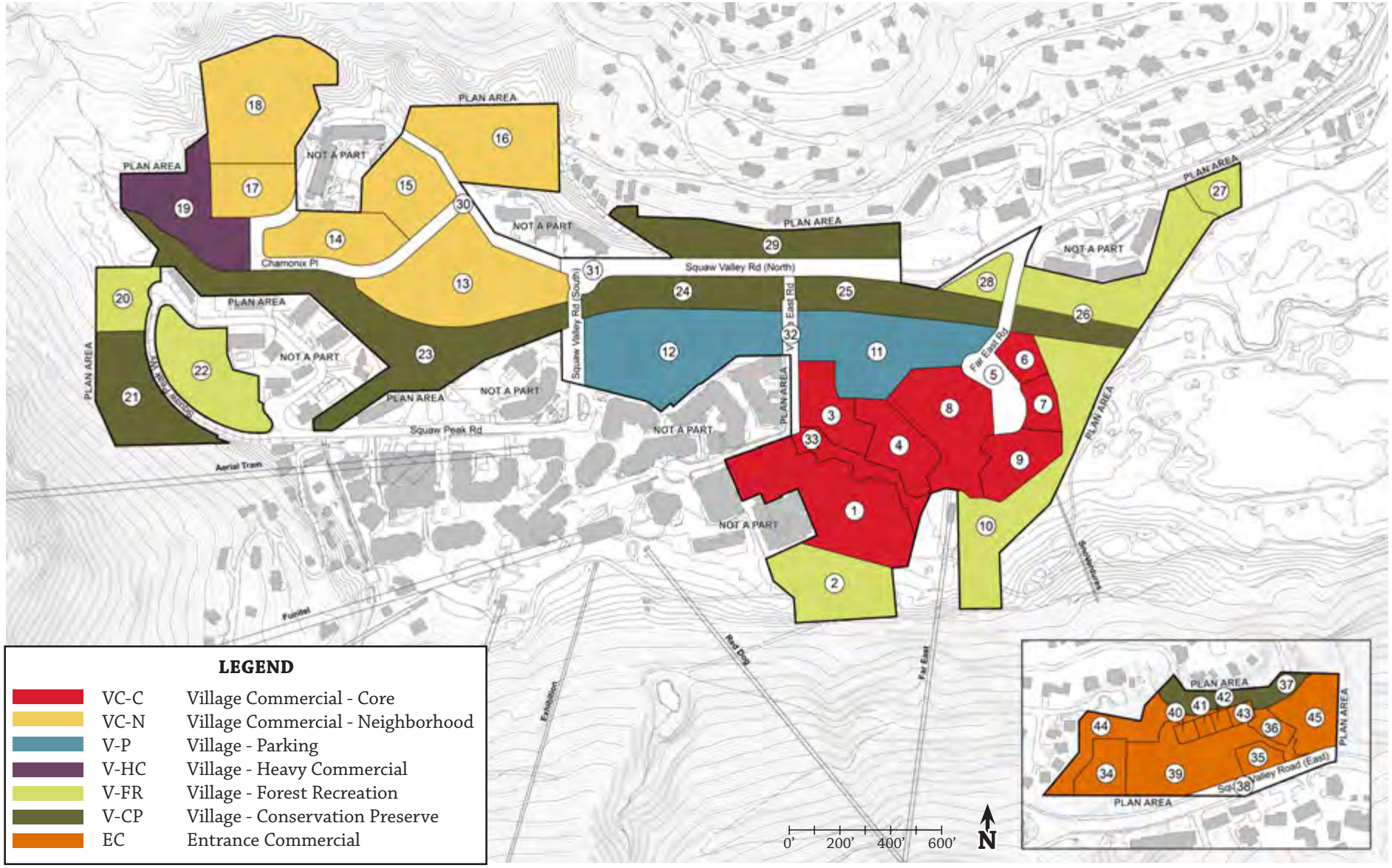


FIGURE B.1– SITE LAND USE AND ZONING

Land Use Designation/Zoning		Site
Village Commercial - Core	*VC-C*	1, 3, 4, 6, 7, 8, 9, 33
Village Commercial - Neighborhood	*VC-N*	13, 14, 15, 16, 17, 18
Village - Heavy Commercial	*V-HC*	19
Village - Forest Recreation	*V-FR*	2, 10, 20, 22, 26, 27, 28
Village - Conservation Preserve	*V-CP*	21, 23, 24, 25, 29, 26, 37
Village - Parking	*V-P*	11, 12
Entrance Commercial	*EC*	34, 35, 36, 39, 40, 41, 42, 43, 44, 45
Roads		5, 30, 31, 32, 38

TABLE B.2–COMPARISONS OF LAND USES, ZONING, AND SITE IDENTIFICATION

LOT	MAXIMUM BEDROOMS PER ACRE
1	89
3	125
4	104
6	68
7	46
9	76
13	64
14	37
15	71
16	14
18	9
36	145
40	96
41	118
42	118
43	88
45	40

TABLE B.3–PROPOSED BEDROOM DENSITIES

B.3 SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Plan Area is divided into a series of "lots", and each lot is assigned a land use category (see Figure 3.1 Site Land Use and Zoning in Section 3.2) and a zoning category (Refer to Figures B.2 to B.30 Development Diagrams). The land use designation and zoning category regulates the uses allowed on the site and defines the intensity of use as described in the Development Diagrams herein. The general building to building setback ratio is 0.4 (four feet separation for every ten feet in building height). Areas where buildings are expected to be connected, such as Building 4 and the Mountain Adventure Camp, or between two opaque walls, such as the Employee Housing, may be excluded.

B.3.1 VILLAGE COMMERCIAL - CORE

The Village Commercial - Core (VC-C) land use designates a pedestrian-oriented, mixed-use area. These sites are prominently located along the snow beach frontage and development here seeks to create buildings that provide a strong visual and architectural framework while activating the Village Core.

B.3.2 VILLAGE COMMERCIAL - NEIGHBORHOOD

The Village Commercial – Neighborhood (VC-N) land use designates mixed-used neighborhoods that have a resort-residential emphasis and are complementary and well connected to the Village Core by the pedestrian and vehicular network. These zones reinforce the creation of a diverse building fabric by establishing a clear hierarchy of building improvements as well as having a landscape buffer to the adjacent Squaw Creek Corridor. It also contains the least intensively developed areas and creates a gradual transition to the adjacent neighborhoods and forested areas, incorporating landscape buffers and corridors.

B.3.3 VILLAGE - HEAVY COMMERCIAL

The Heavy Commercial (V-HC) land use designates a storage and maintenance site for resort operations and is located to provide access to recreational areas and to minimize impacts to sensitive uses.

B.3.4 VILLAGE - FOREST RECREATION

The Village - Forest Recreation (V-FR) land use designates forested environments that are to be retained where recreational uses and facilities are permitted. They are located to accommodate access to recreational amenities like hiking trails, trailheads, and ski lifts. Structures and buildings on V-FR zoned land shall be no more than 25 feet tall. The total developable space shall be equivalent to no more than a 0.2 floor area ratio (F.A.R.) per lot; no individual structure or building may have an area exceeding 1,000 square feet. Structures and buildings shall be at least 50 feet away from any building on an adjacent lot and 100 feet away from the creek centerline. Parcel boundary setbacks shall be consistent with the standards outlined in the SVGPLUO.

B.3.5 VILLAGE - CONSERVATION PRESERVE

The Village - Conservation Preserve (V-CP) land use designates environmental and ecological resources that must be protected from development impacts and permanently preserved. Ripirian areas such as Squaw Creek can be sensitive to external impacts if not

mitigated appropriately. Structures on V-CP zoned land shall be no more than 18 feet tall. The total developable space shall be equivalent to no more than a 0.1 F.A.R. Individual structures shall have a 400 square foot maximum area. Buildings and structures shall be at least 100 feet away from any building on an adjacent lot and 75 feet away from the creek centerline. All buildings and structures shall be located outside of the 100-year floodplain. Parcel boundary setbacks shall be consistent the standards outlined in the SVGPLUO.

B.3.6 VILLAGE - PARKING

The Village - Parking (V-P) land use designates vehicular circulation and parking areas that support the Village Commercial - Core lots and developments. It is predominantly provided for day skier and day visitor parking needs, but may also service special events and Mountain Adventure Camp on non-peak ski days.

B.3.7 ENTRANCE COMMERCIAL

The Entrance Commercial (EC) land use designates land in the East Parcel near the entrance to the Olympic Valley for supportive services and facilities to the project such as parking, warehousing, distribution, and employee housing. Limited commercial and retail establishments are also permitted.

B.3.8 SNOW STORAGE AREAS

The 1983 Squaw Valley General Plan, section 121, stipulates that the snow storage area shall be 20% of the plowable areas. Snow storage along public roads shall not be counted towards the 20%. The post development access pathways, roadways, surface parking, and potential open rooftop parking areas requiring snow removal is approximately 17.8 acres in the Village Core and Village Neighborhood and 3.2 acres in the East Parcel. Applying the 20% rule equates to 3.6 acres of snow storage for the Village Core and Neighborhood and 0.7 acres of snow storage for the East Parcel. One possible scenario of how the 20% required snow storage can be satisfied is depicted in Figure 7.8

Pedestrian areas internal to each neighborhood or phase will define snow storage locations through the entitlement review process for each successive phase of development. The available area adjacent to each proposed roadway, beyond the right-of-way varies as follows and illustrated on Figure 7.8– Snow Storage Easements:

- Section A: Far East Road – None Available;
- Section B: Squaw Valley Road (North) – 25’ on the North Side;
- Section C: Squaw Valley Road (South) – 18’ on Both Sides;
- Section D: Village East Road – 10’ on both Sides;
- Section E: Secondary Road option 1 – None Available;
- Section F: Chamonix Place – 10’ on Both Sides;
- Section G: Secondary Road option 2– 10’ on East Side;
- Section I: Lane – 10’ on Both Sides;

- Section J: Far East Road Bridge – None Available;
- Section K: Village East Road Bridge – None Available; and
- Section L: Squaw Valley Road Bridge – None Available.
- Section M: Squaw Valley Road (East) - 20' on North Side

Off hauling may be utilized when warranted and is highly dependent upon the snow conditions within any given snow season. Snow storage shall be stored upstream of water quality devices. The water quality for areas of snow storage is covered more in depth as part of the Master Drainage Study.

B.3.9 PARKING STRUCTURES

Parking structures within the Plan Area should employ either concrete and or structural steel construction methods for structural integrity and cost efficiency objectives. LID measures shall be incorporated into the design and engineering of the structures to meet all state water quality mandates and requirements. The architectural vernacular and theme of these structures should emulate heavy timber, stone, and steel structures of the early to mid 1900s. Parking stall sizes and all design guidelines not addressed here shall refer to SVGPLUO standards. The following design standards should be employed:

- At least 40% of the visible portion of the exterior vertical elevation shall be clad;
- At least 60% of the cladding shall be wood or faux wood;
- Secondary cladding materials shall be stone (indigenous in appearance) and steel (corten, black iron strapping, clavos, etc.);
- Entries, corners, and long elevations should be anchored and/or visually broken-up with towers of the same architectural vernacular;
- Elevated parking surfaces shall have perimeter rail and cladding at least five feet tall to minimize vehicle headlight spillage from the structure;
- No more than 60% of the exposed exterior facades shall be opaque to allow for adequate natural ventilation; and
- Lighting shall be consistent with the design standards and examples within Section B.8 Master Lighting Plan.
- Architectural appurtenances shall not exceed 30 feet above average grade.
- Parking structures shall incorporate opaque walls around the perimeter of each parking level to prevent headlight spill. Opaque walls shall be a minimum of 42 inches in height.
- Parking structures and podium parking levels may cross parcel boundaries and encroach into both building setbacks and building polygon areas (see Figures B.3 - B.29).

EXAMPLE OF PARKING STRUCTURE

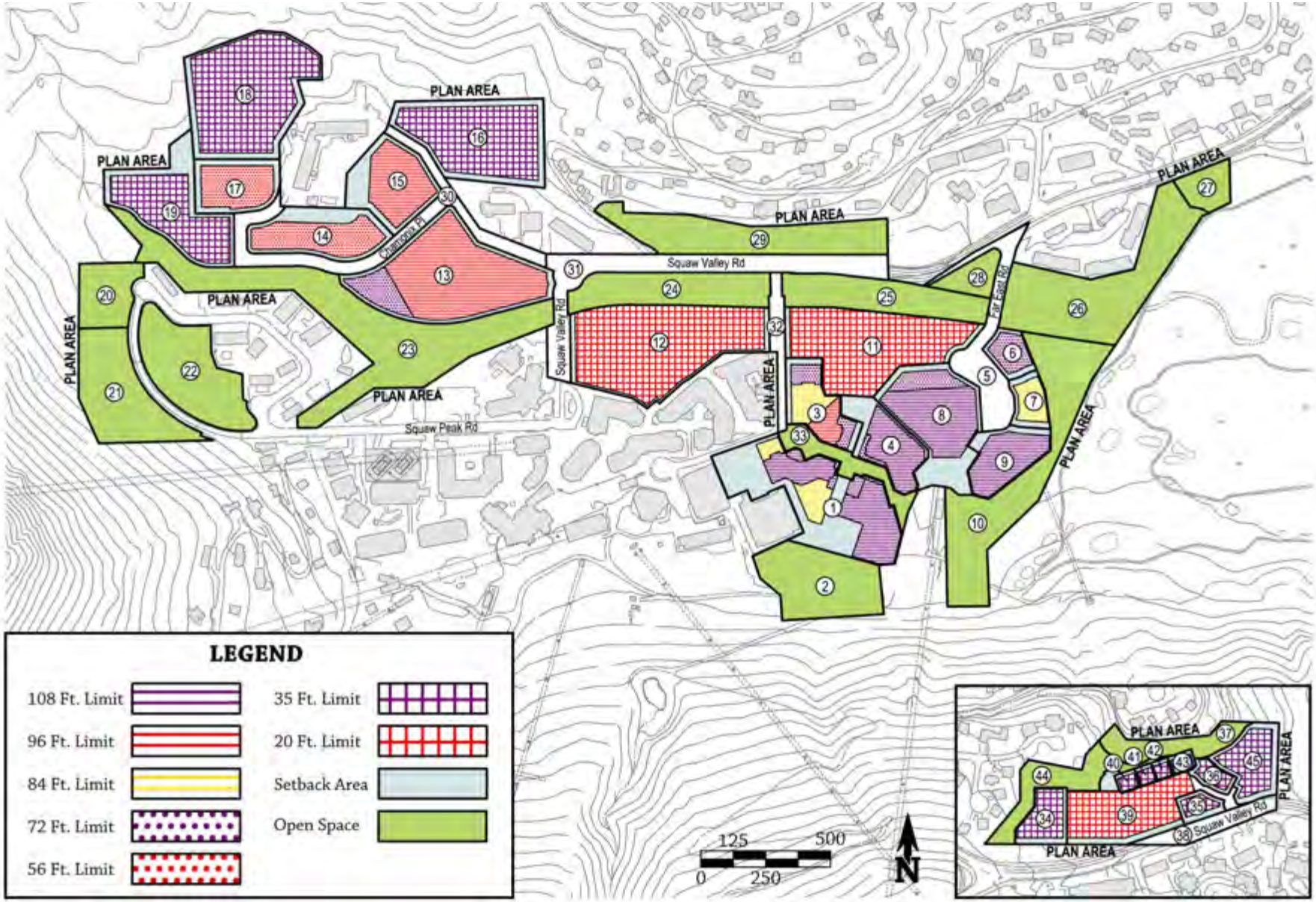


FIGURE B.2– PROJECT HEIGHTS AND SETBACKS

LOT 1

FIGURE B.3– LOT 1

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	4.26
Floor Area Ratio (Max.)	2.94
Stories	6
Bedroom Density (Per Acre)	89
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

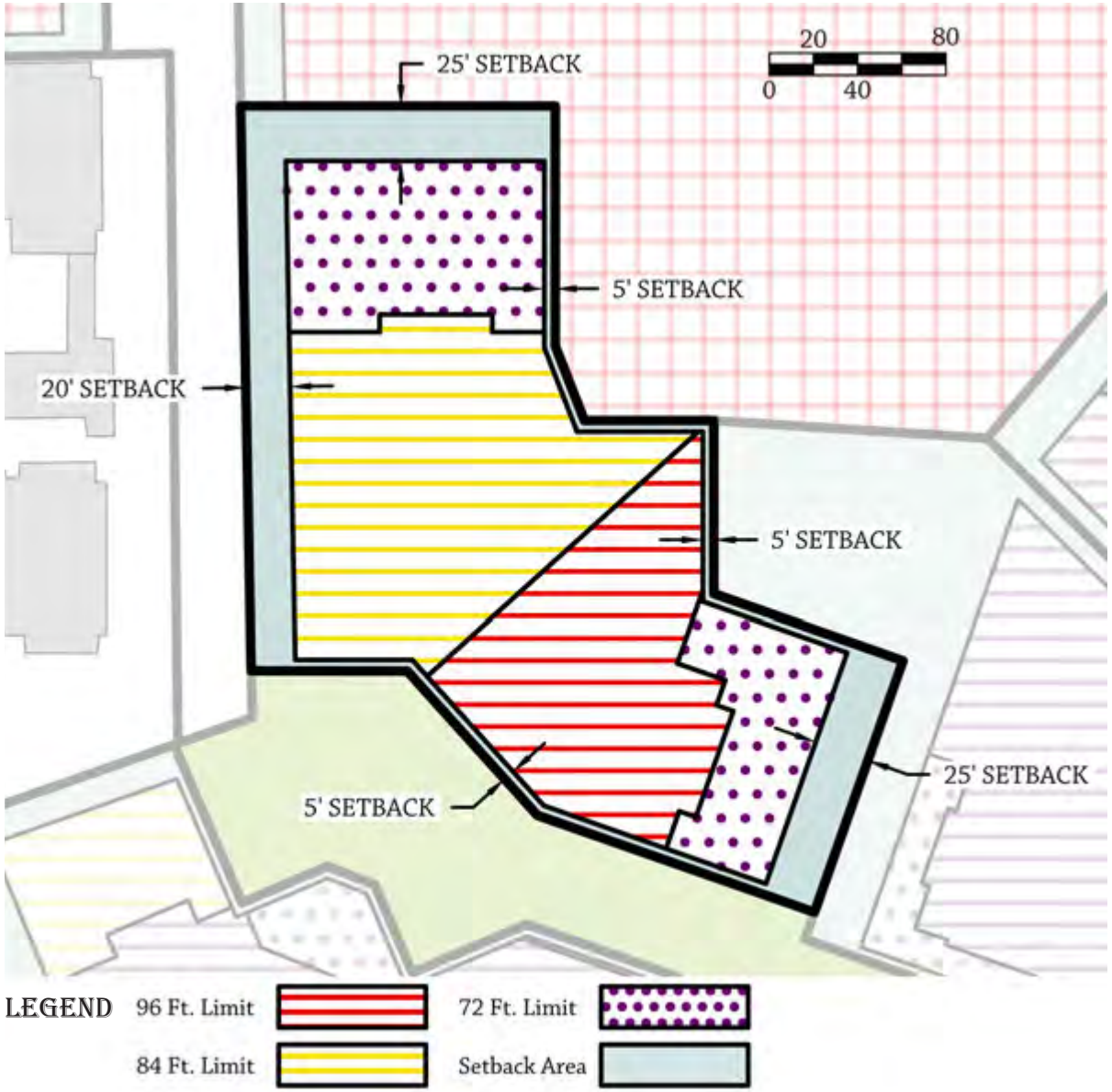
Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 3

FIGURE B.4– LOT 3

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	1.40
Floor Area Ratio (Max.	3.10
Stories	6
Bedroom Density (Per Acre)	125
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

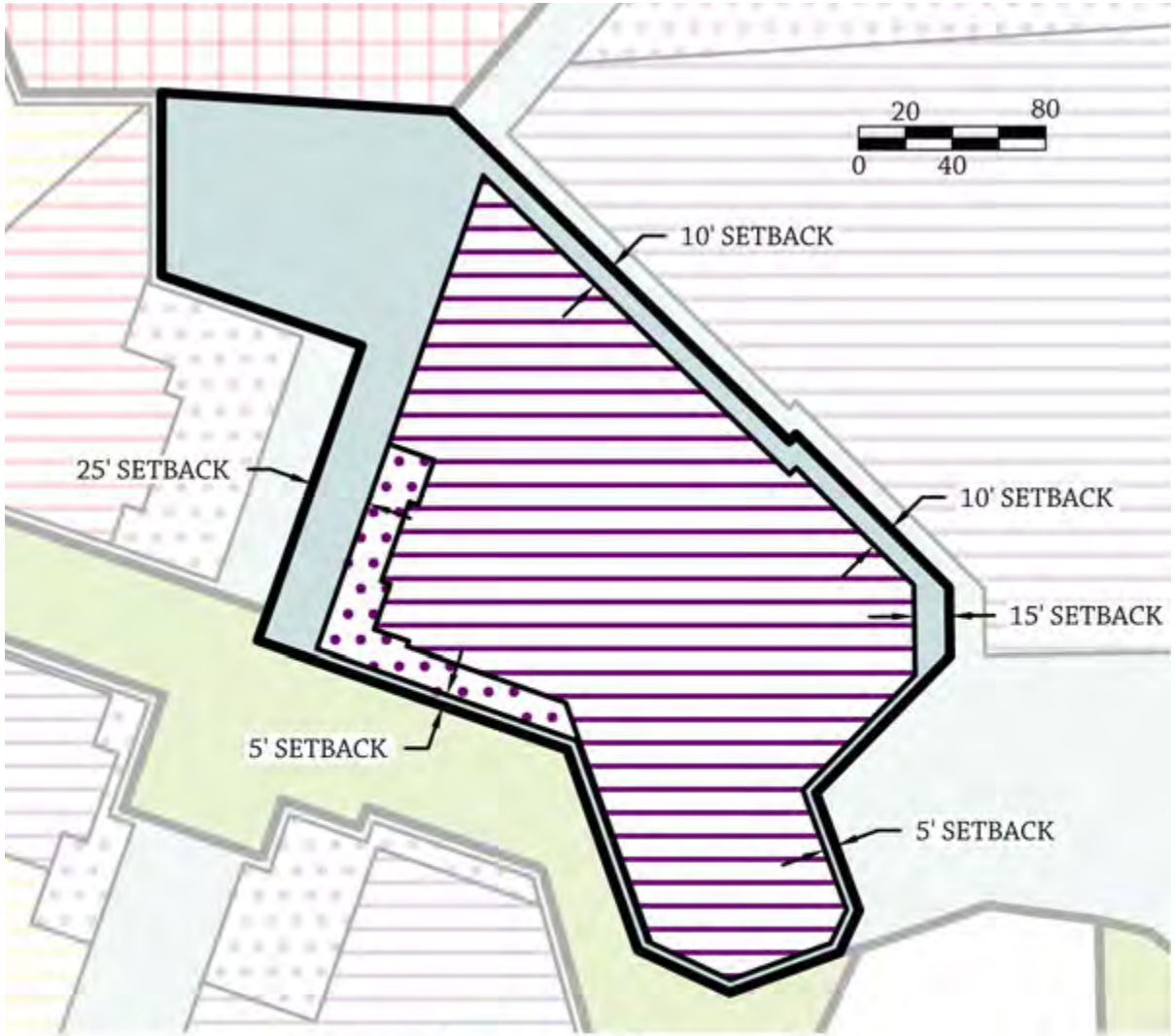
This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 4

FIGURE B.5– LOT 4



LEGEND

108 Ft. Limit

Setback Area

72 Ft. Limit

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	1.50
Floor Area Ratio (Max.)	3.11
Stories	6
Bedroom Density (Per Acre)	104
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

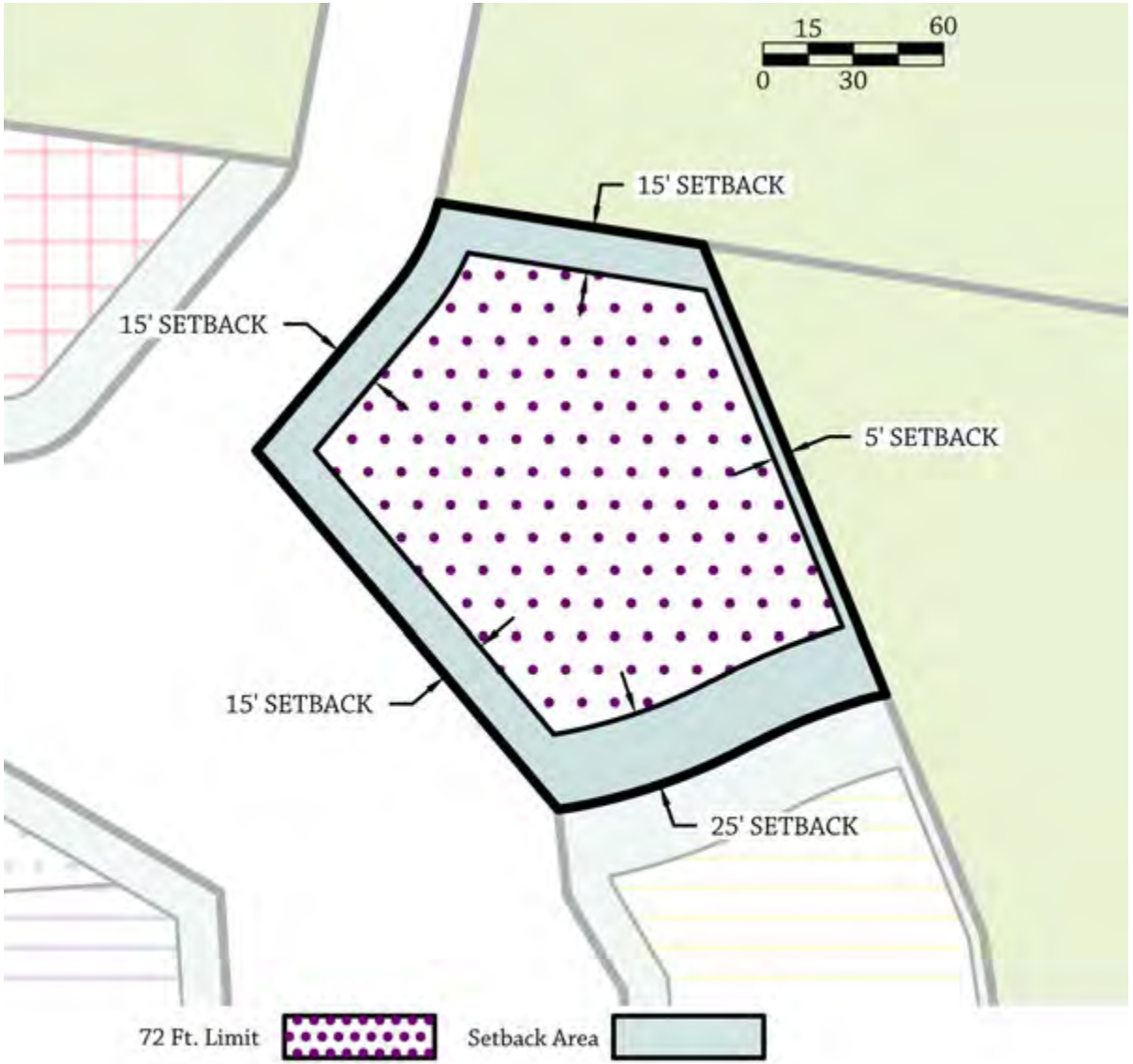
LOT 6

FIGURE B.6– LOT 6

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.59
Floor Area Ratio (Max.)	1.89
Stories	4
Bedroom Density (Per Acre)	68
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 7

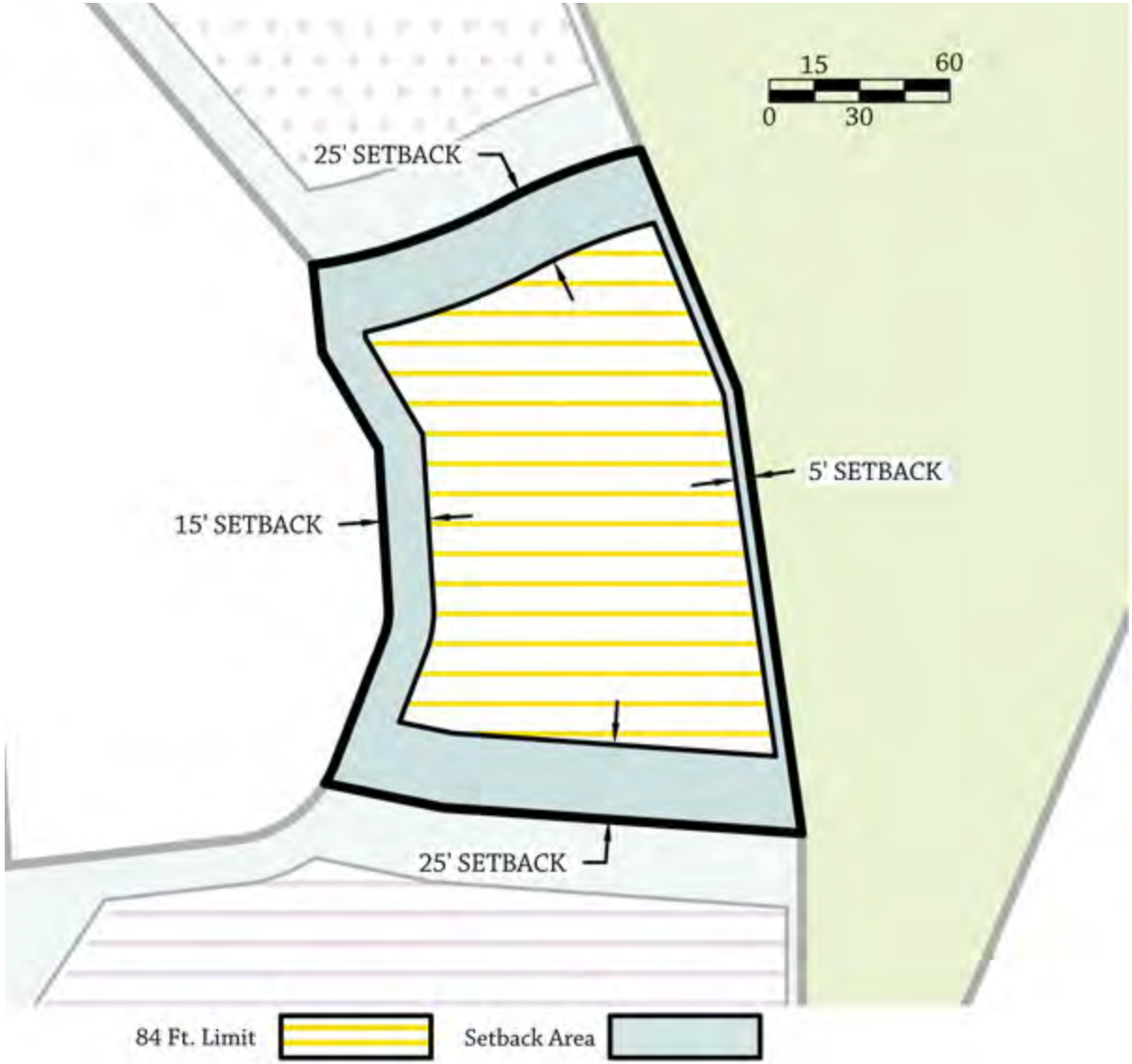


FIGURE B.7– LOT 7

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.61
Floor Area Ratio (Max.)	1.83
Stories	4
Bedroom Density (Per Acre)	46
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

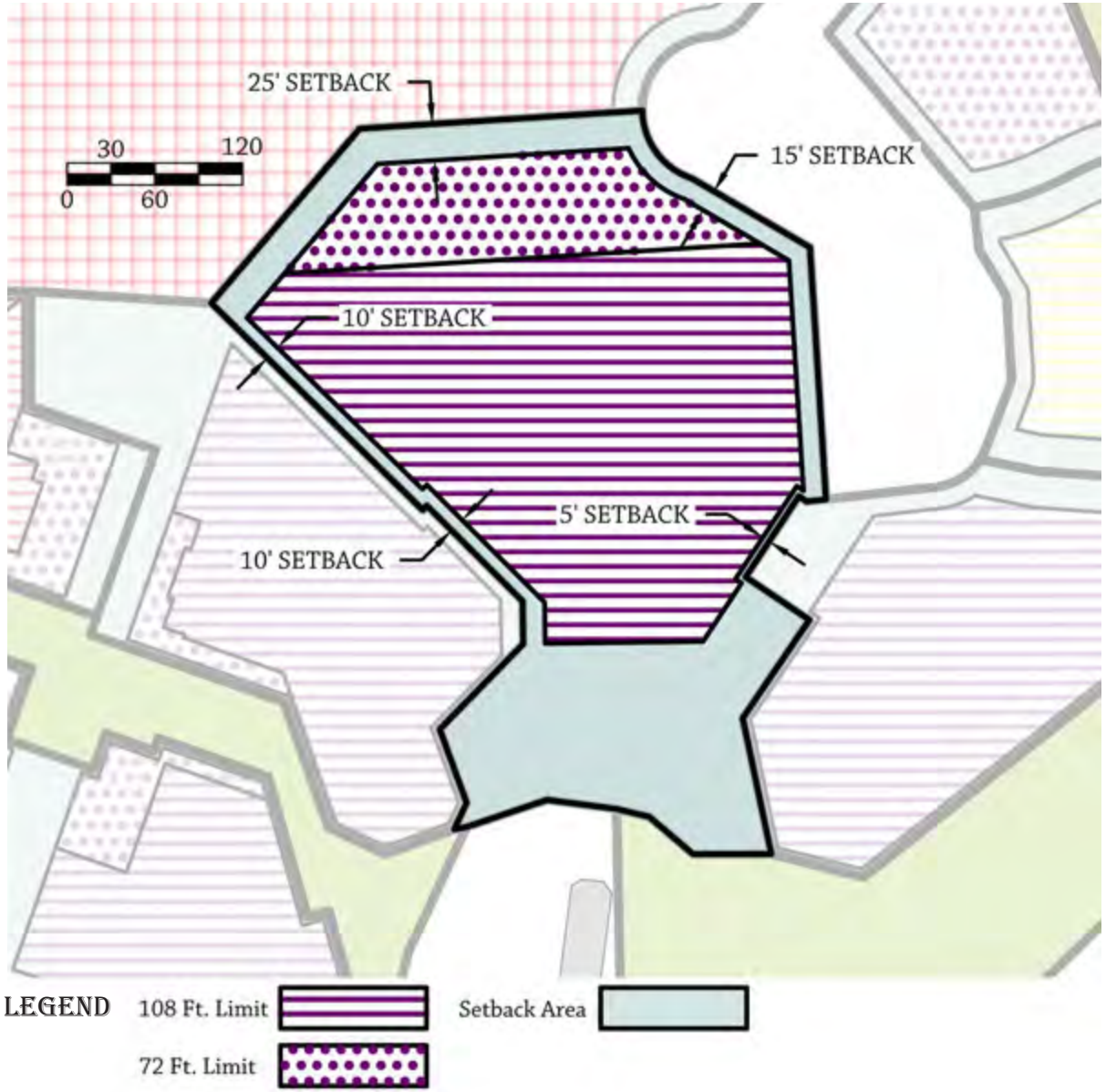
LOT 8

FIGURE B.8– LOT 8

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	2.99
Floor Area Ratio (Max.)	1.06
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

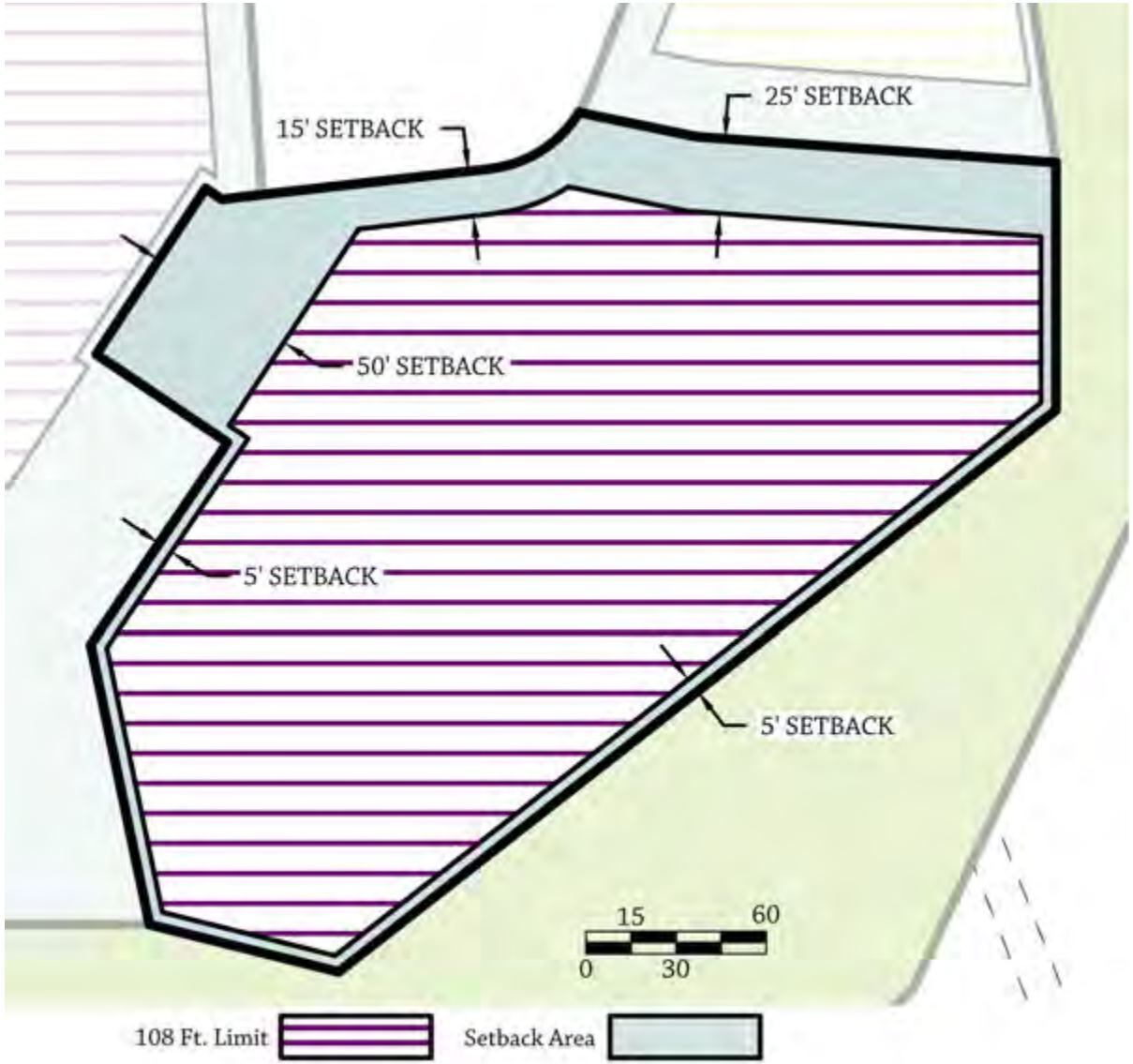


Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 9

FIGURE B.9– LOT 9



Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	1.36
Floor Area Ratio (Max.)	3.20
Stories	7
Bedroom Density (Per Acre)	76
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

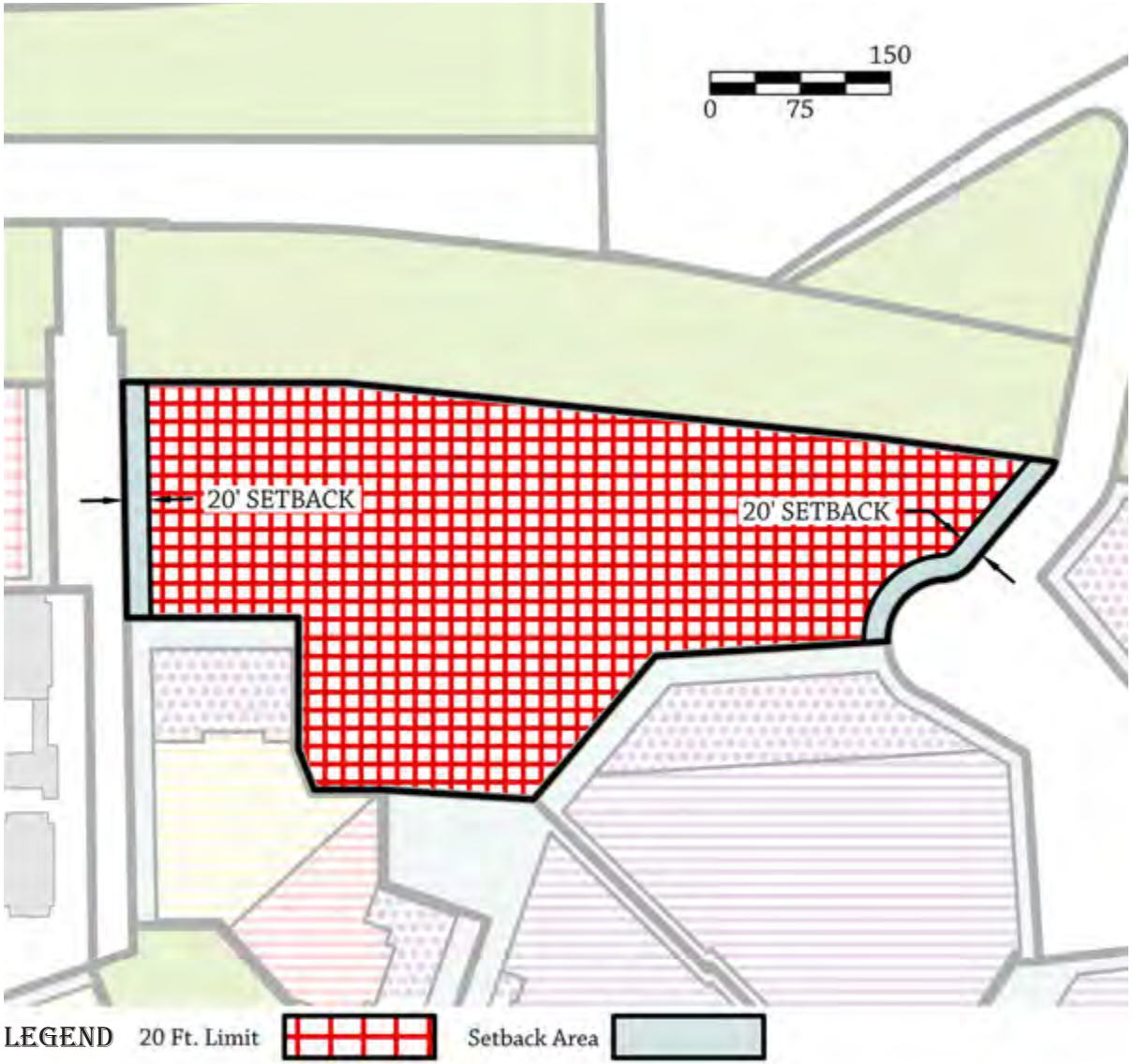
LOT 11

FIGURE B.10– LOT 11

Development Standards	
Zoning/Land Use	V-P
Neighborhood	Not Applicable
Acreage	3.85
Floor Area Ratio	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	Not Applicable

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

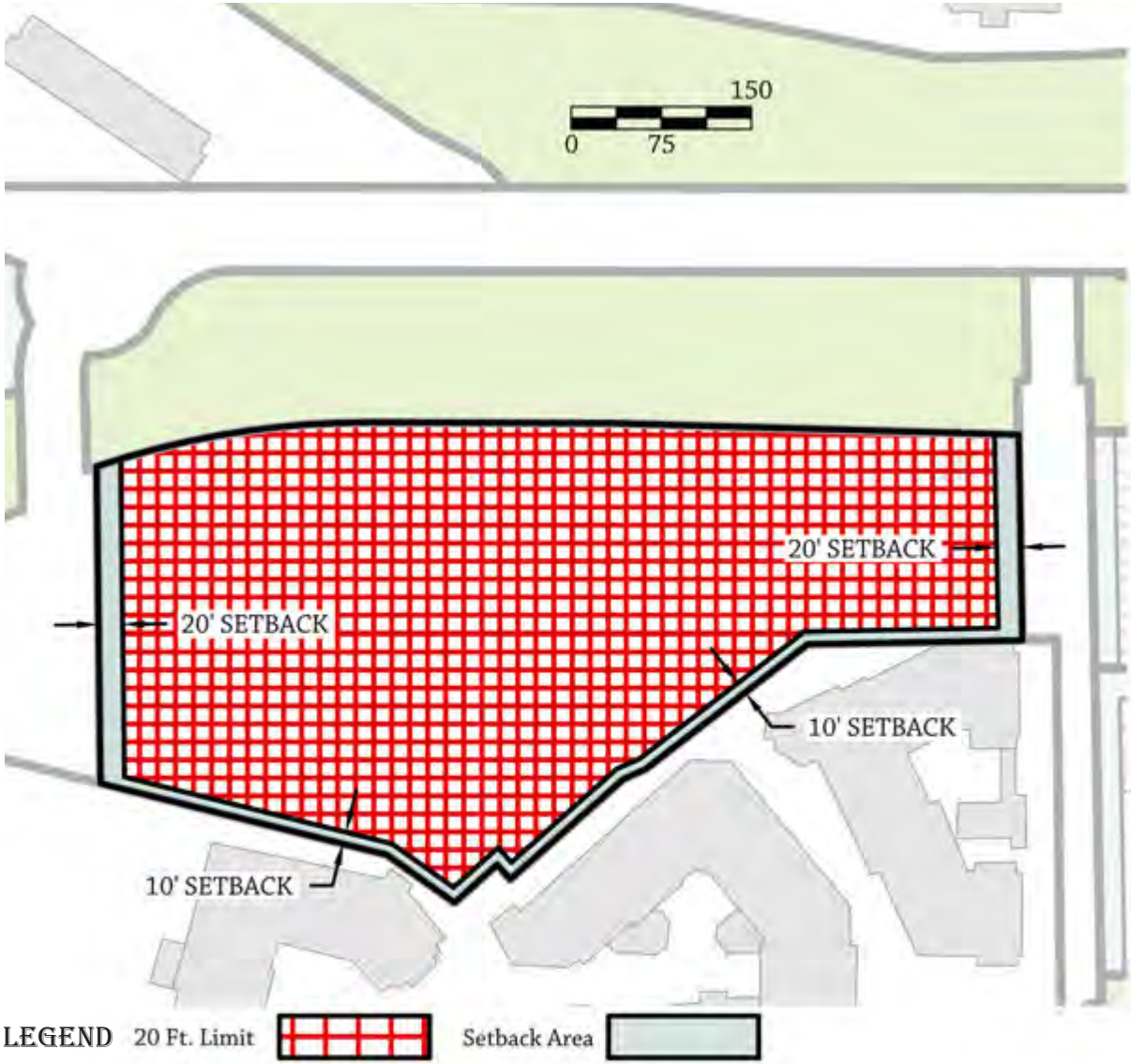


Notes:

1. Snow bunkers are not included in the parking structure coverage.
2. Development standards only applicable to new development.

LOT 12

FIGURE B.11– LOT 12



Development Standards	
Zoning/Land Use	V-P
Neighborhood	Not Applicable
Acreage	4.94
Floor Area Ratio	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	Not Applicable

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

Notes:

1. Snow bunkers are not included in the parking structure coverage.
2. Development standards only applicable to new development.

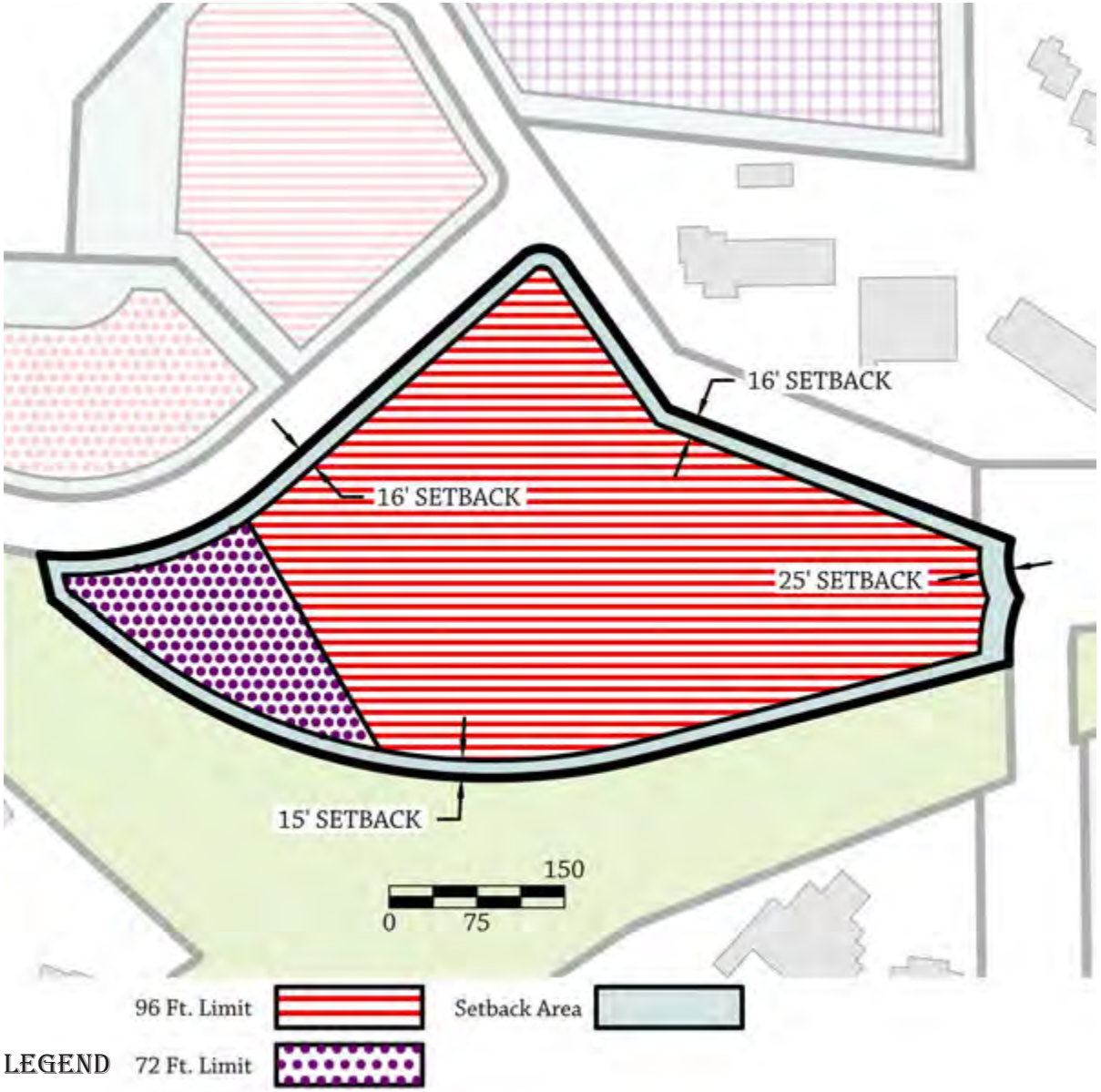
LOT 13

FIGURE B.12– LOT 13

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	4.69
Floor Area Ratio (Max.)	1.64
Stories	6
Bedroom Density (Per Acre)	64
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

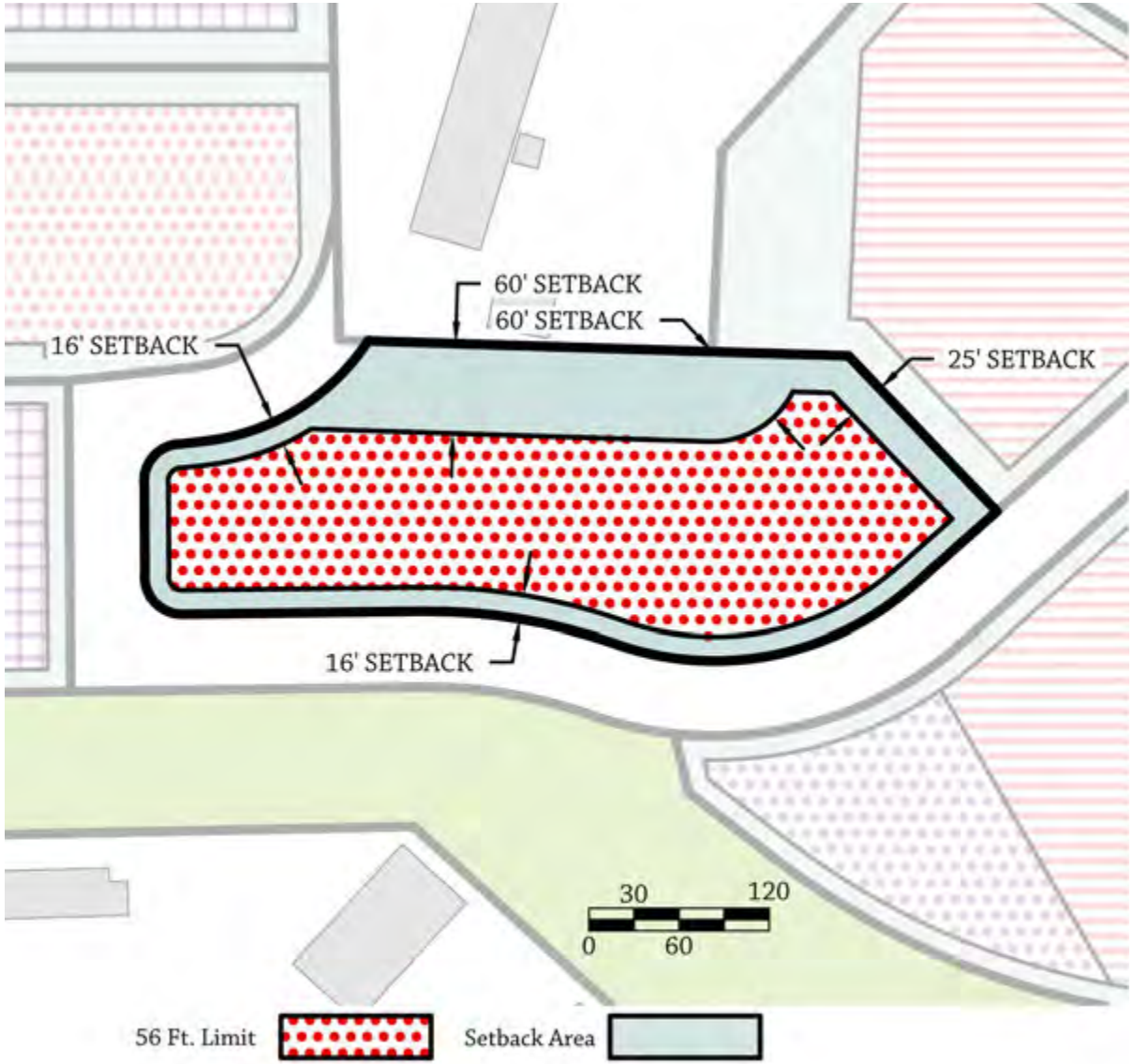


Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

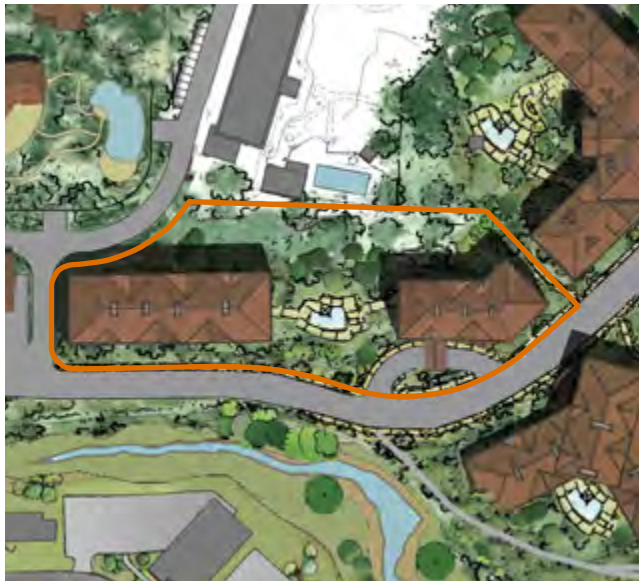
LOT 14

FIGURE B.13– LOT 14



LEGEND

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	2.06
Floor Area Ratio (Max.)	0.96
Stories	4
Bedroom Density (Per Acre)	37
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

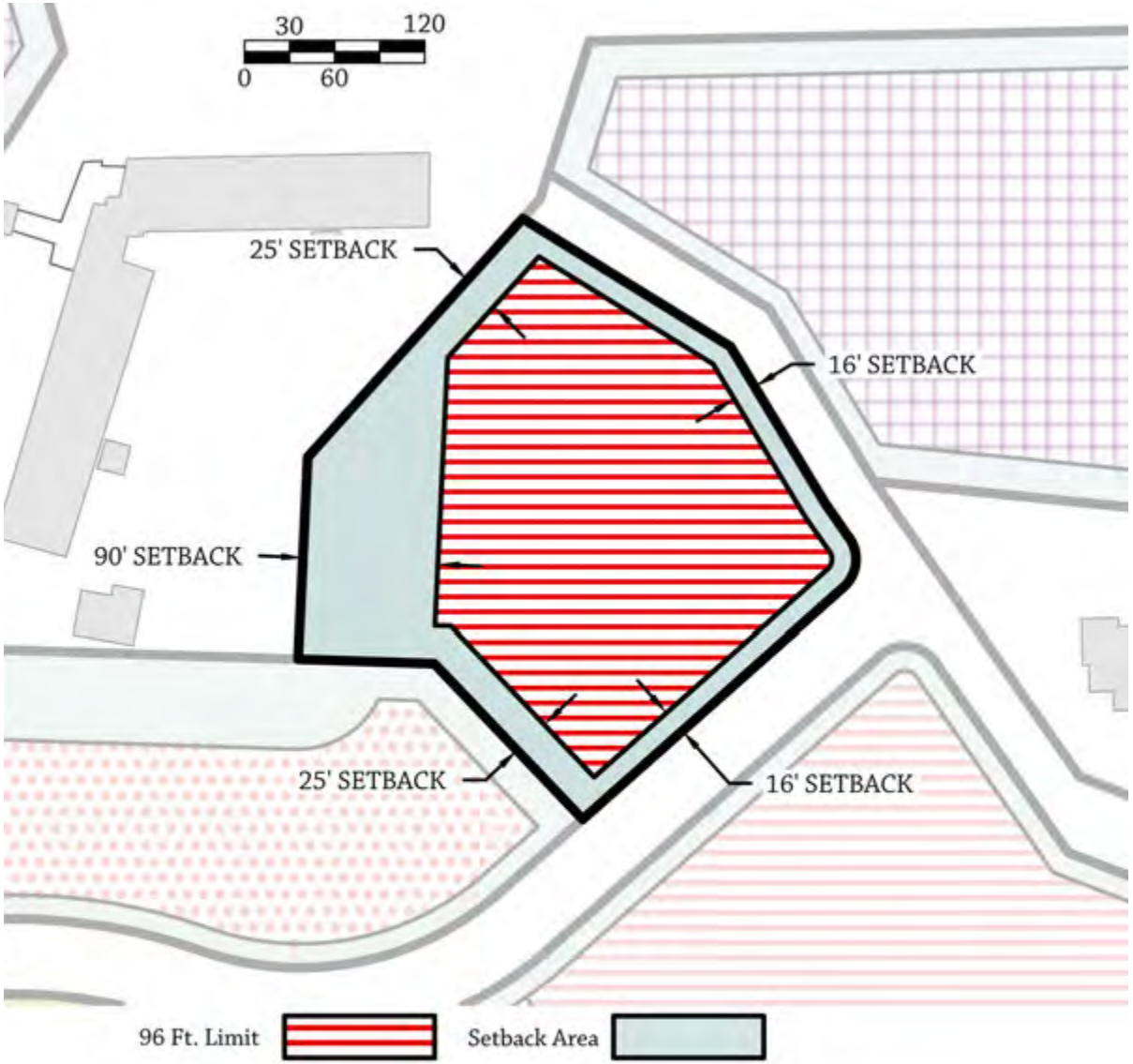
LOT 15

FIGURE B.14– LOT 15

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	2.01
Floor Area Ratio (Max.)	1.83
Stories	6
Bedroom Density (Per Acre)	71
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



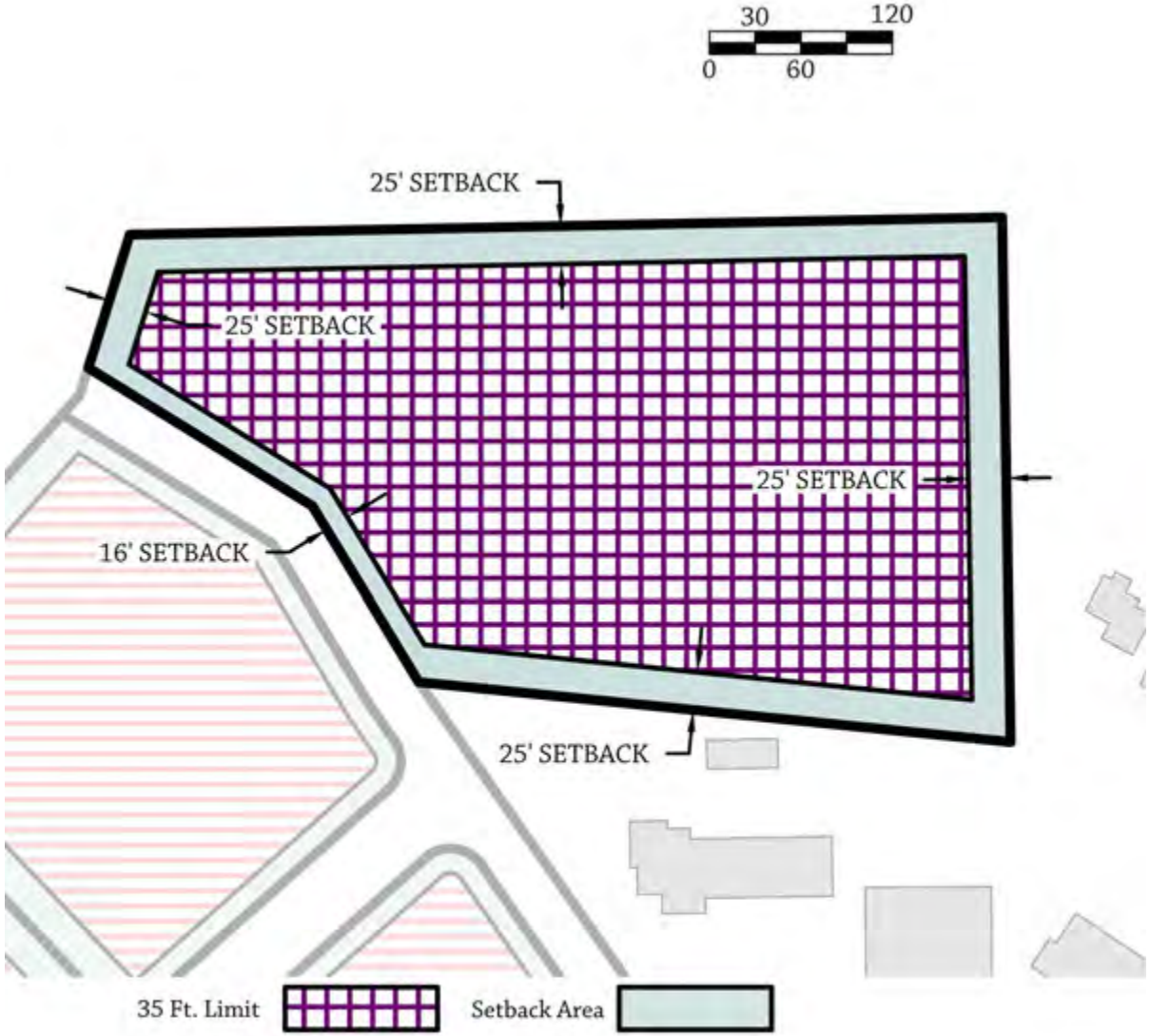
LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 16

FIGURE B.15– LOT 16



Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	3.65
Floor Area Ratio (Max.)	0.40
Stories	2
Bedroom Density (Per Acre)	14
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Garages must be setback 25' from the roadway (measured road edge to garage face).
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

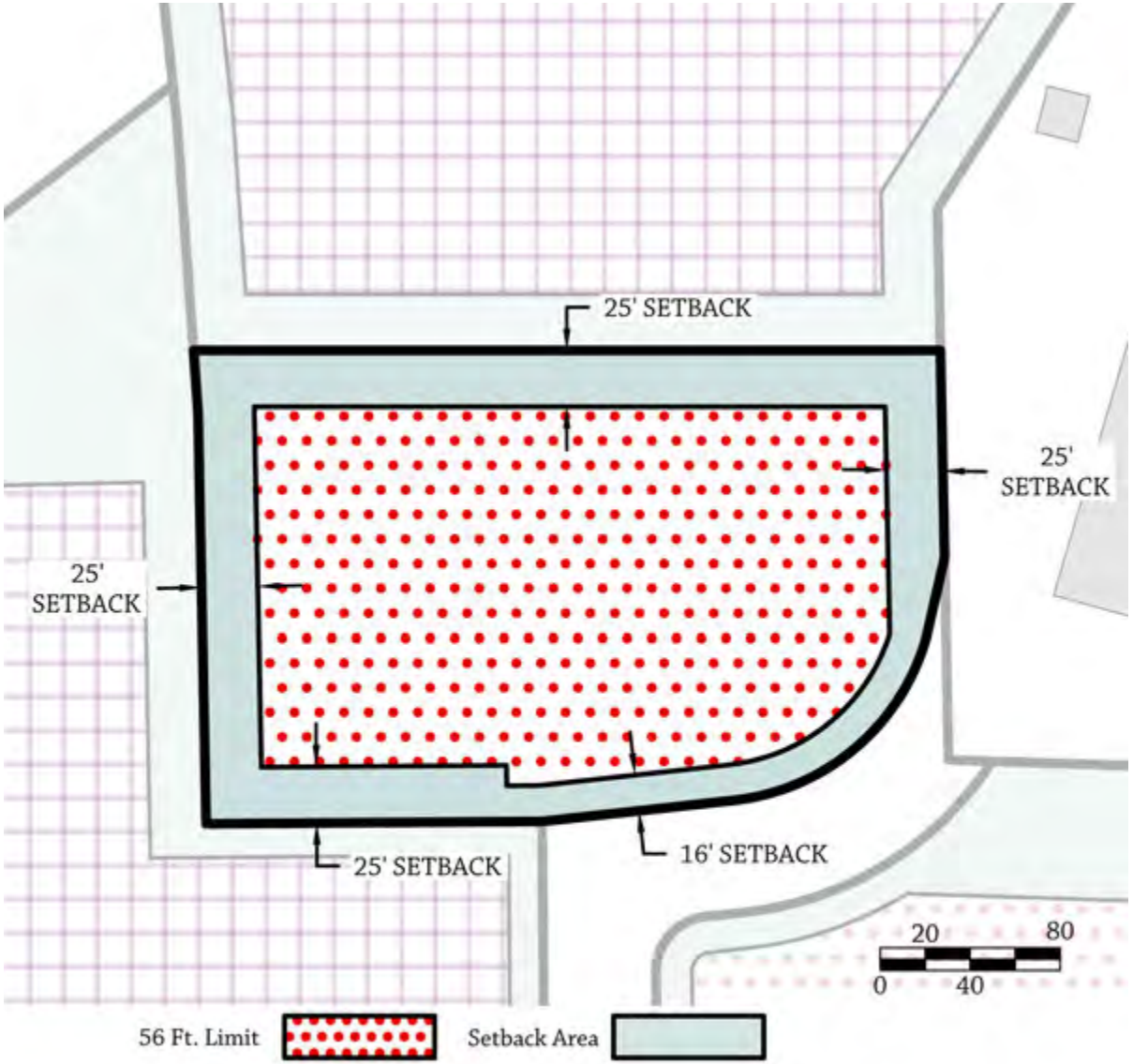
LOT 17

FIGURE B.16– LOT 17

Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	1.5
Floor Area Ratio (Max.)	0.18
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



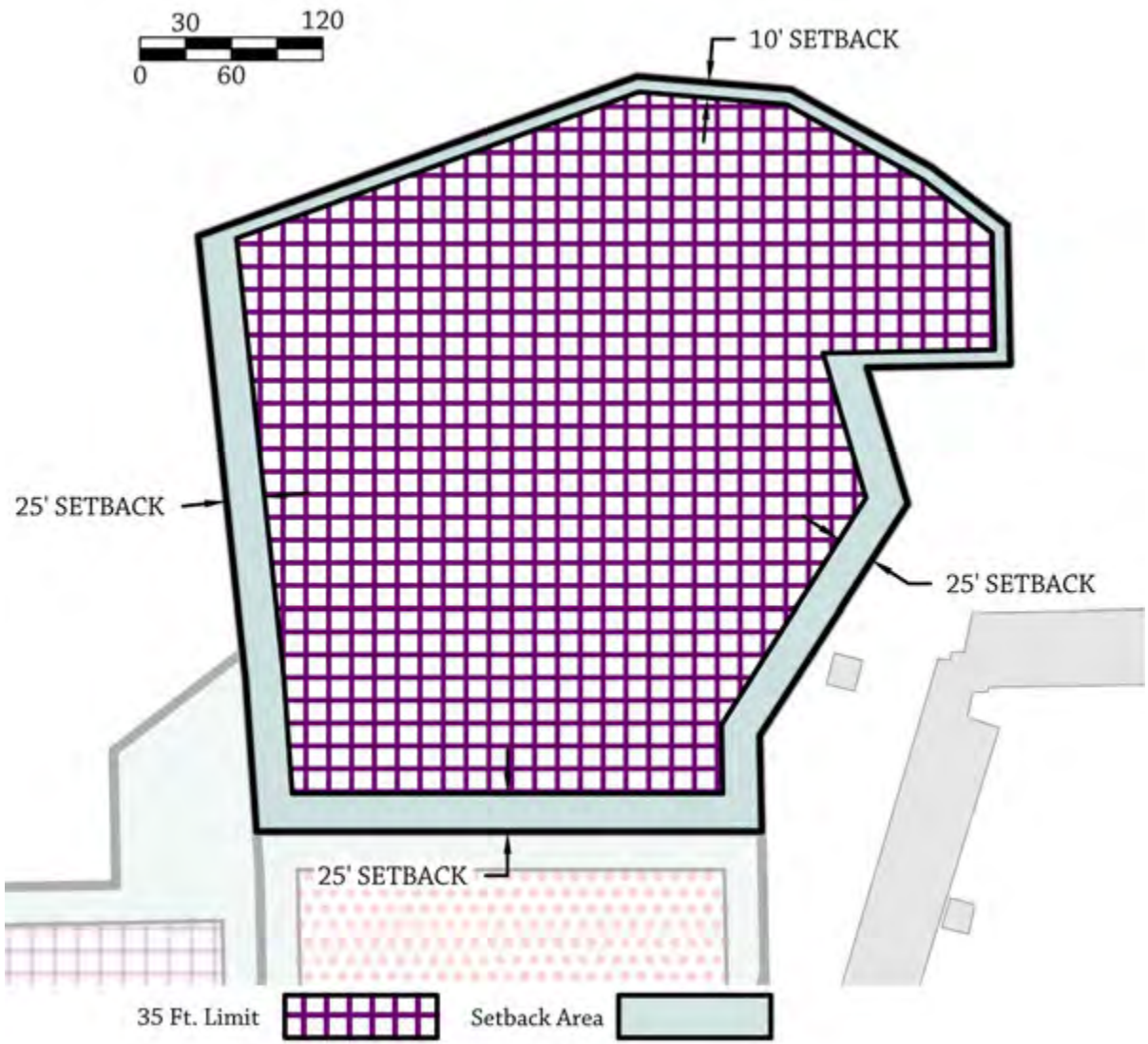
LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 18

FIGURE B.17– LOT 18



Development Standards	
Zoning/Land Use	VC-N
Neighborhood	Village Neighborhood
Acreage	4.56
Floor Area Ratio (Max.)	0.26
Stories	2
Bedroom Density (Per Acre)	9
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Garages must be setback 25' from the roadway (measured road edge to garage face).
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

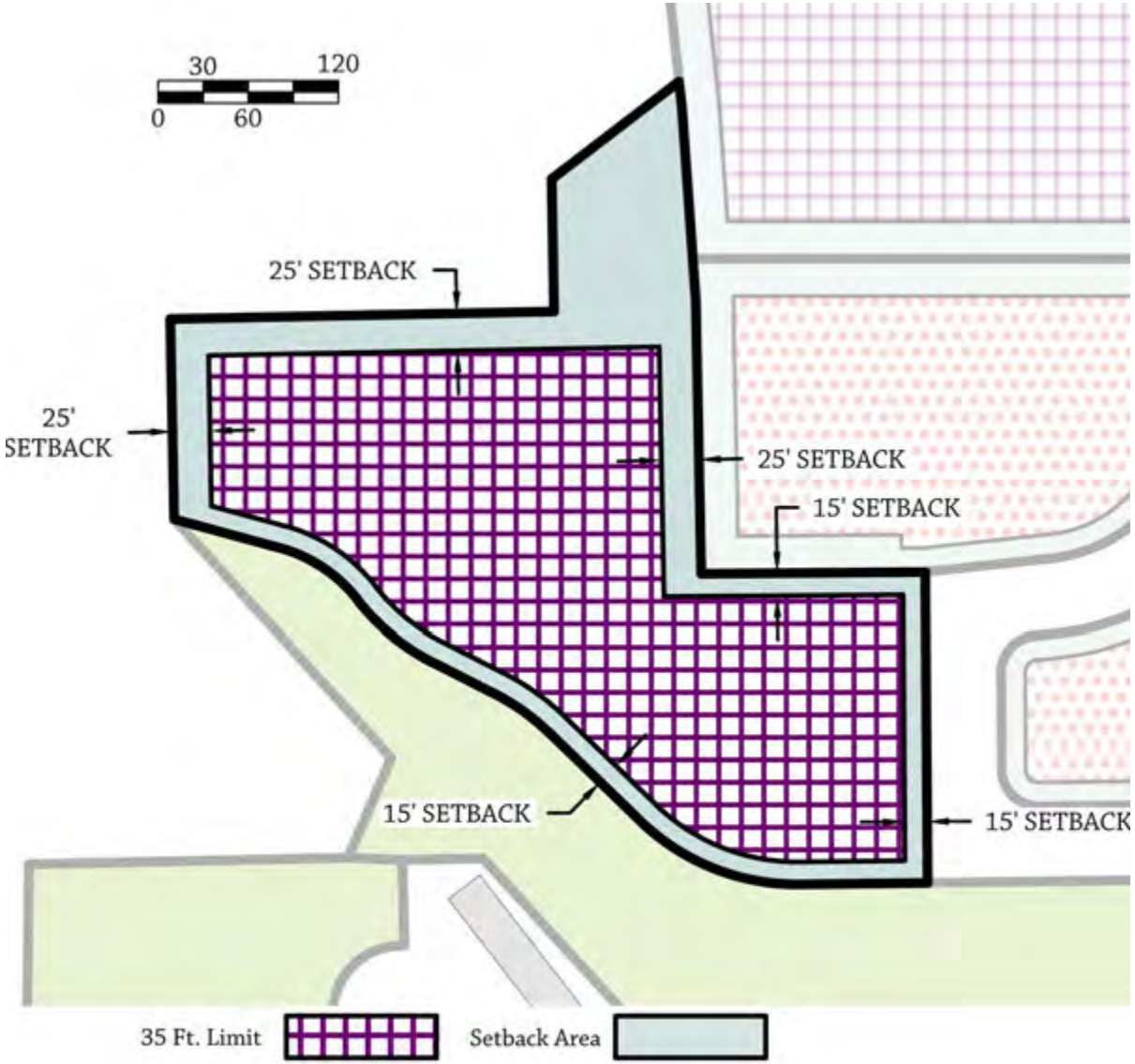
LOT 19

FIGURE B.18– LOT 19

Development Standards	
Zoning/Land Use	V-HC
Neighborhood	Village Neighborhood
Acreage	2.85
Floor Area Ratio (Max.)	0.10
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 33

FIGURE B.19– LOT 33

Development Standards	
Zoning/Land Use	VC-C
Neighborhood	Village Core
Acreage	0.95
Floor Area Ratio (Max.)	0
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	Not Applicable
Open Space Requirement	100% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

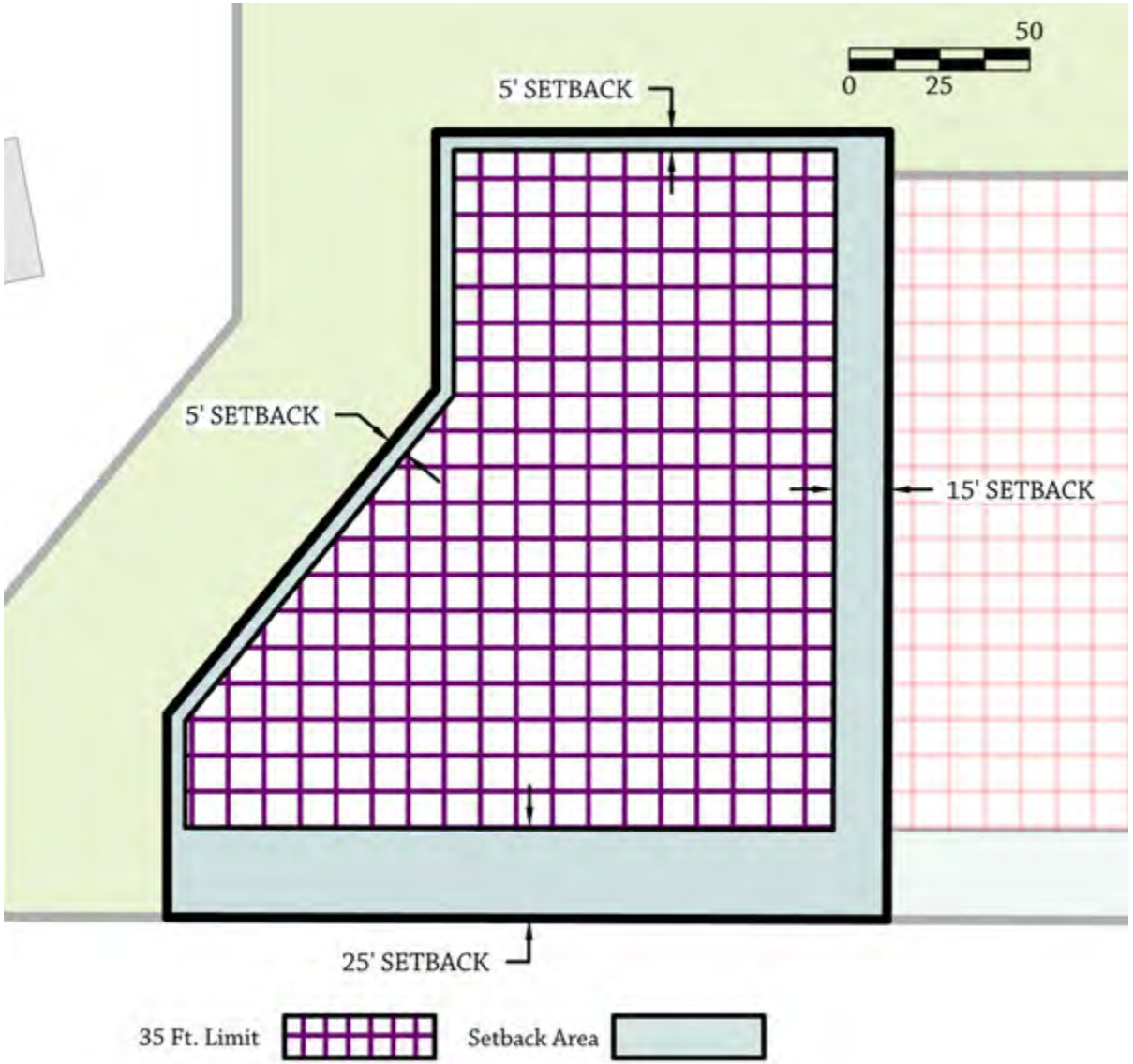
LOT 34

FIGURE B.20– LOT 34

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.8
Floor Area Ratio (Max.)	0.54
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	20% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 35

FIGURE B.21– LOT 35

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.37
Floor Area Ratio (Max.)	0.39
Stories	2
Bedroom Density (Per Acre)	Not Applicable
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

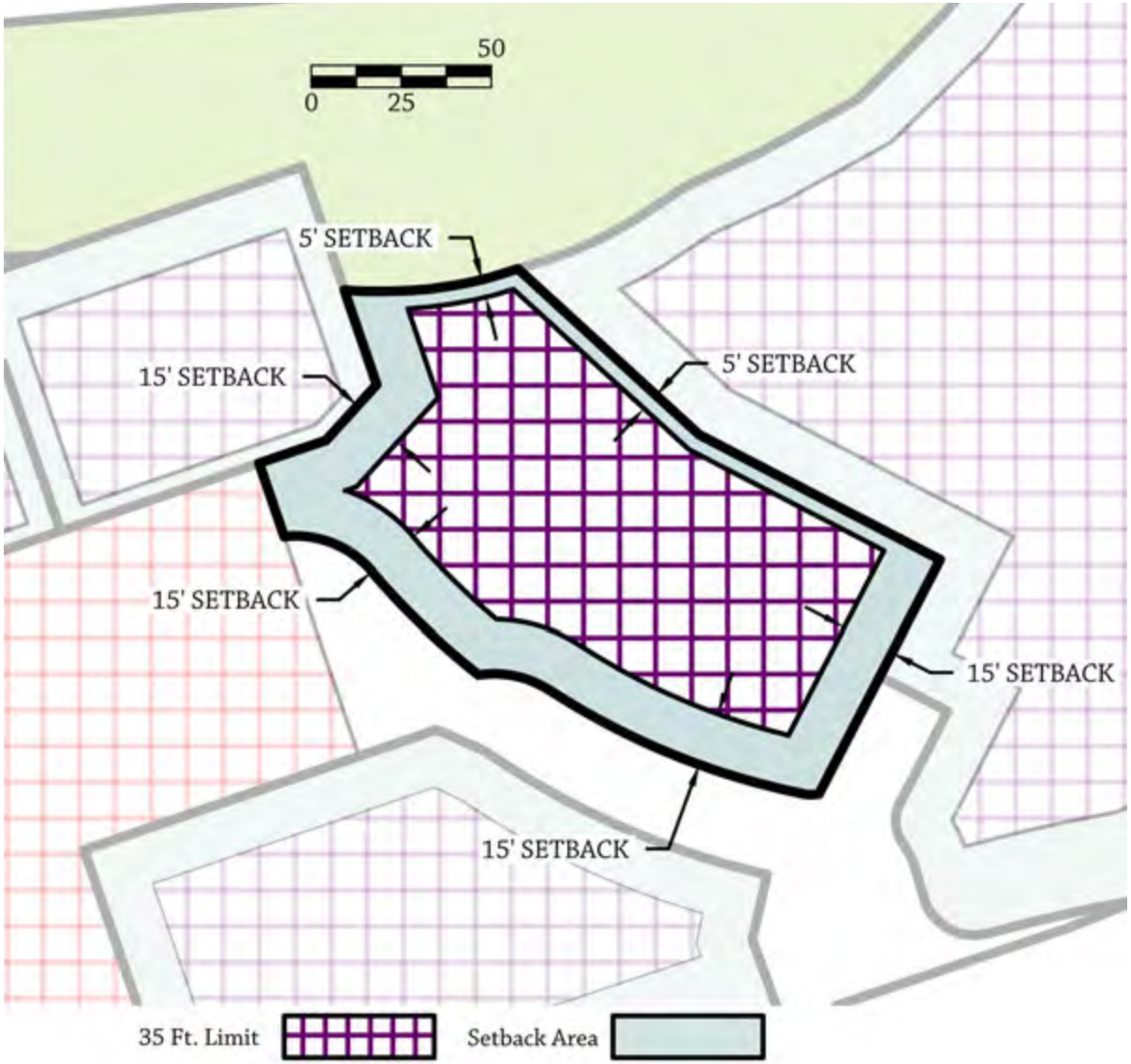
LOT 36

FIGURE B.22– LOT 36

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.33
Floor Area Ratio (Max.)	1.34
Stories	3
Bedroom Density (Per Acre)	145
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



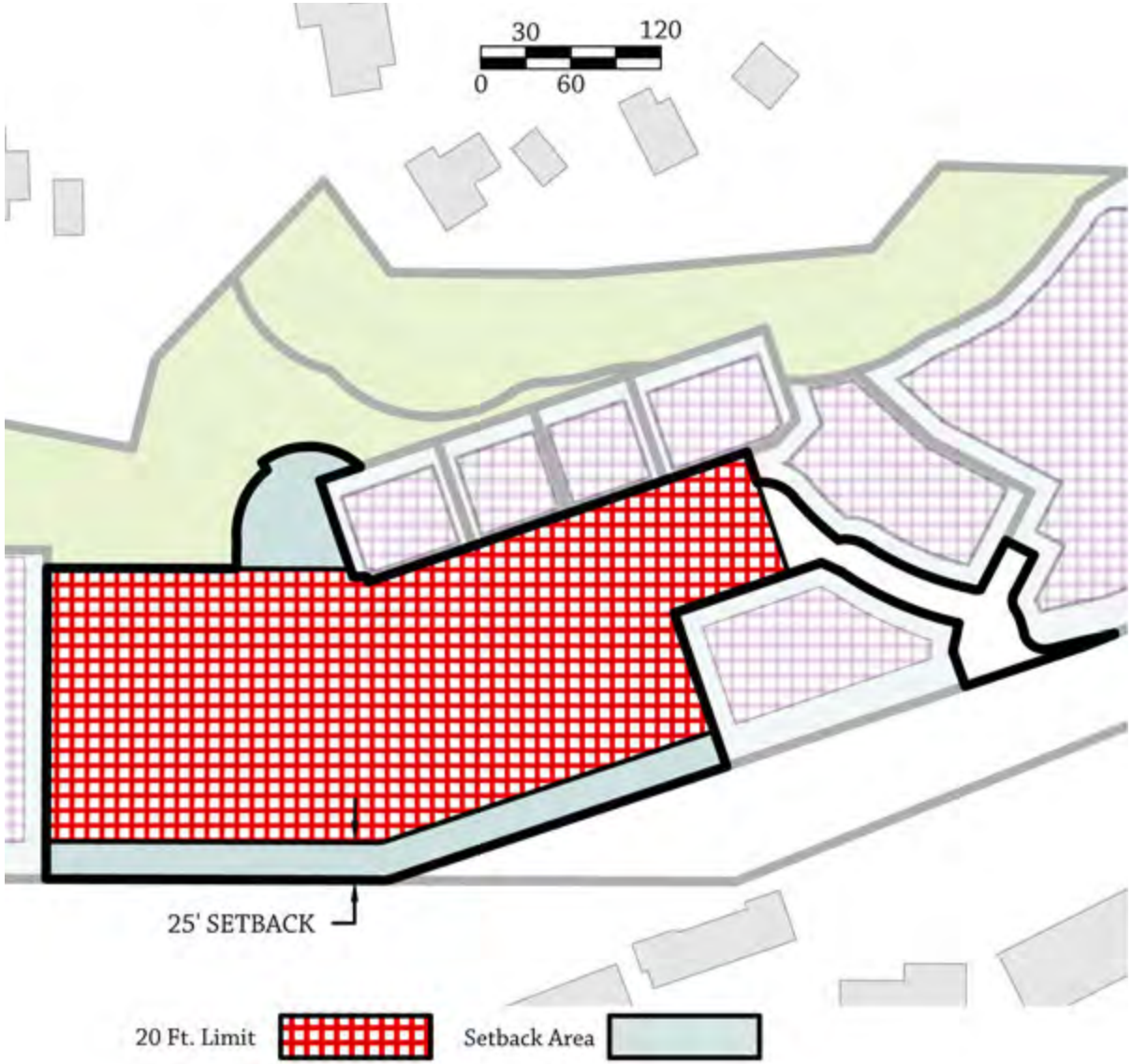
LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 39

FIGURE B.23– LOT 39



Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	2.42
Floor Area Ratio	Not Applicable
Stories	Not Applicable
Bedroom Density (Per Acre)	Not Applicable
Parking Structure Coverage	80% of Lot Max.
Open Space Requirement	20% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

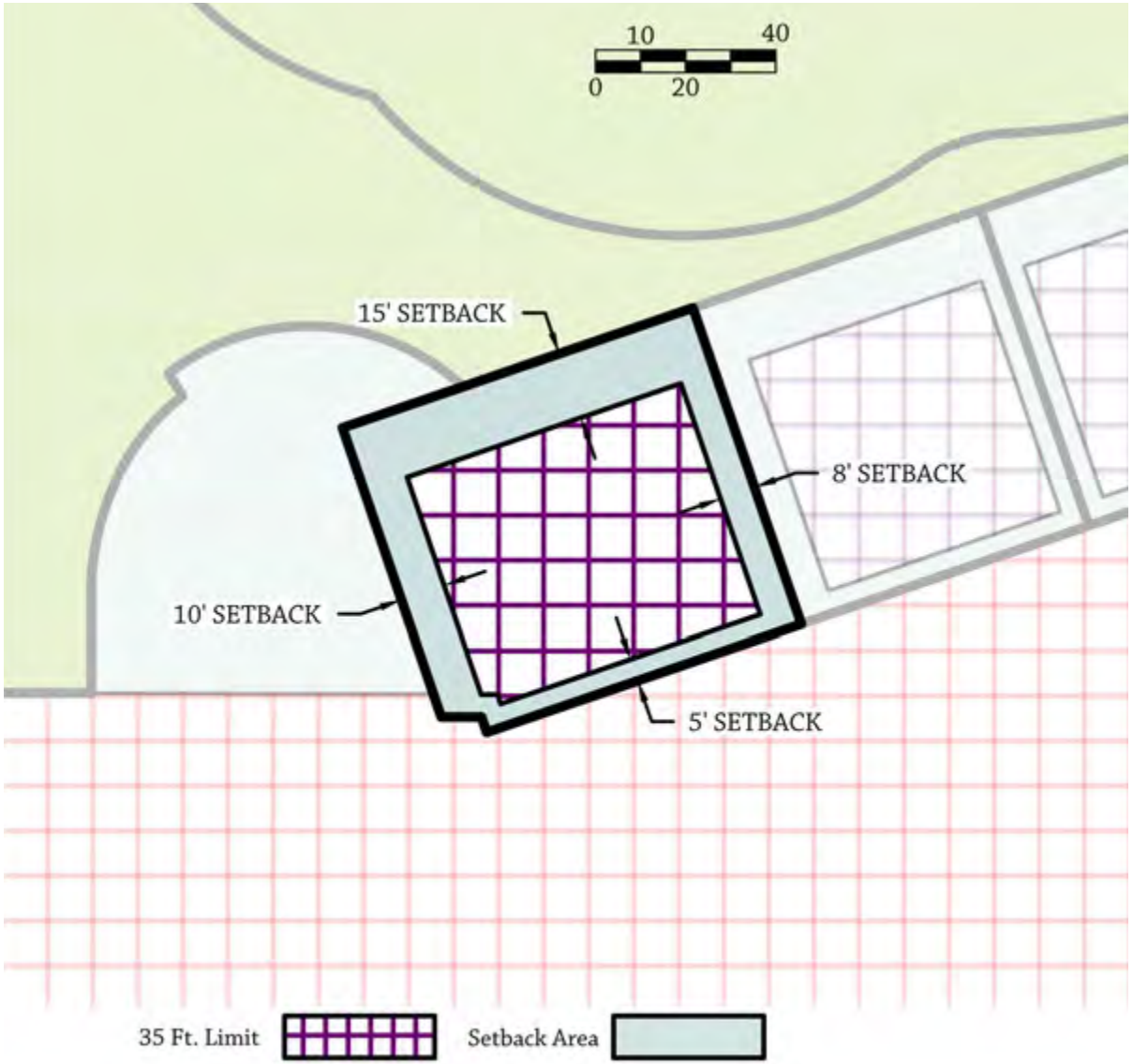
LOT 40

FIGURE B.24– LOT 40

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.14
Floor Area Ratio (Max.)	1.20
Stories	3
Bedroom Density (Per Acre)	96
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 41

FIGURE B.25– LOT 41

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.11
Floor Area Ratio (Max.)	1.53
Stories	3
Bedroom Density (Per Acre)	118
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

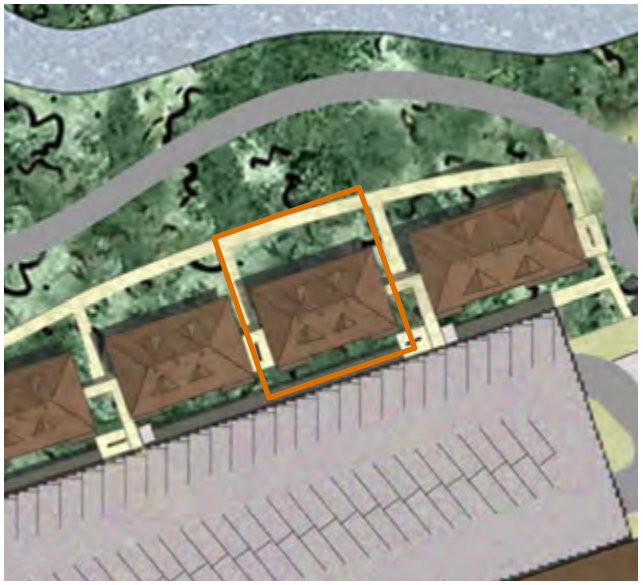
CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LOT 42

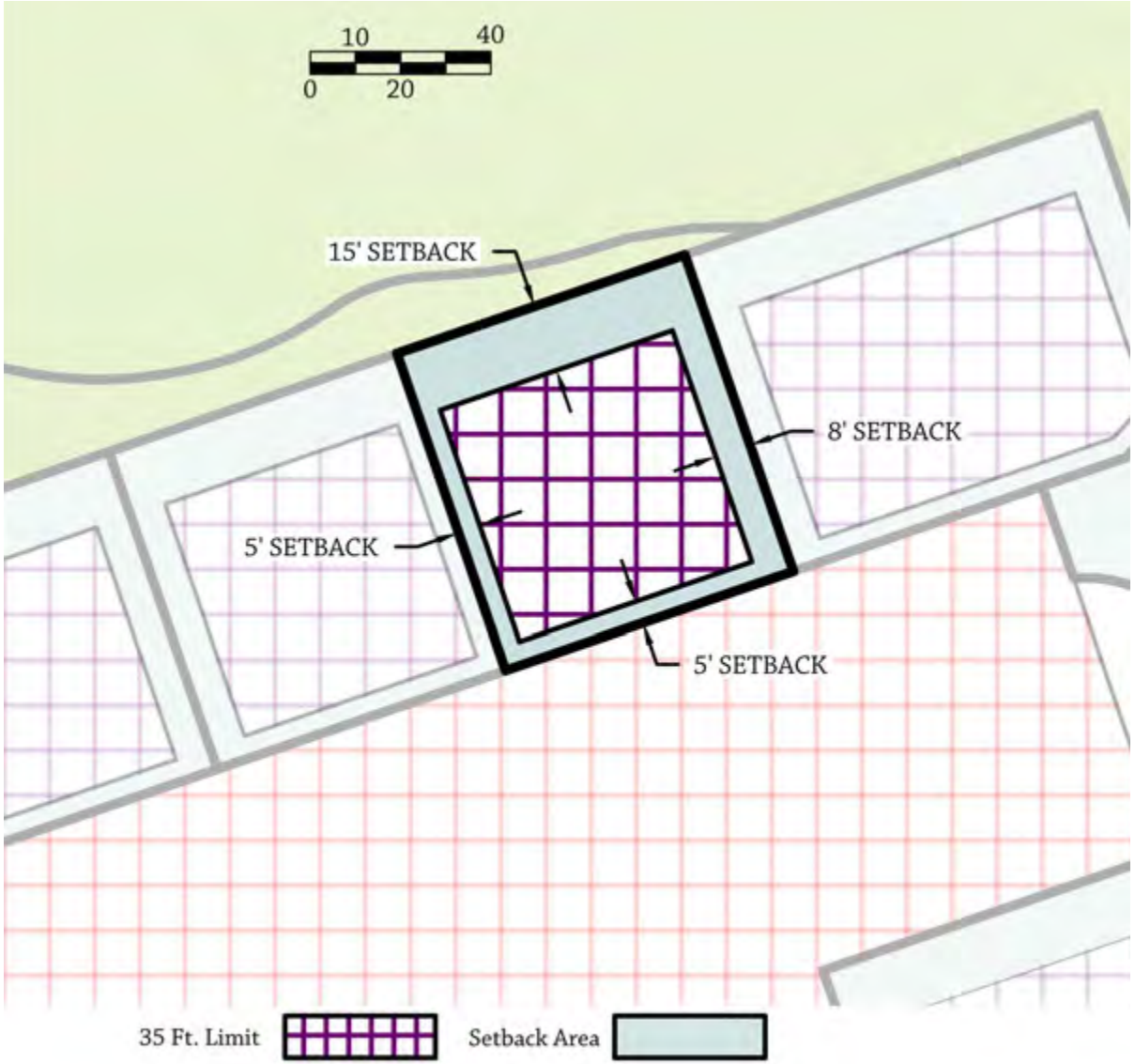
FIGURE B.26– LOT 42

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.11
Floor Area Ratio (Max.)	1.53
Stories	3
Bedroom Density (Per Acre)	118
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.



CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.



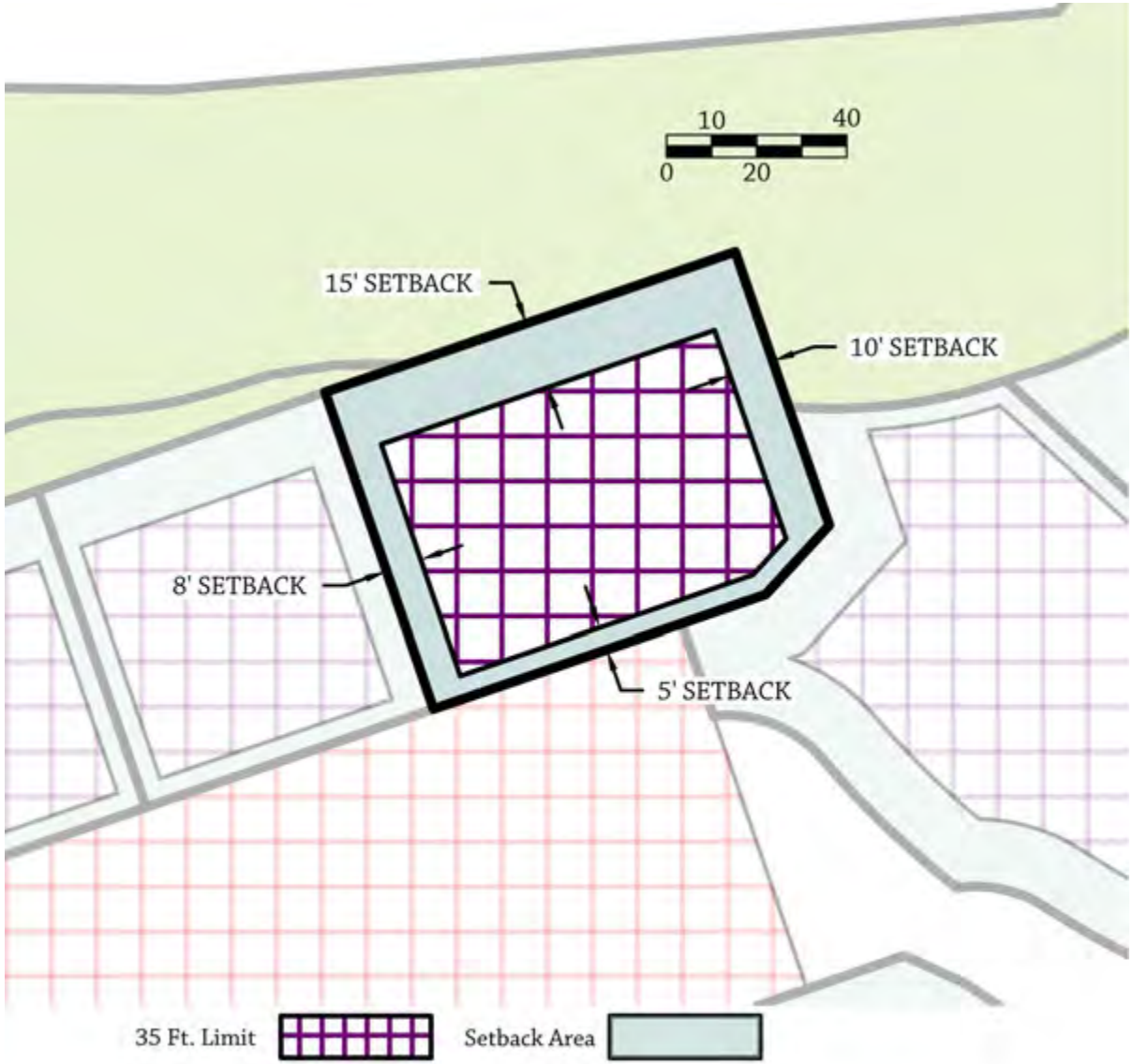
LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 43

FIGURE B.27– LOT 43



Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	0.16
Floor Area Ratio (Max.)	1.05
Stories	3
Bedroom Density (Per Acre)	88
Building Coverage	50% of Lot Max.
Open Space Requirement	25% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Parking structures may encroach into building polygon and building setback areas.
4. Refer to Section B.5.1.4 for Exceptions to Setbacks.

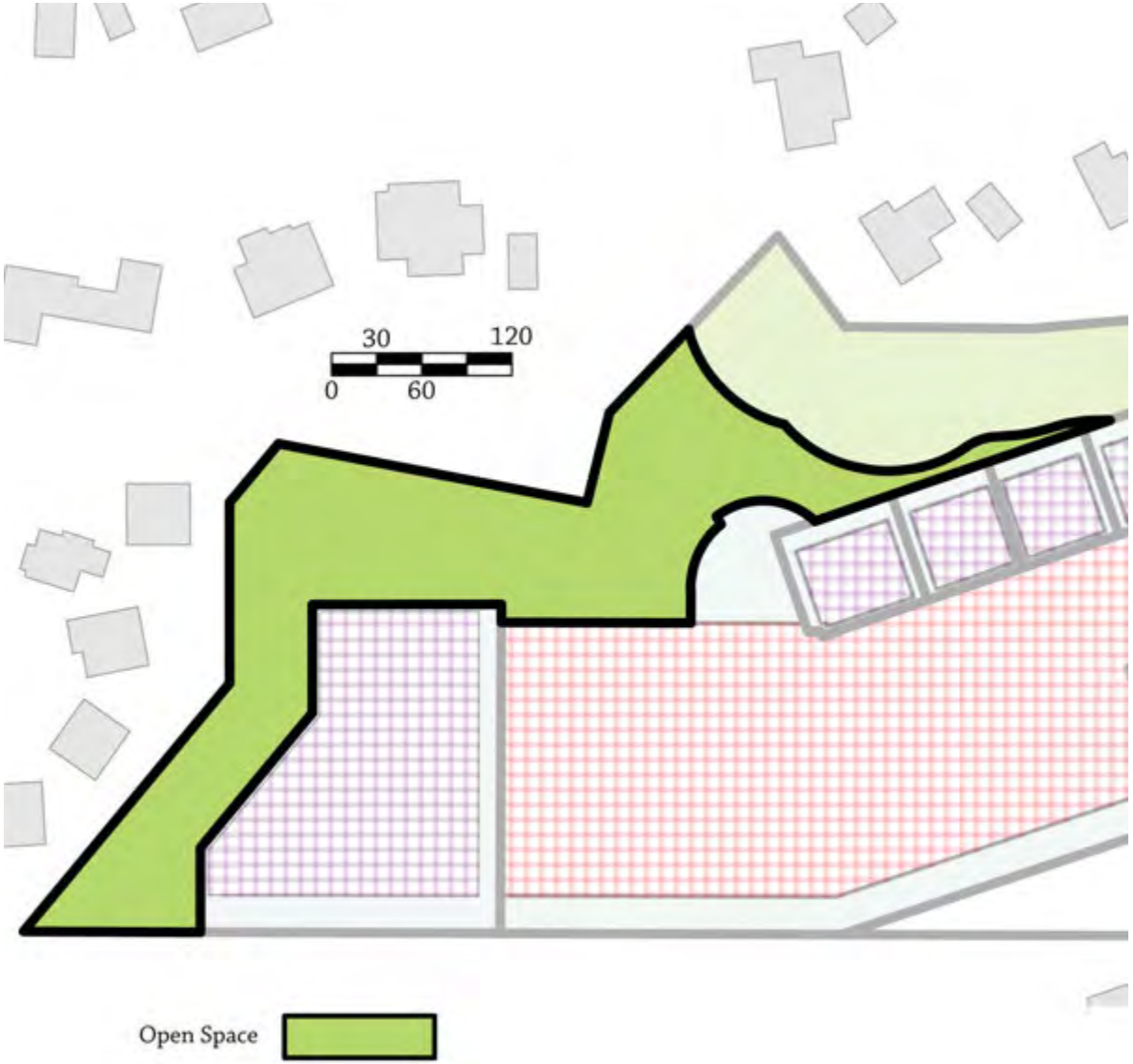
LOT 44

FIGURE B.28– LOT 44

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	1.31
Floor Area Ratio	0 Max.
Stories	0
Bedroom Density (Per Acre)	Not Applicable
Open Space Requirement	90% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

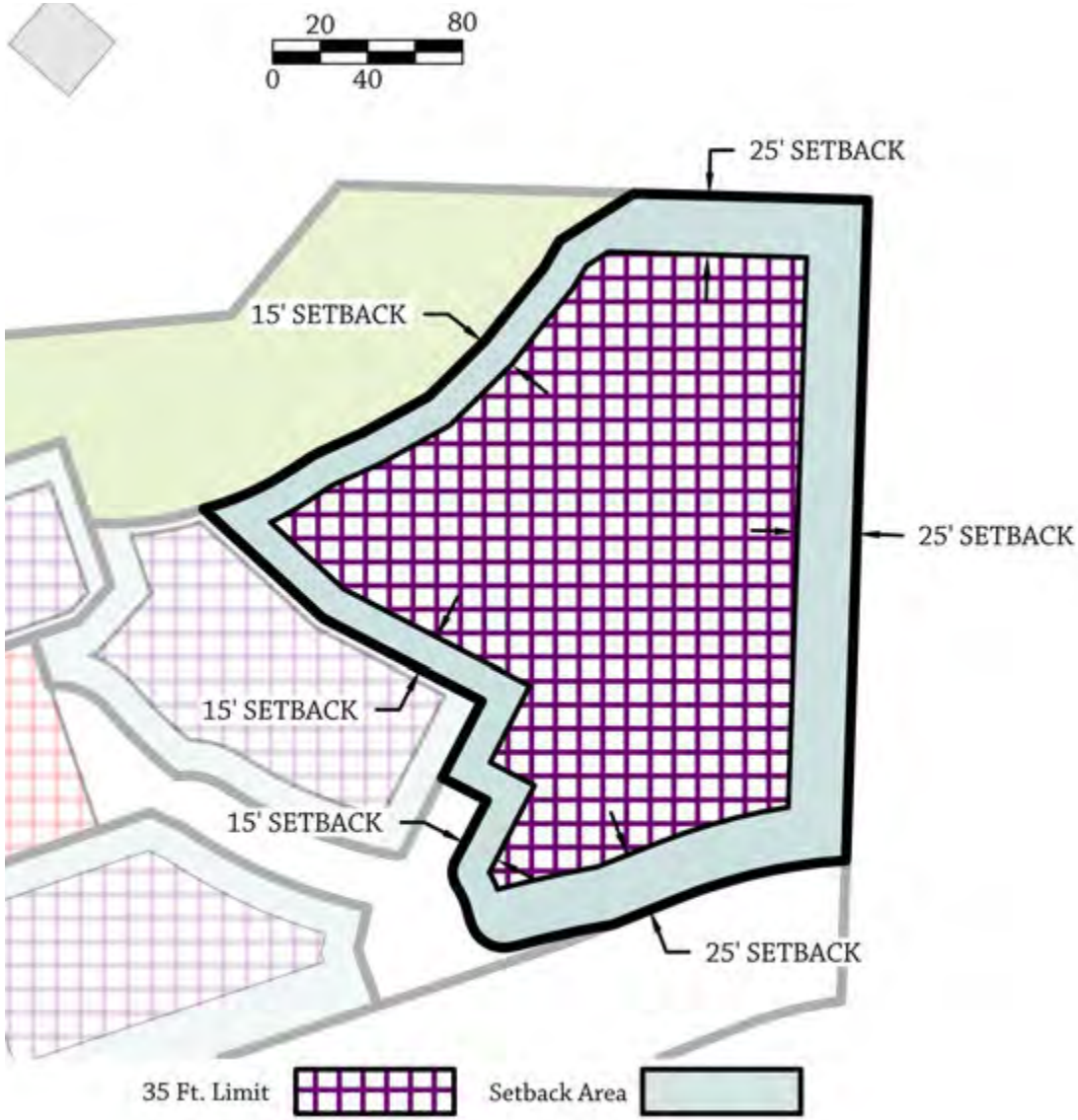


LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

LOT 45



LEGEND

Notes:

1. Open Space requirement does not include parking, roadways, or driveways.
2. Development standards only applicable to new development.
3. Refer to Section B.5.1.4 for Exceptions to Setbacks.

FIGURE B.29– LOT 45

Development Standards	
Zoning/Land Use	V-EC
Neighborhood	East Parcel
Acreage	1.26
Floor Area Ratio (Max.)	0.57
Stories	2
Bedroom Density (Per Acre)	40
Building Coverage	50% of Lot Max.
Open Space Requirement	50% of Lot Min.

CONCEPTUAL BUILDING LAYOUT

This figure represents one potential design that complies with standards, regulations, and guidelines set forth in the Specific Plan.

B.4 LANDSCAPE AND CIRCULATION DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

B.4.1 MOUNTAIN VILLAGE DESIGN CONCEPT

The Village at Squaw Valley, at the west end of the Olympic Valley, is the center of activity for the area; the focal point for year-round recreation and an economic base for the Olympic Valley. To this end, the Specific Plan employs a Mountain Village design concept of mixed-used neighborhoods centered on a high-density commercial core. The Plan Area consists of two main zones:

- The Village Core has the highest-density and greatest variety of use, with commercial and active recreational activities as well as resort-residential and visitor accommodations. Here, a well-connected pedestrian network encourages users to "park once and walk."

- The Village Neighborhoods immediately adjacent to the core will be low to medium-density and accommodate a mix of uses and passive recreation.

B.4.1.1 THE PEDESTRIAN NETWORK

The pedestrian network within the Village Core is an essential part of creating a vibrant, diverse mountain village. It is envisioned as a series of interconnected passageways, paths, terraces, plazas, and courtyards that provide access to all resort facilities and function as multi-use environments for walking, gathering, and shopping. These spaces are accessible to pedestrians only, with the exception of providing emergency vehicle access as required. Points along the network provide opportunities for social gatherings, including cultural and seasonal events.

Primary Pedestrian Corridors are the primary pedestrian thoroughfares that interconnect main outdoor spaces and resort facilities as described below:

- *Passageways* are primary pedestrian accessways, 20 feet to 50 feet wide, as measured from building face to building face.

- Outdoor pedestrian pass-throughs and arcades underneath buildings shall be at least 15 feet wide and 15 feet tall.

- Amenities for pedestrians shall be provided (e.g. small pavilions or trellises, vendor carts and kiosks, water features, café tables and chairs, benches, and public art).

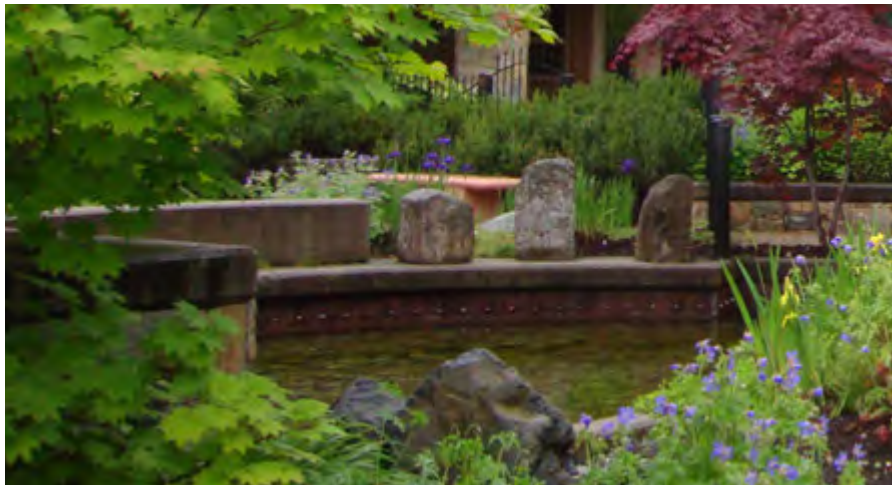
- Pavement treatments should be selected to reinforce circulation patterns, enrich the outdoor environment, and compliment the adjacent architectural and streetscape design elements.

- Planting shall be used to help define gathering areas, screen service zones, and mitigate stormwater runoff where feasible.

Secondary Pedestrian Corridors are the smaller, secondary pedestrian ways that link the passageways, terraces, plazas, and courtyards, as described below:

EXAMPLE OF COMMERCIAL PATIO

EXAMPLE OF PRIMARY PEDESTRIAN CORRIDORS



EXAMPLE OF COURTYARD

EXAMPLE OF SECONDARY PEDESTRIAN CORRIDORS

- *Paths* are secondary pedestrian routes, 12 feet to 20 feet wide, as measured from building face to building face.

- Elements to enrich the environment and provide visual interest shall be provided (e.g. landscape pots, hanging gardens, decorative signs, and architectural elements such as wall-mounted trellises).

- Pavement treatments should be selected to enrich the outdoor environment and compliment the adjacent architectural and streetscape design elements.

- Planting shall be used to add texture and color, especially to blank walls using vertical trellis systems as feasible.

Terraces, Plazas, and Courtyards are outdoor gathering spaces as described below:

- *Terraces* are outdoor rooms that naturally extend from the indoors and anchor buildings to the land. Their function should correspond to the adjacent indoor use.

- *Plazas* are the venues for larger gatherings, such as seasonal and cultural events, outdoor dining, active and passive recreation, public art, and water features.

- *Courtyards* are the venues for smaller gatherings, such as outdoor cafés and smaller events/performances.

- Terrace pavement treatments should be coordinated with adjacent indoor floor materials.

- Plaza and Courtyard pavement treatments shall be selected to enrich the outdoor environment and compliment adjacent architectural and streetscape design elements. Where feasible, pervious paving should be used in low-traffic areas to soften the hardscape.

- Plazas and Courtyards should provide for a mix of seating options to accommodate different group sizes, exposure to sun or shade for year-round climatic comfort, and the need for shelter from the elements.

- Planting design in Terraces, Plazas, and Courtyards shall strive to improve building energy savings (e.g. summertime shade on south-facing walls), create hospitable microclimates (e.g. sunny spots in the winter, shaded areas in the summer, shelter from the wind), screen service areas, and mitigate stormwater runoff.

B.4.2 EXTERIOR HARDSCAPE: PAVING, WALLS, AND RETAINING WALLS

Objectives:

- Integrate site features, such as terraces, site walls, etc., with the natural topography or with adjacent building frontages.

- Utilize retaining walls to reduce slope gradients where needed.

- Utilize materials and colors that are or appear to be indigenous to the site and surrounding region.

- When feasible, utilize traditional construction methods, such as dry-stacked walls and boulder stabilization treatments.

- Wherever possible use pervious paving treatments to maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Standards and Guidelines:

Paving (Pedestrian Only)

- Wherever feasible, pervious paving materials shall be used to reduce impervious surface area.

- The selection of approved paving materials from local sources (within 500 miles of the site) and use of salvaged materials, such as bricks and stones, is encouraged.

  - Quality material that can be feasibly repurposed, should be repurposed. Quality materials that are acquired through the demolition process may be reclaimed by project developers, donated to non-profit organizations, or made available to individuals, businesses, or other entities who wish to utilize or collect them.

- Appropriate materials may include but are not limited to:

  - Copper, metal, and metalwork;

  - Stones and bricks;

  - Wood beams and fixtures;

  - Concrete; and

  - Lumber.

- Approved pervious paving materials include:

  - Pervious concrete with integral color admixture;

  - Open-celled pavers;

  - Decomposed granite; and

  - Unit/precast pavers.

- Approved impervious paving materials include:

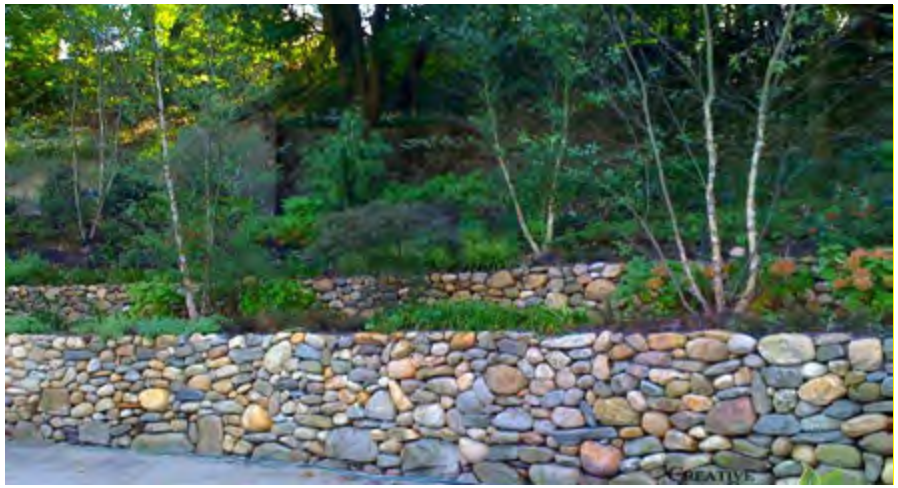
  - Natural stone;

- Integral colored concrete banded with stone or brick and/or seeded; and
- Stamped colored concrete.

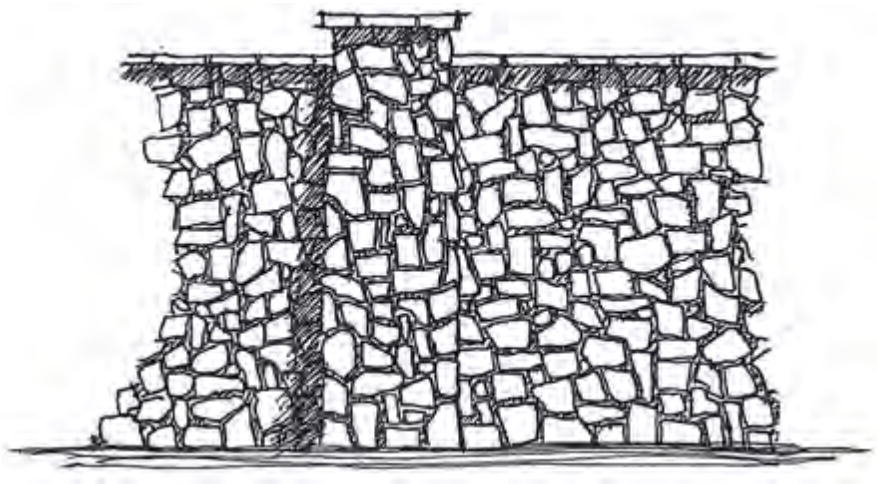
- Discouraged paving materials include:
  - Smooth trowel finished concrete.
- The following materials are not allowed:
  - Compacted sand; and
  - Slate.
- Snow considerations for paving:
  - Paved Terraces, Plazas, and Courtyards should be located for maximum southern exposure where feasible to minimize snow and ice accumulation.
  - To the extent feasible, Passageways and Paths should also be located for maximum southern exposure. In addition, they should be wide enough to allow space for proper drainage and storing plowed snow.
- Access for snow removal equipment should be considered in the design of the pedestrian network spaces: Passageways, Paths, Terraces, Plazas and Courtyards. The location of fences and walls must consider maintenance equipment needs.
- Avoid sag vertical curves in paving which may result in overland release if drainage systems are clogged.
- Provide a shoulder sloping away from the pavement on pathways to prevent icing on pavement when snow deposited on the shoulder begins to melt.
- Maintain and protect pervious paving from snow removal equipment.
- Incorporate the use of snow melt systems into hardscaped areas, especially high traffic and/or high visibility pedestrians areas, where feasible.
- Paved areas adjacent to ski terrain should be raised a minimum of 18 inches above the finish grade of the earth area at the snow to allow for snow to fill in and for grooming to take place. Typical edge treatment should be 3 steps down from paving to finish grade. During ski season this allows for direct level transition from pavement to snow surface.

Walls and Retaining Walls

- Walls shall be no more than 10 feet tall.
- Terraced walls shall be used to address grade changes exceeding 6 feet in height, provided that wall segments are separated by ample planting areas (minimum 4 feet wide).
- Retaining walls shall not end abruptly but blend naturally with the adjacent topography, using grading methods, rock outcrops, and vegetation.
- Pony walls shall be at least 18 inches tall.
- Freestanding and retaining walls should be designed as an integral part of the building frontages or landscape features (i.e. extension of a planter wall, connected to building frontages or entries) rather than as a separated feature.
- Freestanding and retaining walls should be built of attractive, durable materials that are compatible with the adjacent architecture.
- Freestanding walls adjacent to Passageways, Paths, Terraces, Courtyards, and Plazas should not exceed 5 feet in height.
- Appropriate retaining wall materials include:
  - Native or native-appearing natural stones and boulders.



EXAMPLE OF RETAINING WALL



EXAMPLE OF STONE WALL

- Natural stone veneers, installed to appear load-bearing and not veneered.
- Faux stone installed to appear load-bearing and not veneered.
- Landscape timbers (reclaimed indigenous materials recommended).

- Appropriate freestanding wall and support post materials include stone, brick, precast concrete, poured-in-place concrete, and stucco.

B.4.3 DRIVEWAYS AND ACCESS LANES

Objectives:

- Provide low-maintenance and snow-equipment compatible paving at driveways and access lanes and loading areas.

Standards and Guidelines:

- Approved paving materials for driveways, access lanes, and loading areas include:
  - Asphalt.
  - Rock salt, broom finished, pavers, or smooth trowel finished concrete, with or without integral color admixture.
  - Unit/precast pavers.
  - Porous concrete.
  - Stamped concrete.
- At driveway aprons and access lane entries and exits, decorative paving is encouraged. Approved paving materials include:
  - Natural stone .
  - Unit/precast pavers.
  - Integral colored concrete, banded with stone or brick, and/or seeded.
  - Stamped concrete.
- Prohibited paving materials include:
  - Compacted earth, sand, or gravel.

B.4.4 FENCING AND GATES

Objectives:

- Screen service and refuse areas.
- Design and utilize durable materials that complement building frontages.

Standards and Guidelines:

- Fencing may not be used to define and enclose a property.
- Guardrails, pool fencing, and areas with restricted access are exempt from this limitation and should meet all relevant code requirements.
- Fencing and gates adjacent to Passageways, Paths, Terraces, Courtyards, and Plazas shall not exceed five feet in height. Fencing used to screen service and refuse areas are exempt from this limitation and shall adhere to the minimum height needed to provide screening of equipment and refuse/recycling bins. All other fences cannot exceed seven feet.
- Fencing and gates shall be built of attractive, durable materials that are compatible with the adjacent architecture. Perforation, changes in materials, or design variances should be used to prevent fences and gates from appearing monolithic.

EXAMPLE OF GATE

EXAMPLE OF POOL WITH FENCING

- Temporary or permanent fencing used to shield or mark storage and construction areas shall be at least 75% opaque; perforations are allowed.

- Chain link, barbed-wire, razor-wire, and corrugated metal fencing are not permitted.

  - Exception: Chain link may be used in construction staging areas with opaque screening materials.

- Appropriate fencing and support post materials include:

  - Metal, wood, wood with metal accents and detailing, fiber cement, and masonry (posts).

  - Wrought iron and steel are preferred metals.

- Support posts and/or pilasters should be used to add visual interest and break up long expanses in fencing, walls, and railings. Masonry posts should measure a minimum 18 inches per side or diameter. Metal, wood, masonry, and fiber cement posts should measure a minimum of 4 inches per side or diameter.

- Gates shall be placed where entrances/exits are needed for circulation or safety purposes.

- Gates cannot be more than three feet taller than the fence or wall with they are connected

B.4.5 LANDSCAPE AND PLANT MATERIALS

An Approved Plant List has been created to include native and naturalized species. Many of the species are drought and cold-tolerant and well-adapted to the alpine environment. Refer to Appendix C for the Approved Plant List. Species not included in Appendix C may not be used within the Plan Area.

Objectives:

- Visually integrate new buildings with, and reinforce connections to, the existing mountain setting.

- Visually anchor buildings to the site using tree groupings and shrub planting.

- Frame significant views

- Design planting to seamlessly transition from the built environment to natural undisturbed areas.

- Take cues from the surrounding native plant communities for species selection, species mix, and planting patterns.

- Maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Standards and Guidelines:

General

- Re-vegetate all disturbed areas with a native plant palette to blend new development with the surrounding landscape.
- Locate groupings of trees and large shrubs to visually anchor buildings to the site.
- Locate planting material to frame significant views.
- Low Impact Development (LID) measures must be incorporated into landscape design and application where feasible. Examples of such measures include, but are not limited to, vegetative and rock swales, rain gardens, bioretention areas, and vegetated filtration strips.

EXAMPLE OF VEGETATED BIOSWALE

Species Selection and Mix

- Refer to Appendix C – Approved Plant List.
- A portion of trees and large shrubs adjacent to commercial establishments should be deciduous, with open branching structures to ensure visibility.
- Trees and large shrubs should be carefully selected and located where they will complement the building elevation and not obscure retail storefront signage from view.
- Tree species should be selected with root growth habits that will not cause damage to paving or building foundations.

EXAMPLE OF LANDSCAPING

- Energy conservation within structures should be addressed by recognizing the solar exposure on the site and providing appropriate tree species:
  - Deciduous trees on the southern exposure.
  - Mix of deciduous and evergreen trees along the eastern and western exposures.
  - Evergreens along the northern exposure.

Screening and Accent Planting

- Refer to Appendix C – Approved Plant List.

EXAMPLE OF LANDSCAPING

- Evergreen shrubs and trees should be used for screening around trash/recycling areas and mechanical equipment, and to obscure parking garages, surface parking, and service areas.
- Vertical gardens, especially along the façades of parking structures, are encouraged. Wire mesh trellis systems (or similar) may be used and should be planted with vines.
- Seasonal native flowering shrubs and trees should be planted throughout the Village Commercial – Core pedestrian environment, including areas adjacent to Passageways and in Plazas and Courtyards, as a frame for building entrances and at pedestrian network intersections.

Water Conservation

- Water intensive landscaping, such as turf grass, should be concentrated in areas of high visibility and use, such as Plazas and Courtyards. The combined square footage of turf grass and water features (e.g. fountains, ponds, etc.) shall be minimized to reduce water use and evapotranspiration. For recreational amenities that typically use turf grass, other sources such artificial turf should be considered.
- The use of irrigated turf grass in landscape design shall be utilized responsibly and only where appropriate to the end use such as areas of recreational activity. Turf grass shall be used to an extent of no more than 20% of all Village landscape. Varieties that can survive under reduced or limited water while still maintaining overall plant health shall be used.

B.4.6 IRRIGATION

- Minimize water use for planting areas through appropriate plant selection and efficient irrigation systems. Refer to Appendix C – Approved Plant List.

- To the highest extent possible, eliminate the use of potable water for irrigation by using non-aquifer sources of water including the use of existing on-mountain wells, and when feasible reclaimed water.

Standards and Guidelines:

- Efficient irrigation systems (drip, subsurface, low-flow, etc.) should be utilized wherever possible.

- Other water-saving equipment should be utilized whenever possible, including but not limited to smart ET (evapo-transpiration) based controllers, satellite weather stations, and soil moisture sensors.

- Other water-saving techniques should be utilized whenever possible, including:

  - Utilization of native and naturalized species (see Appendix C – Approved Plant List) adapted to the local precipitation patterns;

  - Requiring minimal supplemental watering except during times of drought;

  - Proper amendment of soil to support minimal watering; and

  - Grouping species with similar watering needs.

- Where feasible, make non-potable sources of water available for irrigation purposes through rainwater catchment and storage, and the installation of grey and/or black water systems.

B.4.7 EXTERIOR SERVICE/LOADING AREAS AND UTILITIES

Objectives:

- Reduce the visual and noise impact of services equipment and services areas.

- Design utility connections with future technology and energy conservation principles in mind.

Standards and Guidelines:

- Electrical transformers and similar utility structures shall be undergrounded or placed in the rear of buildings where feasible. If undergrounding is infeasible due to preexisting site conditions, the facility shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment.

- Utilities lines shall be installed underground on alignments that minimize grading, vegetation removal, and other land disturbances. They will strive to avoid long, straight cuts through the landscape.

- Rooftop mechanical and electrical equipment, microwave antennae, or building elements to screen such equipment, shall be designed as an integral part of the building architecture.

- All exterior trash and storage areas, service yards, loading docks, and ramps, trash compactors, wood service poles, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, HVAC units, communications equipment, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and the screening should be well-designed. Generally, all such elements should be located to the rear of buildings, in parking garages and or podiums, and/or away from public frontages.

- Trash/recycling enclosures shall be animal-proof and be located in convenient areas for collecting and loading recyclable materials. Dimensions of the trash/recycling area shall accommodate receptacles to meet the recycling needs of the project.

- The Improvement Plans shall show that all stormwater runoff will be directed around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by forces of wind or water.

- The Improvement Plans shall show that loading dock areas are covered and run-on and run-off to the dock areas shall be minimized. Direct connections to storm drains or sanitary sewer systems from depressed loading docks (truck wells or sumps) are prohibited.

- Generators, HVAC units, trash compactors, and similar equipment shall be placed in enclosures to mitigate noise.

- Electrical service within parking structures is encouraged to allow for future installation of car charging stations.

B.5 ARCHITECTURAL DESIGN OBJECTIVES

The following section sets forth Development Standards and Design Guidelines for all improvements relating to new construction of building(s) and the renovation, alteration, or addition to the exterior finish of an existing structure including massing, exterior finishes, color, and suggested sustainability measures.

The following architectural objectives have been identified for all buildings in the Plan Area:

- Build on regional architectural traditions to create modern, efficient buildings. Draw from the region's architectural

traditions to create contemporary building designs that reflect the regional climate and architectural character. Where feasible, use locally available materials. Designs should draw inspiration from traditional mountain architecture, which uses bold building forms, rustic treatments, broad sheltering roofs, and roof structures expressed with framing, outriggers, and rafter tails.

- Articulate building facades and massing to reduce the apparent bulk and size of buildings. The stepping of ridgelines and introduction of balconies, building projections, and other architectural elements should be used to create the impression that buildings are smaller than they actually are. Architectural design is to be integrated with the landscape design to create buildings that are set into their surroundings and are responsive to the climate and site.

- Emphasize designs that bring the outdoors in. Design buildings that evoke the outdoor lifestyle of the region. Buildings should take advantage of the setting by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces through the exterior facades to create outdoor rooms. Decks, balconies, and windows should be located and designed to capture views, maximize sun and shade (depending on season), and reduce wind exposure.

- Incorporate sustainable measures in building designs. Designing an efficient building, including ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade, and wind conditions, minimizes the building's requirement on mechanical heating and cooling systems.

EXAMPLE OF ARTICULATED MOUNTAIN ARCHITECTURE INTEGRATED WITH LANDSCAPE

- Create a variety of designs that maintain a unified whole. Buildings should create a varied yet unified resort. A high level of architectural diversity shall be implemented. Architectural design should incorporate the design concepts and details of traditional North American mountain architecture as well as the objectives noted throughout these Development Standards and Design Guidelines. All neighborhood designs should be integrated into the overall open space systems using the following architectural concepts:

  - *Responsive*: Building and landscape elements should respond to the climate and site setting.

  - *Handcrafted Appearance*: Designs should emphasize well-proportioned detailing that has a custom appearance.

  - *Simple*: Roofs should have simple, straightforward forms with overhangs that provide shade at windows and shelter at entries and porches. Detailing and massing should reflect an organic, informal aesthetic rather than a formal, "ornamental" approach.

  - *Indoor/Outdoor*: Building massing should utilize transitional spaces for easy access to the outdoors from all rooms of the house to reinforce the indoor-outdoor relationship.

B.5.1 BUILDING, FORM, MASS, AND SCALE

Objectives:

- Create building forms that reflect the shape and drama of the mountain setting.

- Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.

- Utilize building offsets and projections to create strong shadow lines, textures, and scale.

- Ensure that buildings and improvements within distinct neighborhoods are connected and integrated into the overall resort.

EXAMPLE OF BUILDING FACADE

- Encourage designs that minimize shadows cast on outdoor gathering areas or residential buildings, especially in winter.

- Orient buildings to minimize the extent to which existing views are limited or blocked.

Standards and Guidelines:

Building forms are to be designed with three main components:

- *Foundation Walls* shall merge with the ground plane and be expressed as structural stone walls generally one story or less in height. The intent is to obscure the line of demarcation between structures and the ground plane.

- *Building Walls* should be expressed as horizontal wood or composite siding, stone structures, or textured and colored concrete and stucco.

- *Roof Forms*, which include slopes, gable ends, and dormers, should be the dominant element of the building and shall be designed to safely hold snow.

The massing of any building should respond to the size, setting and environmental characteristics of the site.

EXAMPLE OF FRACTIONAL CABIN

EXAMPLE OF FRACTIONAL CABIN COMMUNITY

B.5.1.1 VIEW CORRIDORS

Squaw Valley is located in a stunning mountain setting. Experiencing the mountain views is an important part of the guest experience at Squaw Valley. Buildings within the Plan Area shall be oriented to maximize viewsheds for guests within the Village and for pedestrians and vehicles approaching the project from Squaw Valley Road. Building heights and orientation shall be sensitive to the views of neighboring residences. Recreational amenities within the linear park should be situated to create opportunities for pedestrians to stop and appreciate the mountains. Snow King, elevation 7,550 feet, KT-22, elevation 8,200 feet, Squaw Peak, elevation 8,900 feet, and Tram Face, elevation 7,444 feet, are significantly above the Olympic Valley floor which has an elevation of only 6,200 feet. Maintaining view corridors and having a dense, lively Village Core are compatible and complimentary goals.

B.5.1.2 LOW AND MEDIUM INTENSITY DEVELOPMENT

The following general guidelines apply for all low and medium density buildings, including townhomes, condo-townhome hybrids, small condominium buildings, cabins, and smaller community buildings:

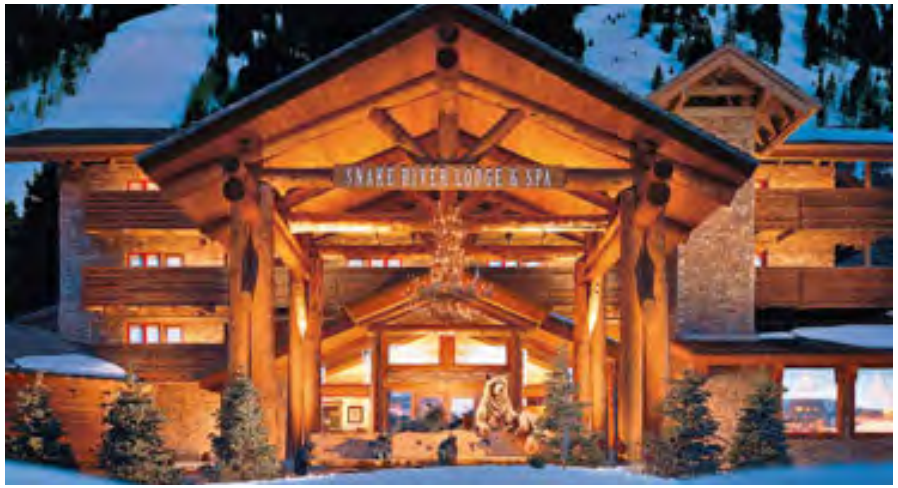
- Building masses should use simple, bold rectangular forms that are residential in scale. Townhome groupings should appear as collections of individual, distinctive homes.
- Variation of building exteriors should occur between townhome units or stacks of condominiums within the same neighborhood to avoid excessive repetition of building forms and to breakdown the scale.
- Shed roofs and other single story elements should be introduced to reduce the apparent height and mass of buildings.
- Facade and roof design variations should occur between units by introducing architectural elements, such as dormers, gables, balconies, and/or patios that vary from unit to unit.
- Building masses should be composed of clusters of building forms so that they appear to be a collection of individual structures and not rows and/or stacks of essentially identical "products".
- Building massing should be broken into a variety of volumes, reflective of interior spaces and uses.

B.5.1.3 HIGH INTENSITY DEVELOPMENT

The following general guidelines apply for all large scale buildings, including condominiums, condo hotels, and attractions:

- Larger scale buildings (buildings over four stories) should utilize a variety of forms, arranged in a hierarchy with one form clearly dominant. The dominant form of a building should generally be located towards the center of the building. Subordinate masses should step down on the sides to anchor buildings to the land and the surrounding Village.
- Accent features (architectural elements that add interest and relief to building elevations) should be incorporated in order

EXAMPLE OF HIGH INTENSITY DEVELOPMENT



EXAMPLE OF PORTE COCHERE

to create the sense that the building consists of a collection of building forms rather than one large unarticulated rectangular mass. Higher density buildings may incorporate the following techniques to create accent features:

- The use of full-height stacked balcony elements or other building projections to break up the perceived building length;
- The incorporation of building projections of various heights that are approximately the size of a bedroom, living room, or large alcove;
- Variations in building materials at entries, balconies, and other building projections.

- Porte cocheres, entry gables, shed roofs, balconies, and other single story elements should be introduced to reduce the apparent height and mass of buildings, and to provide shadow and texture.

B.5.1.4 EXCEPTIONS TO SETBACKS

Entry gables, porte cocheres, shed roofs, balconies, porches, chimneys, cornices, eaves, bay windows, landings, and other similar architectural features are allowed to project into setbacks no more than five feet. Any projection must not impede pedestrian safety and circulation or snow removal, and none are permitted into the public right of way or multipurpose easements.

B.5.2 BUILDING HEIGHT

Objectives:

- Incorporate varied Building Heights to reinforce the creation of a diverse and vibrant Village atmosphere and to preserve key views of surrounding mountain peaks
- Utilize Building Heights that maximize solar access for outdoor areas and the pedestrian network.
- Properly balance the use of building heights to reduce overall development footprints.
- All buildings are to comply with the Building Height criteria as specified for each Parcel in the Development Standards included in Appendix B.3. Refer to Appendix B Section B.2.2 for the Building Height definition.

EXAMPLE OF ROOFLINE WITH SNOW GUARD

B.5.3 ROOFS

Objectives:

- Primarily utilize simple, gabled roof forms.
- Express traditional roof structural systems.
- Use natural or natural appearing roof materials to help blend rooftops into the surrounding mountain setting.

EXAMPLE OF TIERED ROOFLINES

Standards and Guidelines:

- A visible hierarchy of roof forms shall be incorporated in the overall design of individual buildings as well as the overall "collection" of masses in an area. A dominant "primary" roof plane with "secondary" roof planes shall be established for all buildings.

- Roofs shall generally be simple gable and hip forms and are to avoid complex intersections and awkward pitches. Shed roofs may be used on porches, tiered and "secondary" roofs. Parapet roof forms are encouraged for maximum snow retention. Approved roof shapes are:

  - Gable;

  - Double gable;

  - Clipped gable;

  - Parapet;

  - Partial or full hip; and

  - Shed roof (to be used over porch element, dormers, or on Accessory Structures).

B.5.3.1 ROOF PITCH

- Roof pitches for dominant roof forms should be shallow enough to hold snow (maximum 6:12 pitch). Shed roof elements may utilize 2:12 to 6:12 pitches. 12:12 roof pitches are permissible for secondary or accent roof elements, decorative features, architectural pertinences, dormers, and towers. Flat roof sections are acceptable on "secondary" roof elements.

- Roofs should have overhangs that reduce glass reflectivity, improve the energy efficiency of buildings, offer protection at outdoor patios, decks, and terraces, and provide summer shade while still allowing for penetration of winter sunlight.

- Parapet roofs are acceptable and encouraged in roof design for buildings within the Plan Area. Parapet roofs shall be designed to hold a minimum of 750 psf of snow storage. Appropriate and sufficient drainage and snow melt systems shall be incorporated into the design of all parapet roof systems to minimize drippage and disturbance to pedestrian areas below.

B.5.3.2 ROOF MATERIALS

- Roof materials are to be Class A roofing materials. Approved roof materials are:

  - Composition shingle;

  - Classic rolled seam and other traditional metal; and

- Approved synthetic or other materials.

- Secondary roof materials may also include metals, such as:

  - Patinaed metal;

  - Painted metal;

  - Zinc/galvanized finish;

  - Copper; and

  - Oxidized or antiqued steel.

B.5.3.3 SNOW CONDITIONS

- Roofs may be designed with metal eaves to reduce damage from ice damming.

- Roof forms shall consider snow and rain shedding to maintain safety in areas adjacent to walkways, driveways, utilities, and other outdoor areas. Roof plans shall be designed in concert with site and landscape plans.

- The technical design of roofs, including ventilation detailing and insulation, shall consider the factor of severe snowfall, snow accumulation, and the potential for associated ice dams.

- Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.

- Snow guard braces and rails made of steel shall be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.

- In general, roofs shall be designed structurally and with shallow pitches, when possible, to retain the snow.

B.5.3.4 DORMERS

- Dormers may utilize gable, hipped, or shed roof styles.

- Dormers should be used to break up long ridgelines, add

EXAMPLE OF CHIMNEYS

architectural interest to shallow pitches and parapets, and are encouraged for daylighting opportunities as well as their aesthetic contributions to the building's architecture.

- Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions.

B.5.3.5 CHIMNEYS, FLUES, AND ROOF VENTS

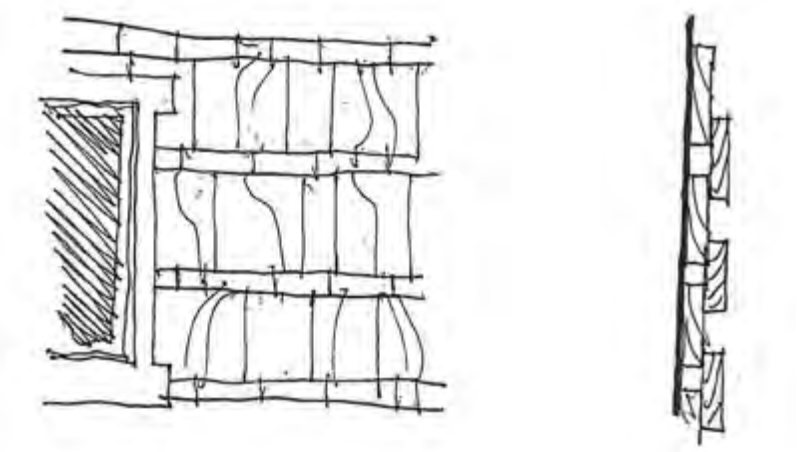
- Chimneys should be finished with stone or stucco material to match that used elsewhere on the building.
- Crafted detailing of stone or metal chimney caps and flues is encouraged.
- Large, non-decorative flues and vents (especially on high density buildings) should be consolidated and enclosed within chimney-like enclosures.
- Small flues such as plumbing vents may be exposed if painted to match the adjacent roof.

B.5.3.6 GUTTERS, DOWNSPOUTS, AND FLASHING

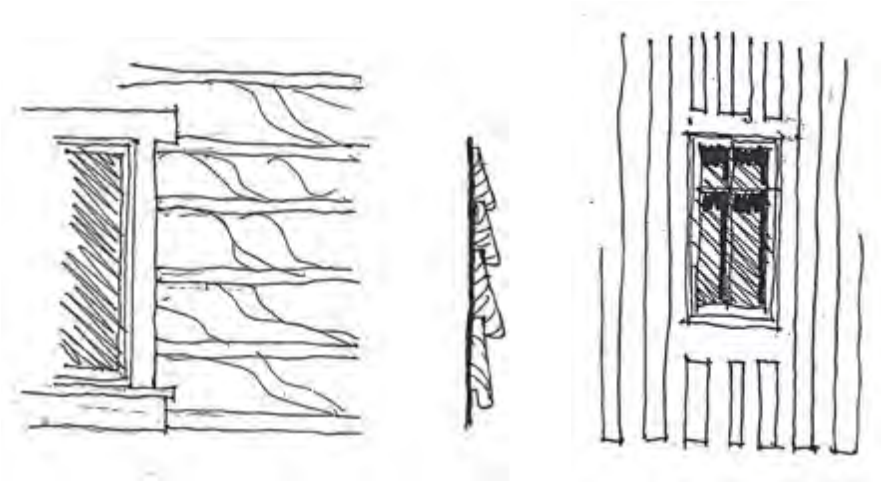
- The overall design and strategic placement of roof forms should be the primary method of managing and/or collecting water run-off and snow-shedding. Gutters and downspouts shall divert water from entries and outdoor rooms towards surface drainage.
- Gutters, downspouts, and flashing shall be fabricated from zinc, copper, or other durable materials with a galvanized or painted finish that will patina and/or weather to blend with adjacent walls and roofs.

B.5.3.7 SKYLIGHTS AND SATELLITE DISHES

- Skylights may provide energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights shall fit with the design and proportions of the building and roof forms.
- Exposed metal should be anodized or factory finished a dark color to match or accent surrounding roof materials.
- Skylights shall comply with the following Development Standards and Design Guidelines:
  - Skylights should be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted.
  - Glass may be clear, or stained leaded mullions for stained glass is encouraged.
  - Skylights should be located to minimize visibility from golf areas and adjacent sites and roadways.



EXAMPLE OF SHINGLES



EXAMPLE OF HORIZONTAL, VERTICAL AND BOARD AND BATTEN SIDING

- Satellite dishes shall be located to minimize their visibility and painted to match roofs and/or other adjacent building materials. Dish size should be minimized as much as possible.

B.5.4 EXTERIOR WALLS AND FINISHES

Objectives:

- Use materials, finishes, and colors that relate the buildings to the mountain setting and create a vibrant Village setting.

Standards and Guidelines:

- A variety of exterior wall types may be incorporated into building design. No more than four exterior wall treatments may be used on any one building.

- Where changes in wall material occur, there should be a clear break in the surface plane. Materials should be consistently applied to all sides of a building.

B.5.4.1 STONE WALLS (INCLUDING NATURAL APPEARING FAUX STONE, STUCCO, OR COLORED, TEXTURED CONCRETE)

- Stone used for exterior walls should appear indigenous to the region.

- Stone surfaces shall have a structural, dry-laid appearance. Walls should incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding

planes should be laid horizontally. Horizontal and vertical joints are to be frequently interrupted.

- Stone should turn corners and not be used only on one wall facade of a building.

- Large boulders may be integrated with foundation walls, especially at corners, in order to visually anchor buildings to the site.

B.5.4.2 WOOD OR WOOD SUBSTITUTES

- Appropriate wood siding treatments may include:

  - Shingles;

  - Board and battens;

  - Planks and timbers;

  - Horizontal or vertical siding; and

  - Fiber Cement (such as Hardiplank and Hardishingle) appropriately textured and colored to have a weathered and varied surface.

- A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame

EXAMPLE OF WINDOWS

EXAMPLE OF DECORATIVE GLAZING

should be sized to represent their true or apparent structural loading.

- Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.

- Utilizing reclaimed wood is encouraged to create an authentic rustic appearance.

- The use of wood and lumber certified by the Forest Stewardship Council (FSC) or similar sustainably harvested wood is encouraged.

B.5.5 EXTERIOR DOORS AND WINDOWS

Objectives:

- Utilize high performance windows and doors.

- Place windows and doors to take advantage of views and to emphasize the connection to the outdoors.

- Orient windows to maximize natural daylight and ventilation opportunities.

Standards and Guidelines:

- Window placement should respond to the setting to capture daylight, take advantage of prevailing breezes, and limit summer heat gain. Carefully placed window devices, such as clerestories, dormers, and skylights may increase daylighting opportunities. Operable windows should be incorporated to take advantage of ambient cooling effects from prevailing breezes in the summer.

- Doors shall avoid the danger of shedding snow by placing them under gable roofs or other protected roof areas.

- Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors.

- Individual windows and lites should be primarily rectangular in form, vertically oriented, and have larger, undivided panes surrounded by smaller, divided windows.

- Divided lites shall be authentic or simulated to appear authentic, using mullions to create or simulate true divided lites.

- Large expanses of glass may be used to capture views when set within a structural frame. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather, and minimize glare.

- Decorative glazing (stained glass, leaded glass, etc.) is encouraged in high impact areas.

- Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support.

- Windows and doors set within wood and shingle walls shall be trimmed on all sides.

- Appropriate window types include double-hung, casement and fixed windows.

- Windows and doors should be wood, vinyl clad, metal clad with a natural finish, or bronze anodized finish. Unfinished aluminum windows are not permitted.

- Energy Star windows or similar high performance solutions are required. These products reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.

B.5.6 ACCESSORY STRUCTURES AND GARAGES

Objectives:

- Integrate all accessory structures with the architectural vernacular of the main building.

Standards and Guidelines:

- All accessory structures (any building detached from the main building) should be subordinate to the main buildings and utilize the same or similar detailing and stylistic qualities.

- Garages, excluding parking structures, shall also abide by the following guidelines:

  - The face of the garage must be a minimum of 25 feet form the travel way.

  - Where possible garage entries should be screened from the street by grading driveway entries below the line of site, using vegetative screening, extending roof overhangs or building projections, incorporating side-loading garages where feasible, and/or reorienting doors.

  - Separate garage buildings should be subordinate to the main buildings and oriented facing away from the street frontage.

  - Garage doors should be recessed a minimum of 6 inches, as measured from the outside face of the wall.

B.5.7 COLOR

Objectives:

- Select field and accent colors that complement the Village mountain setting.

B.5.7.1 WALL COLOR

- Exterior walls shall be generally compatible with the colors of the natural landscape.

- Stucco and paint colors should be light to provide adequate contrast to other elements.

- Stone color should relate to existing rock outcroppings around the site. Bright, reflective stone such as white or buff limestone is not permitted.

- Wood may be treated or stained to let natural grains show through, but should be dark enough to recede into the surrounding forest landscape.

- Green Seal certified products and/or other similar products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

B.5.7.2 ROOF COLOR

- Roof colors should be shades of green, various shades of gray and/or brown and textured to blend the building into the mountain setting. Other earth tone colors are also permitted subject to compatibility with existing buildings and the natural environment

- When metal roofs with factory-applied finishes are specifically approved, metal finish colors should simulate natural roof colors.

B.5.7.3 DETAILS AND TRIM

- Trim and detail colors shall generally be subtle variations of colors found on the site, including trees, flowers, and other vegetation.

B.5.8 BUILDING MATERIALS SELECTION

Objectives:

- Increase indoor air quality by selecting materials with low levels of VOCs.

- Minimize consumption of resources by selecting recycled and salvaged materials, where feasible.

salomon
salomon
salomon

Standards and Guidelines:

One of the main goals in sustainable design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include the conventional benchmarks such as strength, cost, appearance, and suitability, as well as sustainable criteria such as environmental impact, durability, and toxicity.

- Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.

- Use building materials that may be recycled at the end of their useful life to the extent possible.

- Incorporate salvaged materials into building designs. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and decorative detailing salvaged from older buildings that can be refinished and/or remilled.

- Use building materials that minimize the emission of VOC's and other pollutants.

B.5.9 COMMERCIAL LEVEL DESIGN GUIDELINES

These design guidelines are specifically for the pedestrian plaza commercial floors of buildings located within the Village Core. They specifically apply to Lots 1, 3, 4, 8, and 9, but may be used for any other building within the Plan Area at the discretion of the building developer. Designing building architecture at a human

EXAMPLE OF COMMERCIAL LEVEL FACADE

EXAMPLE OF COMMERCIAL LEVEL FACADE

scale by emphasizing the first levels of a structure and focusing on creating attractive and friendly facades and storefronts create lively and enjoyable public spaces. Building architecture can also be used to highlight the different uses and commercial tenants within one building.

The commercial level, especially around the Ice Rink Plaza, shall have a different but complimentary architectural appearance to the upper resort-residential stories of the buildings. The first 20 vertical feet of a building are the most important for shaping the pedestrian experience in an area because people have immediate visual and spatial interaction with these facades. This section of buildings should be carefully designed with high quality materials and ample programming to sufficiently support the guest experience in the Village.

If the commercial level is one story, facades shall be 12 to 18 feet tall. If the commercial level is two stories, facades shall be 25 to 32 feet tall. Commercial spaces and individual buildings facades should be designed to have varying heights to avoid a homogenous appearance overall. Facades for individual retailers shall be at least 18 feet wide. There shall be no blank wall surfaces greater than 8 feet wide along Primary Pedestrian Corridors and Primary Gathering Spots, such as Passageways and Plazas respectively. Wall surfaces shall have architectural features and detailing, or programmatic elements that resort guests can interact with.

B.5.9.1 MATERIAL AND COLOR SELECTION

Material and color selection for commercial level facades shall be distinct from the rest of the building. Architectural details like canopies, rooflines, window frames, and doorways shall be styled in a unique manner relative to the rest of the building, but clearly fit with the structure as a whole. Different yet compatible materials and colors shall be used. Individual stores and restaurants, and the commercial level overall should appear to be their own distinct structures located at the base of the resort-residential building behind them. No same material or color shall be used on wall surfaces for greater than 40 consecutive linear feet.

B.5.9.2 FACADE TRANSPARENCY

Commercial facades shall be at least 65% transparent between 20 inches and 130 inches above the sidewalk. Windows, bay windows, lites (cut and prepared pieces of glass) arranged in decorative patterns, lites in doors, and other fenestrations may be employed to achieve this. Storefronts that are clearly visible to pedestrians walking by are more inviting to guests and make public spaces feel larger and more open.

B.5.9.3 ENTRANCES AND EXITS

There shall be one entryway per facade of each commercial establishment. Secondary facades that are less than 30 feet wide are not required to have entryways, if it is compliant with building safety codes. Commercial establishments with three facades shall have entryways on at least two of the facades. A third entryway may be added at the discretion of the tenant. Entrances to food and beverage retailers, such as restaurants and bars, shall have double-doors measuring at least 70” wide at entryways. All other doorways shall be at least 40” wide. Entrances and exits shall be clearly visible to pedestrians and shall not be located behind walls or significantly screened by vegetation. The design of doorways and the commercial

establishment facades shall make entryways the focal point. All establishments shall be designed in accordance with all applicable building and safety codes.

B.5.9.4 SETBACKS AND ROOFLINES

The clearest way to differentiate ground floor retail and restaurants from the resort-residential floors above is to have the commercial facades jut out beyond the rest of the building envelope. Whenever possible, facades on the commercial plaza level should protrude four to twelve feet in front of the upper stories' exterior walls. Rooflines, gables, trellises, canopies, awnings, and other comparable architectural features and ornamentation may be used to further emphasis the visual separation of the commercial level and the resort-residential levels above. Any such architectural features shall not protrude more than five feet from the commercial establishments' façade. Porticos and awnings over the entryways to the resort-residential hotels and condo-hotels shall protrude no more than ten feet in front of the building façade.

B.5.10 MECHANICAL SYSTEMS AND ENERGY EFFICIENT BUILDING ENVELOPES

Objectives:

- Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.
- Utilize efficient indoor lighting products and appliances.
- Employ renewable energy sources.

Standards and Guidelines:

Designing buildings to reduce reliance on mechanical intervention for the maintenance of physical comfort levels is recommended. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural shading devices. Such designs will reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading. While designing and building on the site, the incorporation of the following sustainable design principles is encouraged.

- Provide a high level of individual occupant control for thermal, ventilation, and lighting systems. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.
- Design a building's orientation, massing, and window layout to maximize effective daylighting and reduce the building energy requirements without increasing glare and/or electric lighting loads that offset glare. The selection and extent of window glazing should vary depending on the criteria required by the window's location including solar heat gain, energy performance, daylighting, views, and glare factors. Exterior sun controls, including porches, overhangs, trellises, balconies, and shutters may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.
- Utilizing higher efficiency heating and cooling equipment is required to lower operation costs.

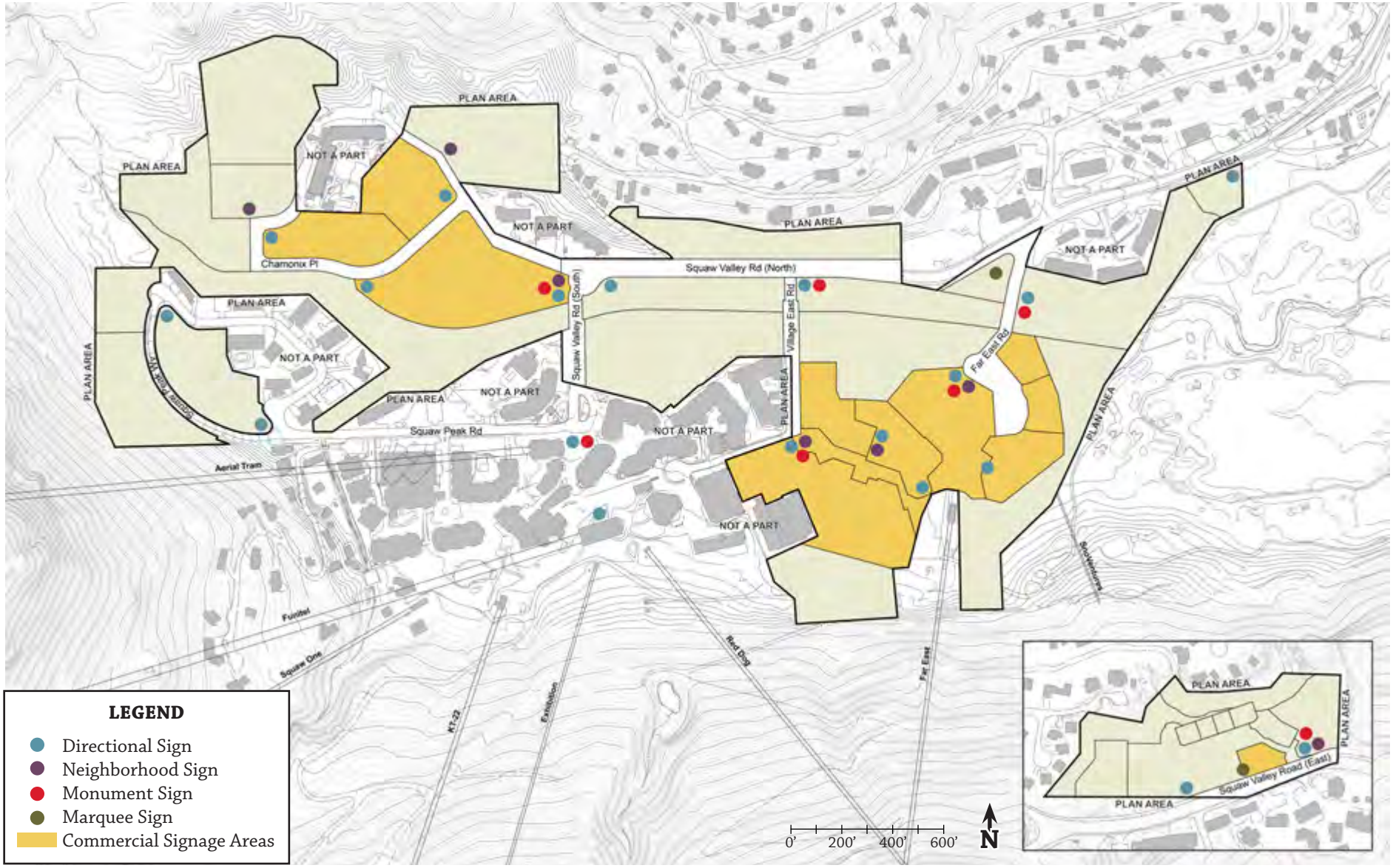


FIGURE B.30– SIGNAGE PLAN

Note: The signage plan depicted above is one conceptual possibility of the overall signage program layout. Lots where commercial signage is permitted may have signs for commercial, retail, food and beverage, and similar establishments per the regulations outlined in Section B.7 Master Signage Plan. Lots where commercial signage is not permitted may have Directional, Neighborhood, Monument, and Marquee signs per the regulation in Section B.7 Master Signage Plan.

- When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.

- The use of Energy Star or other similar rating system appliances is required to produce less heat than traditional options.

B.6 ART

Any outdoor art, paintings, sculptures, or solely decorative elements located within the Plan Area must be approved by the Village Design Board. All art, artistry, and decorative elements shall be placed appropriately and in accordance with pedestrian and vehicular circulation and safety standards. It shall have a visual appearance that is complimentary to its surroundings and to the project overall.

B.7 MASTER SIGNAGE PLAN

B.7.1 GUIDING PRINCIPLES

Signage plays several important roles in The Village experience from enhancing the quality of the built environment to providing wayfinding information, identifying commercial services and insuring the safety of visitors and residents. The main goal of the Master Signage Plan is to provide a coordinated direction for community and commercial signage that communicates information in a visually pleasing manner consistent with the Olympic Valley setting.

The Master Signage Plan is intended to provide for visual consistency among sign types throughout the Specific Plan area. Refer to Figure B.31 for proposed signage placement. All signage, permanent or temporary, must be reviewed and approved by the Village Design Board prior to submittal to local governing agencies for review and permitting. Where the intent of these guidelines is found to be unclear, the Village Design Board shall interpret and make a decision for clarification subject to the local agency review and approval. Photos and/or drawings included in this document are shown as examples only.

All signs are to relate to the mountain setting. Signs are to use unadorned, simple, and refined forms and details and materials that are respectful of the past and at the same time reflective of contemporary design aesthetics.

Signs are to be in scale with adjoining roadways, trails, and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape.

Signs should be designed and located to enhance the pedestrian experience and de-emphasizes the importance of the automobile. Sign designs and graphics are to complement the cultural, historical and environmental setting.

Signs shall be visible and legible. They shall be placed so that they are easily seen from vehicular and pedestrian thoroughfares. They shall use clear, readable type faces, and colors as appropriate, for all sign text. Where necessary for nighttime viewing, signs shall

be adequately lit with fixtures that support sign and overall design objectives.

B.7.2 GENERAL SIGN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

All signs within the Plan Area shall be designed to satisfy the following Development Standards and Design Guidelines and applicable provisions of the Squaw Valley General Plan and Land Use Ordinance.

- Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurements.
- Surrounding landscaping should be maintained to allow for visibility and to enhance the sign face and structure. Plantings surrounding the sign should help blend the sign with the landscape setting.
- Signage shall be reviewed for compliance with the signage Development Standards and Design Guidelines described in this section.
- Signs shall be constructed of high quality, durable, and long lasting materials.
- Illumination of signs shall comply with applicable lighting Development Standards and Design Guidelines within this document.
- Any lighted sign shall be illuminated only by continuous and stationary light sources. If the light sources are external to the sign or are otherwise physically detached from the sign, they shall be directed at the sign so that only the sign face is illuminated.
- Lettering on signs shall be proportional to the sign and shall be in a font and style that is consistent with project signage throughout the Plan Area. All materials are to be non-reflective. This standard does not apply to street signage.
- The location of any sign or entrance structure shall be located such that there is no interference with driver sight distance. Signs shall not be located within the public right-of-way.
- If/when multiple signs are in the same location or very close proximity to each other, they may be designed together, merged into one 'cumulative' sign, or otherwise more efficiently and aesthetically designed, placed, or grouped together.
- All materials should be selected to be complimentary to the mountain environment and the character of The Village while durable enough to withstand the wide range of climatic conditions of Squaw Valley.
- Snow depth and access for snow removal equipment must be considered in all sign locations.
- All signage design must meet applicable code restrictions.

- Illuminated signs and lettering are allowed per the discretion of the Village Design Board.

- Individual commercial establishments are allowed two signs per façade. Each sign shall abide by its specific Design Guidelines and maximum square footage limitations. Window signage and decoration may be additionally permitted at the discretion of the Village Design Board.

- Signs may be located in parcel setbacks, provided that they do not impede pedestrian or vehicular circulation.

EXAMPLE OF NEIGHBORHOOD SIGN

B.7.2.1 APPROVED MATERIALS AND COLORS

- Commercial signs are to be constructed predominately of natural, wood, and metal materials.

- Approved materials include carved and/or painted wood with iron accents and iron/metal signs with a handcrafted appearance. Signs with highly reflective material or made of plastic are not permitted. Neon and illuminated letters are subject to case by case approval.

B.7.2.2 DESIGN AND FONT TYPE

- Signs are to use designs and letter fonts that reflect the Sierra Nevada mountain aesthetic and historical traditions.

- The use of "non-square", relief, pictographic, and statuary (three-dimensional) signs is appropriate.

- Signs shall blend natural textures and materials, such as wood with iron, and use symbols, images, and/or three-dimensional carvings to portray the nature of the business and/or service advertised.

- Contemporary interpretations of traditional sign designs that draw from historical details are encouraged.

- Lettering shall be proportional to the sign dimensions and to the store front, building façade, or entryway it is located on.

B.7.3 NEIGHBORHOOD SIGNS

Neighborhood signs may be used to identify neighborhoods in the Village. Neighborhood signs shall be consistent with the overall design theme of the Village, while relating to the character of each neighborhood. In general, neighborhood signs shall be understated and shall be sized to be smaller than Monument signs. General neighborhood signage Development Standards and Design Guidelines are described below:

- Neighborhood signs may be located at the entrance to neighborhoods. There may be multiple signs for one neighborhood per the discretion of the Village Design Board.

- Landscaping shall be incorporated at the base of the sign to blend the signage into the landscape.

EXAMPLE OF MONUMENT SIGN

- Neighborhood signage should be constructed predominately with stone bases, wood faces, metal and/or stone accents.

- Pedestrian and vehicular sightlines shall be considered in locating signage.

- Neighborhood signs shall not be more than 8 feet tall and 10 feet wide.

- Sign face area shall not exceed 40 square feet.

B.7.4 MONUMENT SIGNS

The purpose of monument signs is to identify specific access points to the project and within the project. Monument signage shall comply with the following Development Standards and Design Guidelines:

- Monument signage shall be located to identify the primary arrival points to the ski mountain and Village area. Monument signage shall not be used to identify resort-residential neighborhoods.

- The size of the sign shall be in scale to the surrounding landscape and/or adjoining road.

- Monument signage shall be constructed of a combination of wood, colored, textured concrete, corten steel, iron, and/or indigenous stone treatments.

- All finishes shall be non-reflective.
- The sign structure must be located to integrate the structure with the surrounding natural and enhanced landscape.
- Monument signs shall not be more than 12 feet tall and 15 feet wide.
- Sign area shall not exceed 60 square feet.

B.7.5 MARQUEE SIGN

The purpose of marquee signs is to establish a welcoming entry point to the Plan Area and enhance the sense of arrival to the Village. It is intended solely to identify the project and signify to day skiers and resort guests that they have entered Squaw Valley.

- No more than two marquee signs may be built within the Plan Area.
- Marquee signs shall integrate lighting and landscaping into their design.
- Signs shall not be more than 15 feet tall and 20 feet wide.
- Sign area shall not exceed 300 square feet.

B.7.6 COMMERCIAL SIGNAGE

B.7.6.1 SIGN TYPES

Commercial signs may be located only within the property boundaries of the business which they advertise. The following sign types are permitted for display:

- Awning - Signs or lettering affixed to or painted on an awning or canopy. The signage must be on the vertical section of the awning or canopy. Awnings and canopies shall be made of durable, weather-resistant materials and fabrics. Awnings and canopies shall designed to funnel water and runoff away from doorways and entryways. Awning signs shall not exceed 25 square feet.
- Banner – Any temporary sign made of fabric or another non-rigid material with no enclosing framework. Banners are not permitted as permanent signage.
    - Banners or bunting attached to poles and light poles displayed vertically may not exceed three feet wide by ffive feet tall, and may not be more than twelve square feet. The lowest point of the banner or bunting must be at least seven feet above the ground.
    - Banners hung over passageways, paths, and other pedestrian thoroughfares must be at least 10 feet off the ground and be less than 50 square feet.

EXAMPLE OF PROJECTING SIGN

EXAMPLE OF WINDOW SIGNS

- Customer Courtesy – Customer courtesy signs are small informational commercial signs, identifying operational information such as store hours, phone number, address, and credit card acceptance policies. All customer courtesy signage shall be no more than one square foot. Customer courtesy signs do not count towards total allowed signage area.

- Freestanding - Signs that are supported from the ground by some structural element, such as columns, poles or braces, or by the sign itself and is not in any way connected to any part of the building.

  - Freestanding signs are only permitted when set in an adequately-sized landscape area that does not impede or obstruct the pedestrian corridor (minimum four feet of pedestrian clearance).

  - Freestanding signs shall not to exceed six feet six inches in height as measured from ground level.

  - Freestanding signs shall incorporate landscaping when their placement accommodates plantings.

- Menu Box - Any sign that is enclosed in a case to exhibit a menu or a menu posted flat against the interior of a window. There shall be a maximum of one menu box per entrance. Menu boxes shall be no more than 18 inches wide and 24 inches tall, and have a maximum area of 3 square feet. Menu boxes do not count towards total allowed signage area.

- Projecting/Hanging - Signs that project from, and are supported by, the wall of a building or structure (excluding wall signs). Projecting/hanging signs are the preferred sign type.
    - Projecting/hanging signs are not to extend more than five feet out from a building wall.
    - Projecting/hanging signs are generally not to exceed twelve inches in thickness.
    - Projecting/hanging signs are not to extend above the eave line of one-story buildings or above the finished floor of the second story. The bottom of hanging signs are to be located a minimum of eight (8) feet above finished grade.
    - Projecting/hanging signs shall be no more than 10 square feet on any one façade, prior to any area reduction calculations.
    - Projecting/hanging signs shall not be placed over doorways or entryways. They shall be no closer than one foot to the left or right of the doorway or entryway
- Umbrellas - Commercial establishments with private outdoor terraces, patios, or decks shall be permitted to have their name and logo printed on shade umbrellas. Umbrellas shall not have the name, slogan, logo, representation, or icons of any other commercial establishment, brand, sponsor, or partner.
- Wall - Signs affixed to or erected flush with a building or structure so that the text and/or image of the sign is displayed in a plane parallel to the wall or structure. Individual, cut and/or raised lettering attached to walls are likewise considered wall signs.
    - Wall signs identifying buildings and building entrances shall not have lettering exceeding 24 inches tall. They may not be more than 75% of the width of the doorway or entryway over which they are placed.
    - Wall signs marking entrances and exits to parking structures shall be located at each vehicular entrance and exit of every parking structure. Lettering shall not exceed 24 inches tall. They may not be more than 75% of the width of the driveway or entryway over which they are placed.
    - Wall signs not over a doorway or entryway, or located on the second floor of a building, shall be no more than 10 square feet.
- Window Sign - A sign that is attached or painted onto a window, stickers or decals permanently affixed to a window, or a sign that is displayed inside a building against or immediately adjacent to a window so that it is easily readable from outside the building.
    - Only one window sign is permitted per window unless otherwise approved by the Design Review Committee and the Village Design Board.

- Window signs cannot be larger than four square feet.

B.7.6.2 SIGN AREA

The maximum sign area is based on the lineal footage of each storefront. The maximum area of signs is as follows:

- The maximum square footage of sign area allotted any store or restaurant is equal to 100% of the total linear feet of the store front:
  - Total area = (linear feet of store frontage) x 1.0.
  - For example, a storefront of 25 feet in length may have a total of 25 square feet of signage. (25 sf = 25 ft x 1.0)
- Only one side of double-faced signs is to be counted against the maximum square footage provided the two faces are parallel and mounted flush with each other.
- Only 85% of the surface area of a wood relief sign, or of a wall or awning sign with wood cut lettering, is to be counted against the maximum square footage.
- Temporary painted, lacquered, or sticker window displays shall be up for no more than 45 days, and shall be equal to or less than 75% of the allowable sign area per any individual commercial establishment.
- The square footage of lettering painted on or otherwise applied directly to a wall, window, and/or awning is to be measured as the area of the perimeter formed by the words and/or phrases in whole and is to be included in the maximum allowable area.
- Any structural element supporting a sign is not to be included in the maximum square footage.
- All signs, regardless of maximum area allowed, must be appropriately scaled to surrounding buildings, streets, and pedestrian areas.

B.7.6.3 SIGN ILLUMINATION

Exterior lighting is to provide a subtle "glow" and be minimal enough to preserve the nighttime sky at Squaw Valley. Sign illumination is to be designed together with the exterior building and store window lighting so that all commercial lighting combines to create a warm, indirect, subdued light that encourages nighttime pedestrian activity.

- All lighting is to be shielded and directed downward, reflecting directly off the sign. Light bulbs and/or tubes should not be visible to passing vehicle and/or pedestrian traffic, except when lettering is specifically approved by the Design Review Committee and the Village Design Board.
- The intensity of lighting shall not exceed that necessary to make the sign visible to vehicle and/or pedestrian traffic along the nearest street or pedestrian corridor.

EXAMPLE OF STREET SIGN

EXAMPLE OF WAY-FINDING SIGN

EXAMPLE OF DIRECTORY

- Sign illumination shall not cast any significant light directly onto the street or pedestrian corridor.

- All light fixtures, conduit, and shielding shall use simple design details and natural, handcrafted finishes. Colors and materials shall be consistent with those used on the sign itself.

- Illuminated signs shall not be directed toward any residential, resort-residential, or lodging living space.

- Low intensity light sources shall be used and translucent or frosted glass lenses are preferable. The color of light is to be "warm", similar to that of daylight, rather than "blue" light. Sources shall be color corrected to achieve this result. The use of incandescent lighting is to be avoided because of its inefficient energy use.

B.7.7 DIRECTIONAL AND STREET SIGNAGE

Directional signage assists in navigation through the Plan Area and in locating community features such as amenities, ski facilities, and natural features. Directional signs shall be located near major intersections or decision points along vehicular streets or pedestrian ways. The following Development Standards and Design Guidelines shall apply:

- The size of the sign shall be adapted to its location and use, using larger directional signs for vehicular uses and smaller signs for pedestrian settings.

- Directional signage shall be constructed predominately of wood and metal.

- The signage shall not be located where it will impair visibility for passing motorists, pedestrians, or cyclists.

- Signage should not include more than four directional location listings.

- Landscaping shall be incorporated at the base of the sign to blend the sign into the natural landscape.

- Signs over pedestrian throughways shall be at least 8 feet tall, and signs in or near vehicular streets shall be at least 10 feet tall.

- Directories shall be placed throughout the Plan Area. They are multi-sided signs displaying maps, legends, and contextual directions of the Village, and surrounding neighborhoods if applicable. Directories are central to pedestrian wayfinding and one shall be located in each plaza, as well as any other major pedestrian thoroughfares or entry points. Directories shall be clearly legible graphically and textually, and shall incorporate lighting.

  - Directories shall not exceed 10 feet in height. Each façade shall not exceed 5 feet in width and be no more than 20 square feet. Spines, directory vanes, or architectural appurtenances are not considered a portion of the height.

- Base support and mounting shall not count into the signage area, at the discretion of the Village Design Board.

- Directions may be expressed through individual pieces of metal, wood, or appropriate material for each destination being identified, or with single panels of metal, wood, or appropriate material identifying multiple destinations that are in the same direction.

- A combination of lettering, icons, and arrows may be used to identify destinations and directions. Signs must be clearly legible in daylight and use appropriate reflective materials or lighting to be clear and legible at night. Lettering shall be at least three inches tall.

EXAMPLE OF STOP SIGN

- Directional signage may be attached to light posts.

- Directional signs solely serving vehicular streets shall comply with the following Development Standards and Design Guidelines:

  - Street signs shall identify the names of the streets and other circulation corridors within the Plan Area.

  - Poles may be treated wood or metal, or painted a color to match the other site signage to be used throughout the project.

B.7.8 REGULATORY SIGNS

Signs required to regulate safety aspects such as street speed limits and other advisory traffic signs shall be consistent with Placer County and State of California motor vehicular sign Standards. Regulatory signs may include speed limit signs, street signs, access signs, and parking signs. Enhancements to post/support materials and sign backing are required.

B.7.9 TRAIL SIGNS

Trail signs shall comply with the following Development Standards and Design Guidelines:

- Carved, incised, or burned lettering is encouraged.

- Trail signs shall be constructed of wood and/or metal and should have a handcrafted appearance.
- Trail signs should be simple with hand-hewn weathered character.
- Trailhead signs should meet user needs while allowing the setting to dominate.
- Permitted trail signs types include:
  - Single post and cross arm signs;
  - Single post and bracket signs;
  - Single post and suspended signs;
  - Two post signs;
  - Two post suspended signs;
  - Low horizontal signs; and
  - Tree mounted signs.

B.7.10 TEMPORARY SIGNS

Temporary signs for marketing, leasing, real estate sales, and community identities are permitted consistent with Section 17.54.170 of the Placer County Zoning Ordinance. All temporary signage must be approved by the Village Design Board. In addition, the following Development Standards and Design Guidelines shall apply:

- Signs shall be not taller than five feet six inches in height and not wider than six feet, excluding banners.
- Signs shall be less than 16 square feet in area and shall not be displayed for a period longer than 45 days.

EXAMPLE OF TEMPORARY WINDOW SIGN

- Sign area shall not exceed 75% of the allowable sign area per any individual commercial establishment.
- Signs shall reflect a relative degree of quality and permanence.
- Signs shall be displayed for no more than 45 days. When a sign is taken down it cannot be displayed again for at least 30 days.
- Signs for open houses may only be displayed the day of the open house.

EXAMPLE OF EVENT SIGN

B.7.10.1 EVENT SIGNS

Signage for special events may include mobile signs, illuminated signs, and A-frame signs per approval by the Village Design Board.

B.7.11 PROHIBITED SIGNS

The following signs are prohibited from permanent installation, but may be used for temporary seasonal or event specific purposes. Prohibited signs include, but are not limited to, the following:

- Billboards or any large signs that change regularly; and
- Inflatable signs, icons or logos.

The following signs are prohibited from permanent installation, and shall not be used for temporary seasonal or event specific purposes. Prohibited signs include, but are not limited to, the following:

- Animated, flashing or moving signs;
- Signs with exposed fluorescent lighting;
- Unsafe or inadequately maintained signs;
- For Sale signs;

- Political signs;
- 'Going out of Business' signs;
- Handbills, postering, and hand distribution of signs;
- Signs with video, projected or electronically animated text and visual images and messages; and
- Signs with rotating or motor controlled animation.

B.8 MASTER LIGHTING PLAN

B.8.1 GUIDING PRINCIPLES

In the Sierra Nevadas, the experience of natural darkness at night and seeing the stars above is possible on cloudless evenings due to the clear mountain air and the lack of light pollution. Preservation of this resource not only benefits visitors and residents alike but also the region's wildlife. The Specific Plan regulates both the type and quantity of outdoor light sources, requiring lamps to be shielded and low glare to minimize ambient light and 'light trespass'.

The following principles regarding lighting have been identified:

- Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment on the Plan Area with minimum "light trespass" effects to the night sky.
- Protect and maintain the nighttime visual environment and the night sky by minimizing glare and excess or misdirected lighting.

The intent is to design a lighting system that maintains public safety and security while curtailing to the extent feasible the degradation of the nighttime visual environment via limiting evening light radiation and/or light spill.

Objectives:

- Maintain the dark nighttime sky and reduce impacts to wildlife.
- Reduce the energy demand of outdoor lighting.

EXAMPLE OF WALL SCONCE

- Establish a warm, inviting character.

Standards and Guidelines:

- Exterior lighting should be kept to an absolute minimum as required for safety and address identification at entrances, driveways, and buildings.

- Exterior light fixtures shall have downward-facing, horizontal cut-off features to hide the light source. Lighting shall be shielded to minimize glare and directed to minimize light spill to adjacent open space areas.

- Light fixtures shall utilize energy conserving lamps with lamp accessories for creating warm-toned lighting that accurately renders true color. Lights that emit harsh, glaring white light are not allowed.

- Free standing light fixture designs shall complement adjacent architecture.

- Light fixtures on buildings shall be designed consistent with the architectural character of said building.

B.8.2 GENERAL LIGHTING STANDARDS

- Focus all exterior lighting (with possible exception of landscape lighting) in a downward direction. If signs, natural, or architectural features need illumination, light will be predominantly focused downwards. Orient and locate exterior fixtures to focus light inward to minimize light encroachment onto neighboring residences.

- Incorporate pedestrian lighting into landscape design along major pedestrian paths at appropriate intervals.

- All lighting shall be installed in such a manner to reduce the effect of ambient lighting, light trespass, and light pollution. All lighting fixtures shall be of appropriate scale and intensity for the use intended.

- Carefully direct exterior lighting to illuminate only the area needed for safety and security.

- Select the lowest possible lighting levels which should not exceed the recommended practice levels.

- Lighting uniformity at pedestrian areas will be encouraged to provide safety and security lighting. All lighted areas should be within a 10:1 maximum to minimum lighting level ratio.

- Prohibit reflective surfaces below lighting.

- Use the minimum fixture height necessary to accomplish the desired objective. Pole-mounted luminaries should be mounted at heights suitable for the intended lighting purpose. Roadway or parking lot light Development Standards should be only as high as required to accomplish the necessary

EXAMPLE OF PEDESTRIAN AREA LIGHTING

EXAMPLE OF LIGHTING BOLLARD

illumination while being in scale with the surrounding landscape and structures. Light fixtures should stay clear of snow storage areas.

- Encourage solar powered low voltage lighting, where feasible.

- Low-level lighting is encouraged for building, passageways, paths, and street identification numbers consistent with emergency response requirements.

B.8.3 LIGHTING ATMOSPHERE ZONES

B.8.3.1 PRIMARY PEDESTRIAN AREAS

Primary pedestrian areas are heavily trafficked and need ample illumination to maintain safe conditions for guests and support the commercial enterprises. Lighting in primary pedestrian areas shall be warm and inviting. It shall be sufficiently bright to illuminate the entire pedestrian area and maintain pedestrian safety 24 hours a day without having excessive light spillage that impacts adjacent resort-residential units or views of stars in the night sky. Street lamps, bollards, and outdoor wall sconces shall be the main light sources for primary pedestrian areas. Landscape lighting may be used as a secondary light source. Lighting shall have a consistent and even glow throughout the primary pedestrian areas while minimizing dark spots or corners.

B.8.3.2 PEDESTRIAN PATHS

Paths are not as heavily trafficked as primary pedestrian corridors, lack commercial businesses and programming, and are primarily

EXAMPLE OF PARKING LOT LIGHTING POLE

EXAMPLE OF PARKING LOT PERIMETER LIGHTING

used for circulation through lower density areas. Secondary paths shall have subtle lighting, sufficient enough only to illuminate the immediate pathway. They do not require significant ambient lighting, especially paths within the Village Neighborhood or that go through V-FR and V-CP areas. Lights may be further apart and not as bright as in primary pedestrian areas. Landscaping light posts and bollards that are no more than 4 feet tall shall be used to illuminate paths. More active pedestrian areas in parks and other recreational areas may require more conventional illumination.

B.8.3.3 SERVICE AREAS

Service areas are where utilities, dumpsters, and exterior "back of house" operations for commercial enterprises occur. Utilities, dumpsters, and other resort operation support use areas shall not be lit at night unless employees are working there. The objective of lighting service areas is to enable workers to see what they are doing and keep them safe. The lighting needs to be sufficiently bright for work to safely occur, but not spill into any adjacent properties or residential units. There shall be an accessible on-off switch for service area lighting so that it can be turned off when employees are done working. The lighting in service areas shall be on for as little time as resort and commercial operations allows. Wall lights and sconces shall be primary used to illuminate service areas.

B.8.3.4 PARKING LOTS

Parking lots may require available lighting 24 hours per day to allow for safe driving conditions and for pedestrians to safely navigate through the parking areas. The central vehicular and pedestrian avenues through the parking lots, the entrances and exits, and any stairwells or elevators shall be lit. Lighting shall be bright enough

to illuminate the major accessways to any vehicle or person within the parking lots, but shall not materially interfere with views of the night sky to guests in adjacent residences. The entire parking lot is not required to be lit, darker areas and reasonable gaps in lighting are permissible. Taller light poles shall be the primary form of lighting used. Low spill lighting fixtures should be used.

B.8.4 STREET AND PEDESTRIAN WAY LIGHTING

In general, street lighting is to be kept to the minimum while still providing public safety and retaining the mountain village character of the area.

- Streetlights shall be provided and installed to the satisfaction of the Department of Public Works (DPW). In general, street lighting shall illuminate necessary intersections for public safety but shall not utilize formal patterns with regular spaced lights along roads.

- Full cut-off luminaries (fixtures) shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall not be used in roadway luminaries. Only full cut-off light luminaries with flat lenses or other recessed and shielded design shall be permitted.

- Streetlights, as well as other lights in public areas, shall be of a simple design and consistent in color and style with the surrounding architecture.

EXAMPLE OF STREET LIGHTING

- Streetlights lighting vehicular and pedestrian accessways and for safety purposed may be no more than 30 feet tall.

- Street lights within the Village Commercial - Core may be no more than 20 feet tall.

- In resort-residential areas, lighting shall be installed at roadway intersections as needed. Reflective devices shall be used as an alternative to lighting areas such as roadway curves.

B.8.5 VILLAGE COMMERCIAL - CORE LIGHTING

In addition to the general Development Standards and Design Guidelines in Section B.8.2 the following Development Standards apply to the Village Commercial-Core areas. The main principle in these areas is to design storefronts and associated mixed-use areas so that indirect light from storefronts creates a subtle "glow" for pedestrian areas.

- High-pressure sodium lights or similar technologies shall be used for parking lot lighting as needed. High-pressure sodium is preferred for buildings and pedestrian lighting while other technologies such as fluorescent may be employed to minimize lighting levels in other areas.

- Landscape accent lighting should be controlled. If used to highlight prominent features, special plantings, and pathways, only the minimal light levels necessary shall be employed. Light sources should be concealed so as not to distract form the actual object that is being illuminated.

- Architectural lighting from indirect or hidden sources may be used for wall washing and overhead down lighting.

B.8.6 PROHIBITED LIGHTING

- The following lighting types are prohibited, unless explicitly approved by the Placer County Planning Director:

  - Quartz;

  - Mercury vapor;

  - Laser light or similar high intensity light for advertising or entertainment;

  - Searchlights;

  - Glass tubes filled with neon (except for backlighting);

  - Metal halide lighting; and

- Motion sensor activated lights.

B.8.7 EXEMPTIONS

- The following lighting is exempt from the Specific Plan regulations because they are governed by other lighting safety regulations:

  - Lighting in swimming pools and other water features governed by Article 6080 of the National Electrical Code.

  - Exit signs and other illumination required by building codes.

  - Lighting for stairs and ramps, as required by building codes.

C APPROVED PLANT LIST

The Approved Plant List includes both species that are native to the site and region and non-native species that are well-adapted to the alpine mountain environment. The use of native plants is emphasized in all contexts, as are drought and cold-tolerant plant species. In general, native plants are to be used primarily in the areas of the site adjacent to existing natural vegetation areas, and exclusively when adjacent to areas where native plant populations are to be re-established, such as the Squaw Creek corridor. This approach will provide a seamless visual transition into the scenic alpine open space areas surrounding the project. Adapted, more "ornamental" species may be used to enhance the development areas within the Village.

Designations of the planting areas corresponds to the Open Space Plan as follows:

LANDSCAPE CORRIDORS AND BUFFERS

These areas function as visual screens and open spaces within and between development areas, and also serve as direct connections to the natural areas surrounding the project. Plantings of this category would occur in some Primary and Secondary Pedestrian corridors, as well as in all Landscape Corridors and Buffers. Planting species in these areas are to be primarily native, but may be supplemented by well-adapted, non-invasive species.

DEVELOPMENT AREAS

Within the Development Areas, plantings should be used to enhance the experience and environment of the built fabric and to provide a visual connection to the mountain setting beyond. Plantings in these areas are to be primarily native, but may be enhanced with more ornamental species that are adapted to the high-altitude environment of cold winters and dry summers.

SQUAW CREEK CONSERVATION AREAS

Landscape zones adjacent to, or within, critical conservation areas such as the Squaw Creek Corridor would be planted with an exclusively native species palette, with the goal of promoting the successful re-establishment and continuity of the native plant population in these environmentally sensitive areas.

Also included are seed mixes for re-establishment of grasses, perennials, and shrubs on disturbed areas, with mix adjustments appropriate to the site condition.

The Approved Plant List, Approved Seed List, and Washoe Cultural Plant List will be reviewed on a regular basis in conjunction with a Prohibited Plant list to maintain the integrity of the project landscape and its surroundings.

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Trees				
Acer circinatum	Vine Maple	•	•	•
Acer ginnala	Amur Maple[1 2]		•	
Acer grandidentatum	Rocky Mt. Maple[2]		•	
Alnus incana ssp. tenuifolia	Mountain Alder[1 2]	•		•
Betula occidentalis 'Fontinalis'	Water Birch[1 2]	•	•	•
Picea pungens	Colorado Spruce		•	
Pinus contorta ssp. murrayanna	Lodgepole Pine	•		
Pinus jeffreyi	Jeffrey Pine	•	•	
Pinus ponderosa	Ponderosa Pine	•	•	
Populus tremuloidies	Quaking Aspen	•	•	•
Prunus cistena	Purple Sand Cherry		•	
Prunus sp. (Shupert)	Cherry		•	
Prunus spp.	Crabapple/Apple		•	
Prunus virginiana	Chokecherry[1 2]	•	•	•
Salix scouleriana	Scouler's Willow[1 2]	•	•	•
Sorbus aucuparia	Mountain Ash		•	
Shrubs				
Amelanchier alnifolia	Serviceberry	•	•	
Amelanchier utahensis	Serviceberry	•	•	

TABLE C.1– APPROVED PLANT LIST

Note: (1) Grow as mutli-stem only, not as a single trunk. (2) Cluster these species in large groupings.

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Artemisia tridentata ssp vaseyana	Mountain Sagebrush	•		
Chrysothamus nauseous	Rabbit Brush	•	•	
Cornus sericea	Red Twig Dogwood		•	
Cornus sericea 'Flaviramea'	Yellow-Twig Dogwood		•	
Pinus mugo mugo	Mugo Pine		•	
Potentilla fruticosa	Shrubby Cinquefoil	•	•	
Potentilla fruticosa (hybrids)	Shrubby Cinquefoil		•	
Purshia tridentata	Bitterbrush	•	•	
Rhus typhina	Staghorn Sumac	•		
Ribes cereum var. roezlii	Golden Currant	•	•	
Ribes nevadense	Sierra Currant/Mt. Pink Current	•	•	•
Rosa glauca	Red Stem Rose		•	
Rosa harisonii	Harrison's Yellow Rose		•	
Rosa rugosa	Tomato Rose		•	
Rosa woodsii var.ultramontana	Mountain Rose	•	•	•
Rubus parvifolius	Thimbleberry	•	•	•
Salix purpurea var. nana	Dwarf Purple Willow		•	•
Sambucus caerula	Blue Elderberry		•	•
Spirea densiflora	Mountain Spirea	•	•	•
Spirea douglasii	Western Spirea		•	
Spirea nipponica	Snowmound Spirea		•	
Spireasp. (Goldflame)	Goldflame Spirea		•	
Syringia spp.	Lilac		•	

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Viburnum trilobum	Cranberry Bush		•	
Vines				
Clematis spp.	Clematis species		•	
Humulus lupulus	Hops		•	
Groundcovers				
Ajuga repens	Ajuga		•	
Arctostaphylos uva-ursi	Kinnikkinnick		•	
Berberis aquifolium (repens)	Creeping Mahonia	•	•	
Ceanothus prostratus	Squaw carpet	•	•	
Cotoneaster dammeri 'eicholtz'	Cotoneaster		•	
Fragaria sp.	Strawberry		•	
Galium oderatum	Sweet Woodruff		•	
Potentilla verna var. nana	Potentilla		•	
Symphorcarpos mollis	Creeping Snowberry	•	•	
Symphorcarpos sp. (Hancock)	Coral berry Snowberry		•	
Thymus spp.	Thyme		•	
Perennials				
Achillea millefolium	Yarrow	•	•	
Aconitum columbiana	Monkshead	•	•	•
Aquilegia spp.	Columbine	•	•	•
Castilleja sp.	Indian Paintbrush	•	•	
Carex sp.	Sedge	•		•
Delphinium sp. (ornamental)	Larkspur		•	

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Dicentra formosa and other ssp.	Bleeding Heart		•	
Echinacea purpurea	Purple Cone Flower		•	
Epilobium canum	California Fuschia	•	•	
Erigonum umbellatum	Sulfur Buckwheat	•		
Eriophyllum lanatum	Wooly Sunflower	•	•	
Eshscholzia californica	California Poppy	•	•	
Geum triflorum (ornamentals)	Prairie Smoke		•	
Iris sibirica	Siberian Iris		•	
Juncus spp.	Rush	•		•
Linum lewisii	Mountain flax	•	•	
Lupinus polyphyllus	Large Leaf Lupine	•	•	•
Lupinus sp. (Russel hybrids and other ornamentals)	Lupine	•	•	
Nepeta sibirica and other spp.	Cat Mint		•	
Paeonii sp.	Peony		•	
Penstemon heterophyllus	Penstemon	•	•	
Penstemon newberryi		•	•	
Penstemon rydbergii		•	•	•
Penstemon speciosus		•	•	
Penstemon spectabilis			•	
Rudbeckia sp. (Goldstrum)	Black-Eyed Susan		•	
Ornamental Grasses				
Calamagrostis spp.	Feather Reed Grass		•	
Elymus elymoides	Squirreltail	•	•	•

BOTANICAL NAME	COMMON NAME	LANDSCAPE CORRIDORS AND BUFFER ZONES	DEVELOPMENT AREAS	SQUAW CREEK CONSERVATION AREAS
Festuca ovina	Sheep Fescue		•	
Festuce trachyphylla	Hard Fescue	•	•	
Festuca sp. (Blue Fescue)	Blue Fescue		•	
Miscanthus sinensis.	Japanese Silver Grass		•	
Panicum canadensis			•	
Panicum capillare			•	
Panicum spp.	Switch Grass		•	
Panicum stricta			•	
Turf Grasses				
Festuca sp.	Warwick Hard Fescues		•	
Festuca sp.	Spartan Fescue		•	
Festuca sp.	Sierra Fescue		•	
Festuca sp. (rubra)	Red Fescue		•	

BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE PLS)
Seed Mix #1 - Lupine Mix		
Festuca trachyphylla	Hard Fescue	6
Elymus trachycaulus	Slender Wheatgrass	2
Bromus carinatus	Mountain Brome	4
Elymus elymoides	Squirreltail Grass	4
Achnatherum occidentalis or lettermanii	Needlegrass	1
Artemisia trdentata var. vaseyana		0.5
Lupinus lepidus	Dwarf Lupine	2
Lupinus argenteus	Silver Lupine	1
Eriogonum nudum	Buckwheat	0.5
Eriogonum umbellatum	Silver Buckwheat	1
Penstemon speciosus	Beardtongue	0.5
Senecio integerrimus	Groundsel	0.5
Seed Mix #2 - Revegetation/Slope Stabilization Mix		
Bromus carinatus	Mountain Brome	6
Festuca trachyphylla	Hard Fescue	10
Elymus elymoides	Squirreltail Grass	10
Elytrigia intermedia cv 'Luna'	Luna Wheatgrass	6
Lupinus argenteus	Silver Lupine	1
Lupinus lepidus	Dwarf Lupine	2

TABLE C.2– APPROVED SEED LIST

BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE PLS)
Seed Mix #3 - Meadow Accent Areas		
Festuca ovina	Sheep Fescue	2
Festuca trachyphylla	Hard Fescue	6
Elytrigia trachycaulus	Slender Wheatgrass	0.5
Castilleja applegatei	Paintbrush	0.2
Erigonum umbellatum	Sulfur Buckwheat	1
Ipomopsis aggregata	Scarlet Gilia	0.5
Lupinus arbustus	Crest Lupine	1
Lupinus argenteus	Silver Lupine	1
Lupinus lepidus	Dwarf Lupine	1
Penstemon speciosus	Beardtongue	1
Seed Mix #4 - Unmowed Meadow Areas		
Festuca ovina	Sheep Fescue	2
Festuca trachyphylla	Hard Fescue	4
Carex rossi	Ross's sedge	1
Erigonum umbellatum	Sulfur Buckwheat	0.5
Penstemon speciosus	Beardtongue	0.5
Viola beckwithii	Great Basin Violet	0.2

BOTANICAL NAME	COMMON NAME	NOTES
Abies concolor	White Fir	
Achillea millefolium	Yarrow	
Allium campanulatem biseptrum	Sierra Onion	(S. Watson) - by K. Anderson from specimen
Allium validum	Swamp Onion	from specimen
Amelenchia alnifolia	Western Service Berry	from specimen
Angelica breweri	Angelica	Train
Arctosatphylos spp.	Manzanita	(uva ursi according to Rowley, but probably nevadensis); not identified by Schubert
A. patula	Green-leaf	from description
Balsamorhiza sagittata	Arrow-leaf Balsam	from specimen
Barbarea orthocerus	Winter Cress	by K. d'Azevedo from specimen
Brodiaea hyacinina	White Brodiaea	by Rucks from specimen
Brodiaea lutea	Golden Brodiaea, or Pretty Face	by Rucks from specimen
Calchortus nuttallii	Sego Lily	from specimen; cannot find in Weeden
Chlorogalum pomeridiam	Soap Root	identified by description (not specimen). Problematical: this plant does not grow above 5000' but is reported at LT
Cicuta douglassi	Water Hemlock	from specimen
Descaurania sp.	Tansy Mustard	from specimen
Fragaria sp.	Wild Strawberry	from description
Heracleum lanatum	Cow Parsnip	from specimen
Habernaria spp.	Rein Orchid	Rucks from specimen
Lewisia sp.	Bitter Root	Rucks from specimen

TABLE C.3– WASHOE CULTURAL PLANT LIST

BOTANICAL NAME	COMMON NAME	NOTES
Libocedrus decurrens	Incense Cedar	
Ligusticum grayi	Gray's Lovage	Rucks from specimen
Lilium parvum	Alpine Lily	by Rucks from specimen
Lomatium dissectum	Fern-leaved Lomatium	from specimen
Lupinus latifoliu	Lupine	Rucks from description
L. Paoyphyllus ssp. Superbus	Lupine	Rucks from description
Mentzelia dispersa congesta	Nevada Stickweed	from specimen
Montia perfoliata var. depressa	Miner's Lettuce	(Jepson), from specimen
Nicotiana attenuata	Coyote Tobacco	from specimen
Osmorhiza occidentalis	Western Sweet Cicely	from specimen
Paeonia brownii	Brown's Penny	by Rucks from specimen
Pedicularis groenlandica	Elephant Heads	Rucks from specimen
Perideridia sp.	Yampah, Indian Potatoes	three species (*parishii*, *howellii*, and *bolanderi* are edible and may account for two of the "unknown potatoes" - by K. d'Avevedo from specimen
Petiphyllum pelatum	Indian Rhubarb	by K. d'Azevedo from specimen
Pinus Lambertiana	Sugar Pine	
Prunus virginiana var. demissa	Western Choke Cherrry	from specimen
Pteridium aquilinum var.	Bracken Fern	from specimen
Ribes aureum Pursh.	Golden Currant	from description; this spp. Not in Weeden
Ribes roezeli	Sierra Gooseberry	from specimen
Ribes velutinum	Plateau Gooseberry	from specimen
Salix spp.	Willow	
Sambucus caerulea (mexicana C. Presl)	Blue Elderberry	by K. Anderson from specimen
Sium suave	Water Parsnip	from specimen
Smilacina stellata	False Solomon's-Seal	from specimen

BOTANICAL NAME	COMMON NAME	NOTES
Smilacina stellata	False Solomon's-Seal	from specimen
Sphenosciadum capitellatum	Ranger's Buttons	from specimen
Thalictrum fendleri	Meadow Rue	from specimen
Typha latifolia	Cat Tail	from specimen
Veratrum californicum	Corn Lily	Train
Wyethia mollis	Mule's Ear	from specimen
Zigadenus venenoseus	Death Camas	Train

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D EXISTING ASSESSOR PARCELS

SQUAW VALLEY REAL ESTATE, LLC		
ON MAP	**ASSESSOR PARCEL NUMBER**	**AREA**
1	096-020-015 & 096-540-009	38.04±
2	096-020-021 & 096-540-016	20.92±
3	096-540-015	3.67±
4	096-221-013, 096-221-014, & 096-221-012	9.61±
5	096-221-025, 096-221-036, 096-221-030, & PTN096-490-019	4.67±
6	096-221-021	6.11±
7	PTN096-221-029	2.42±
8	096-490-015 & PTN096-490-019	1.37±
9	PTN096-221-029	13.63±
10	096-221-019	10.32±
11	096-221-016	6.02±
12	096-104-001 & 096-221-017	1.98±
	TOTAL	118.76±

SQUAW VALLEY RESORT, LLC		
ON MAP	**ASSESSOR PARCEL NUMBER**	**AREA**
13	096-020-020, 096-340-030, & 096-540-003	26.88±
14	096-340-023	2.77±
15	096-060-066	2.51±
16	096-060-065	0.61±
17	096-010-012 & 096-221-038	190.43±
18	096-221-018	1.30±
	TOTAL	224.50±

SQUAW VALLEY MUTUAL WATER COMPANY		
ON MAP	**ASSESSOR PARCEL NUMBER**	**AREA**
19	096-221-015	0.03±
	TOTAL	0.03±

POULSEN COMMERCIAL PROPERTIES, LP		
ON MAP	**ASSESSOR PARCEL NUMBER**	**AREA**
20	096-230-035	8.82±
	TOTAL	8.82±

TABLE D.1– APN NUMBERS AND EXISTING OWNERSHIP

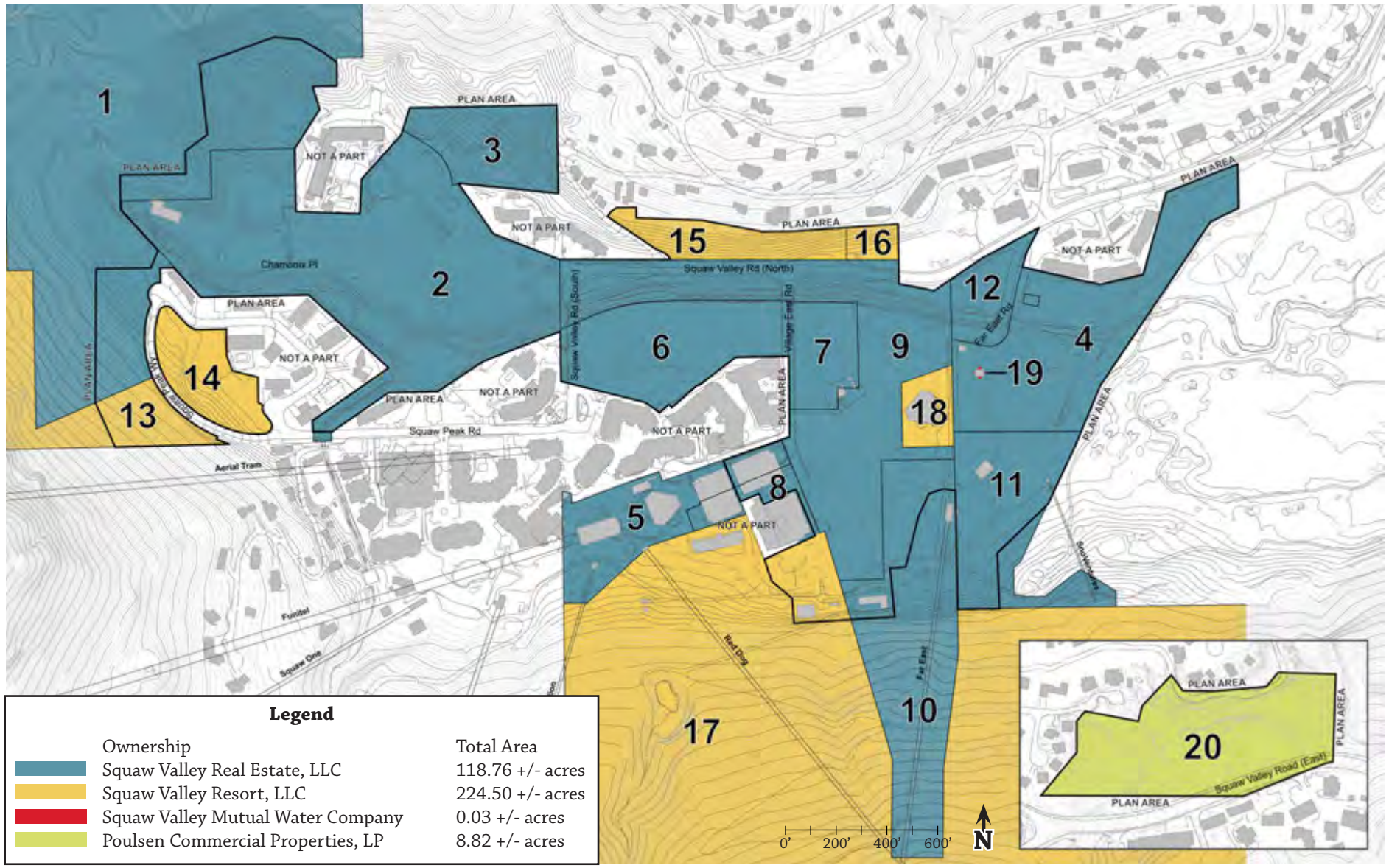

FIGURE D.1–EXISTING OWNERSHIP PLAN

E SUSTAINABILITY INDEX

The Sustainability Index provides a matrix of sustainable measures required or recommended for all improvements within this Specific Plan. Refer to the specific chapter of the Specific Plan for more detailed information.

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
Landscaping and Plant Materials			
Revegetate disturbed areas with native or naturalized plant materials so that the demarcation between new and existing landscaped areas is obscured.	•		4.4
Utilize native or naturalized plant materials to decrease the reliance on intensive irrigation.	•		4.4
Water Supply and Distribution			
Where feasible, incorporate greywater applications as an additional water supply. Water collected and treated from baths, showers, hand basins and washing machines will be used to the extent practical and feasible for irrigation and flushing toilets.		•	6.2.4
Minimize water intensive landscaping such as turf areas.		•	6.2.4
Install smart and centrally located irrigation controllers to restrict irrigation to only the times and water application rates that are necessary to maintain landscaping.		•	6.2.4
Minimize water use for planting areas through appropriate plant selection and efficient irrigation systems.	•		B.4.6
Utilize recirculating pumps on hot water systems to generate additional water conservation.	•		6.2.4
Utilize high-efficiency fixtures and fittings to decrease water demand and wastewater flows.	•		6.2.4

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
Drainage and Flood Control			
Vegetated swales, soft armoring, mechanical storm filters, structural interceptors, and other Best Management Practices (BMPs) will be utilized at pipe outfalls or other appropriate locations for water quality management, and to convey stormwater runoff to receiving waters while minimizing impacts to open space resources.	•		6.4
Stormwater Management			
Track compliance with regulatory actions intended to reduce erosion and sediment deliveries, and with monitoring channel bed conditions in lower Squaw Creek.		•	6.4.1
Control excess runoff volumes and reduce pollutant concentrations, with a focus on oil and grease, trace metals and nutrients in urban runoff, fine sediment, and sand and salts from road maintenance activities.		•	6.4.1
The SWMP also recognizes the increased risk of groundwater contamination from runoff infiltration where an unconfined sole-source drinking water aquifer lies less than 10 feet below the ground surface.	•		6.4.1
Incorporate erosion and sediment control BMPs such as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management.	•		6.4.1
BMP techniques within the Plan Area will, to the extent practical, reduce and/or eliminate the pollutants from the stormwater runoff and prevent the contamination of receiving waters to pre-development levels.	•		6.4.1
Low Impact Design (LID) Strategies			
Incorporate LID and stormwater management to minimize changes to the site's pre-development runoff rates and volumes. Measures include separating existing area flows from post-project flows, creating opportunities for naturally treated infiltration through the use of LID which can add water to the aquifers, increasing water reuse.	•		6.4.2

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
LID options include: • Disconnected roof drains; • Disconnected and separated pavement; • Bioretention facilities, vegetation, rain gardens, and bioswales; • Tree planting; • Grass swales and channels; • Curb cuts and vegetated filter strips; • Impervious surface reduction – permeable pavements and porous pavements; • Creek buffers; • Soil amendments; and • Pollution prevention and good housekeeping practices.		•	6.4.2
Best Management Practices			
BMPs can include: • Source control to reduce quantities of runoff; • Directing flows onto grassy areas or open space where feasible; • Additional tree plantings; • Installation of trash screen vaults; • Use of rock-lined ditches below pipe outlets; • Installation of structural BMPs (such as vortex and/or media filtration devices); • Use of disconnected roof drains; • Installation of water quality interceptor devices; and • Use of grassy treatment swales/bioswales.		•	6.4.3
Encourage prompt revegetation of disturbed areas and proper erosion protection per the NPDES permit during construction.	•		6.4.3
If adequate source control and LID measures cannot be implemented to fully account for treatment of the runoff, treatment facilities (BMPs) will be required upstream of discharge to Squaw Creek. A treatment train consisting of a structural BMP, and a section of grassy swale in the proposed newly constructed outfall swales would be able to provide adequate treatment.		•	6.4.3

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
LID measures in lodge facilities/fractional cabins and extended stay condo hotel may include, but are not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, separated sidewalks, and tree plantings that will develop large canopies.		•	6.4.3
LID measures in condo hotel and commercial areas may include, but are not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, turf stone, separated sidewalks, tree plantings which will develop large canopies, trench drains, sheet flowing parking areas to landscaping and vegetated swales, and sand/oil separators.		•	6.4.3
Energy Efficiency			
All new and remodeled residential, resort-residential, commercial, institutional, and civic construction are encouraged to exceed current Title 24 state energy-efficiency requirements by at least 15%.		•	6.6
All new residential and resort-residential buildings and major renovations are encouraged to meet or exceed the guidelines for the California Energy Star Homes Program.	•		6.6
Residential and resort-residential developments of more than 6 units are encouraged to participate in the California Energy Commission's New Solar Homes Partnership (NSHP).		•	6.6
New construction of commercial buildings over 10,000 square feet in size is encouraged to incorporate renewable energy generation to provide at least 25% of the project's needs.		•	6.6
Incorporating on-site renewable energy production, including installation of photovoltaic cells or other solar options installed in appropriate high sunlight locations, is encouraged.		•	6.6, B.5.9
Using building orientation, massing, and fenestration design to maximize effective daylighting to reduce building energy requirements, without increasing glare and/or electric lighting loads that offset glare, is encouraged.		•	B.5.9
Energy Efficiency - Mechanical Systems			
Designing buildings to reduce the reliance on mechanical intervention for the maintenance of physical comfort levels is required.	•		B.5.9
A high level of individual occupant control for thermal, ventilation, and lighting systems should be incorporated.		•	B.5.9

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
Reduce the need for air conditioning through effective ventilation design and the use of trees and architectural devices for shading.		•	B.5.9
Using CFC-free HVAC & R base building systems is required.	•		6.6
Separating ventilation and plumbing systems for those rooms containing contaminants, such as artist studios, from those in the rest of the building is encouraged.		•	6.6
Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.	•		B.5.9
Energy Efficiency - Building Envelope			
Reduce building envelope leakage.		•	B.5.9
When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.		•	B.5.9
Energy Efficiency - Waste Minimization			
Efforts to reduce construction waste are encouraged. All building projects within the Plan Area are encouraged to recycle or reuse a minimum of 25% of unused or leftover building materials.		•	6.5
Energy Efficiency - Indoor Lighting and Appliances			
It is required that all units utilize Energy Star® rated appliances and the most energy-efficient Energy Star rated water heater and air conditioning systems that are feasible, including but not limited to dishwashers, refrigerators, ceiling fans, and washing machines.	•		6.5.9
It is intended that all buildings utilize natural gas, or propane where feasible, for clothes dryers, cooking stoves, heating, central air furnaces, water heaters, and/or boilers.	•		6.6
Utilizing Energy Star® light fixtures that use less energy and produce less heat than traditional incandescent light fixtures is encouraged.		•	B.5.9
Energy Efficiency - Exterior Lighting			
Light fixtures shall utilize energy conserving lamps.	•		B.4.7

DESIGN STANDARD	REQUIRED	RECOMMENDED	SECTION
Energy Efficiency - Water Efficient Appliances			
Utilize water-conserving appliances and plumbing fixtures.	•		6.2.4
Utilize flow restrictors and/or reduced flow aerators on lavatory, sink, and shower fixtures.	•		6.2.4
Commercial buildings are required to utilize automatic fixture sensors and low-consumption fixtures.	•		6.2.4
Windows and Doors			
Utilize high performance windows and doors.	•		B.5.5
Orient windows to maximize natural daylight and ventilation opportunities.		•	B.5.5
Energy Star windows or similar high performance solutions are required.	•		B.5.5
Building Materials			
Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.		•	B.5.8
Use building materials that may be recycled at the end of their useful life to the extent possible.		•	B.5.8

THE VILLAGE AT SQUAW VALLEY

SPECIFIC PLAN

APRIL 2015
DRAFT