

MEMORANDUM

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

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

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

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

Thank you.

Table 1 Proposed Land Uses

Land Use	Area (acres)	Maximum Units	Maximum Bedrooms	Maximum Density (br/acre)	Average Density (br/acre)	Maximum Commercial (sf) ¹	Existing Commercial to be Removed (sf)	Percent of Plan Area
Village Commercial – Core (VC-C)	13.43	434517	847883	105	63	221,490	70,057	17.2%
Village Commercial – Neighborhood (VC-N)	16.95	319333	646610	76	38	42,243	7,593	21.71%
Village Commercial – Parking (VC-P)	10.67	-	-	-	-	-	-	13.67%
Village – Heavy Commercial (V-HC)	2.85	-	-	-	-	10,000	-	3.65%
Developed Area Subtotal	43.9	750850	1,493	-	34	273,733	77,650	56.24%
Village – Forest Recreation	17.34	-	-	-	-	-	-	18.5%
Village – Conservation Preserve	16.82	-	-	-	-	-	-	21.55%
Undeveloped Area Subtotal	34.16	-	-	-	-	-	-	43.76%
Entrance Commercial (East Parcel)	8.04	21	264 ³	-	33	20,000	-	-
Roads	7.61	-	-	-	-	-	-	-
Transit Center (TC)	-	-	-	-	-	4,000	-	-
Total	93.71	7712871²	1,757	-	19	297,733²	77,650	-

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

¹ Includes replacement of existing commercial uses and maintenance facilities.

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

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

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