

MAC Meeting of May 7, 2015

Topic: Squaw Creek Rehabilitation (aka Restoration)

David Shaw from Balance Hydrologics discussed the proposed work to rehabilitate the Village footprint portion of Squaw Creek as part of the proposed Village at Squaw Valley project. The goals of the creek work are to comply with regulatory requirements and reduce the impacts of prior land use (e.g. channelizing the stream into a concrete linear channel, turning the meadow into a paved parking lot, reducing sediment that impairs normal function). As part of the work, the existing trapezoidal channel will be widened at its "shoulders" to accommodate flood flows and the stream bed will be modified to create meanders by the addition of boulders, trees, and other natural impediments for more normal stream function. It is estimated that the project will take about two years to complete and cost about \$2 million.

Alex Fisch, Sr Planner from Placer County, said that it is presently the commitment that the creek rehabilitation work be completed before the recordation of the final map which includes the 600th bedroom. The "recordation of the final map" means at the time when the infrastructure (e.g. roads, sewer, water, etc.) necessary to support the construction of a building on a lot is complete and recorded by the County.

Chevis Hosea indicated that their present virtual phasing plan includes first building the MAC, the fractional homes, and a condo/hotel in the VC-N area. When asked, he replied that this would have about 500 bedrooms. However, this is questionable. The fractional homes will have max ~100 bedrooms (bedrooms/acre x acreage per lot). Lot 13, the largest of the VC-N lots, will contain a max of ~280 bedrooms, but the lot diagram shows 3 buildings for this amount, not 1. Lots 14 and 15 have max ~80 bedrooms and max ~140 bedrooms respectively. So, most likely this first phase will create about 200 – 250 bedrooms, putting the creek rehabilitation further into the future than first thought. With a total of 1500 bedrooms, the creek rehabilitation will have to wait until the recordation of the final map for about 40% of the total bedroom capacity.

The timing of the creek rehabilitation will be codified in the development agreement, presented as part of the project documentation for the entitlement hearing.