



October 30, 2012

Placer County, Planning Services Division
3091 County Center Drive Auburn, CA 95603

Attention: Maywan Krach, Community Development Technician

SUBJECT: Notice of Preparation of Environmental Impact Report for Village at Squaw Valley Specific Plan and Phase I Project

The Board of Directors (BOD) of the Village Inn Owners Association (VIOA) of the Olympic Village Inn (OVI) timeshare project appreciates the opportunity to comment on the preparation of an Environmental Impact Report (EIR) for the Village at Squaw Valley Specific Plan and Phase I Project. I have been authorized by the VIOA Board of Directors to submit these comments on their behalf.

The BOD supports the topical areas identified for analysis in the EIR as presented in the Notice of Preparation (NOP). We are concerned, though, that the level of analysis for the Specific Plan will not be detailed as the specific plan, itself, only provides for general locations of development and general development parameters. Our concern is enhanced by the fact that the initial specific plan document suggests that once the specific plan is adopted by Placer County, most uses will be allowed by right. Without more detail in the specific plan and without a subsequent review process (such as a conditional use permit) for future phases, impacts on OVI will not be sufficiently evaluated or addressed.

VIOA BOD has been presented an analysis of the draft specific plan and has approved the use of that analysis for the purposes of our comments listed below. That analysis focused on the possible impacts (both positive and negative) on OVI of the proposed development surrounding the timeshare project.

- As noted above, only general uses and densities of uses are identified in the draft specific plan for development areas J, K, L and N.
 - The BOD is concerned about the effect on views currently enjoyed by the owners and guests. Presently, except for the view of the parking area proposed for development in area J (which is presently screened by mature trees), OVI is blessed with outstanding views of the natural backdrop to Squaw Valley. These views contribute to the economic viability of OVI. The BOD would ask that the

EIR analyze both the view from OVI for these development areas and from these development areas (to address the privacy of the use of OVI by guests and owners).

- The VIOA BOD is also extremely concerned about the impact of development proposed for development area N which is west and uphill from OVI. The concern revolves around the effect of drainage from the development on OVI's parking and structures. If underground parking structures are to be incorporated into any development in N, then the impact on intercepting surface and sub-surface water should be evaluated.
- In addition, the effect of noise from the proposed developments that surround OVI and the traffic impact from the access to these developments is of critical concern to the VIOA BOD. The ambient noise level currently at OVI is very low.
- The VIOA BOD is generally supportive of the pedestrian/bike access proposed in the specific plan. Nevertheless, as with the traffic issue, the BOD is concerned about the effect on OVI from the unspecified detailed pedestrian/bike path locations proposed in the specific plan. We are also concerned about the access to the U.S. Forest land behind and adjacent to OVI and the proposed development in K, L and N. OVI has long experienced problems with unauthorized persons using OVI parking and OVI property to access the forest lands. An evaluation of the proposed development and the potential for exacerbating this current problem should be part of the EIR.
- As noted earlier, the VIOA BOD is supportive of the topical areas identified in the NOP for the EIR. The issues of utilities are especially of concern to the VIOA BOD. The draft specific plan did not identify the current sewer line that serves OVI. Of more concern are the need for additional water resources and possible new water treatment facility, and the possible need for an expanded wastewater treatment facility. The VIOA BOD's concern is around the financing of these possible resources, new facilities, the maintenance costs for these new facilities and the possible financial impact on OVI.
- Which alternatives in the EIR that will be evaluated were not identified in the NOP. The BOD would like to suggest that one alternative to be evaluated should be no development of areas K, L, N. Another alternative to be considered would be no development of area N, and reduced development potential of K and L that eliminates any commercial potential.
- The VIOA BOD would like the retention of the historic dining hall, commonly referred to as the "Hub", directly east of OVI be incorporated into the EIR.

Again, our thanks for being offered the opportunity to comment on the scoping of the EIR; please contact me with any questions or comments.

On behalf of the Village Inn Owners' Association Board of Directors



Michael A. Harper, FAICP
Member, VIOA BOD