

July 13, 2015

Maywan Krach, Community Development Technician
Placer County, Planning Services Division
3091 County Center Drive Auburn, CA 95603

SUBJECT: Village Inn Owners Association Comments on Draft Environmental Report for Village at Squaw Valley Specific Plan (VSVSP)

Dear Ms. Krach,

The following comments concerning the above referenced Draft Environmental Report (DEIR) for the Village at Squaw Valley Specific Plan (VSVSP) were authorized by the Village Inn Owners Association (VIOA) Board of Directors (BOD), the governing body for the Olympic Village Inn (OVI), on June 27, 2015.

- Adverse effect on a scenic vista (construction and operations as experienced by long-term residents)

VIOA COMMENT: The DEIR is inadequate in its evaluation of the scenic impact on OVI due to the limited visual analysis conducted from OVI's property. Only one view was included in the DEIR. The VIOA BOD recommends that the DEIR be amended to identify the effect on OVI of the proposed project's development south and west of OVI; and east from Building B (wing of OVI that trends southwest from central registration); and the visual effect of the entrance to the Mountain Maintenance proposed facility (as this entrance also is an entrance to OVI).

Analysis

The continued enjoyment of OVI by its owners and guests is dependent in large part on the quiet and visual ambience that OVI currently enjoys. Many owners and guests of OVI have expressed their concern about the potential visual and noise impact of proposed development surrounding OVI. The current visual ambience has a direct effect on retaining current owners (annual maintenance fees); attracting guests (rental fees); and sales to new owners (annual maintenance fees) – all which contribute to the financial health of the resort. The VIOA BOD recognizes that as the project develops, visual impacts will occur, but the current DEIR does not provide an adequate analysis for the BOD to use when reviewing new, specific development adjacent to OVI.

- Substantially degrade the existing visual character or quality of the site and its surroundings (construction)

VIOA COMMENT: The DEIR is inadequate in its evaluation of the scenic impact on OVI due to the limited visual analysis conducted from OVI's property. Only one view was included in the DEIR. The VIOA BOD recommends that the DEIR be amended to identify the effect on OVI of the proposed project's development south

