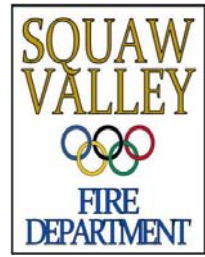




SQUAW VALLEY PUBLIC SERVICE DISTRICT



VILLAGE AT SQUAW VALLEY PROJECT

DATE: October 28, 2014
TO: District Board Members
FROM: Mike Geary, General Manager
SUBJECT: *Village at Squaw Valley* - Project Update & Status – Informational Only

BACKGROUND: The discussion section below provides information on the *Village at Squaw* Project. It is included in the District's monthly agenda to allow discussion of the project without violating the Brown Act's requirement that there be no discussion undertaken on any item not on the agenda. This report is prepared to provide new information and recent progress on issues that are not the subject of a separate report. This item is informational only and there is no action requested of the Board.

A revised version of the *Village at Squaw Valley* Specific Plan was released earlier this month and is dated October, 2014. The project proposes to construct a total of 868 units with 1,595 bedrooms and a net 220,083 square-feet of commercial on 94-acres over a period of 25 years. Lot 4, or East Parcel, located across the street from the District's offices and Fire Station at 305 Squaw Valley Road is included in the Specific Plan.

Staff and District consultants continue progress on six separate analyses to better understand the impacts of the project to the District's systems, operations and financial position. The results of these analyses will inform staff of potential project impacts and, in some cases, long-term planning needs. Staff has been coordinating and directing each of the consultants to provide background project data and assumptions necessary to accomplish their evaluations. The status of four of the six analyses can be found under their respective headings, below. The statuses of the other two are:

- Financial Projections Modelling – task one of two completed was completed in September, 2014. The Technical Memo projected revenues for the District resulting from the proposed project.
- Space Needs Assessment (Utilities Operations) – completion and presentation to the Board of Directors is scheduled for November, 2014.

DISCUSSION: Water
Water Supply Assessment – completed in July, 2014. Due to the current historic

drought, we plan to append the WSA with the last three (3) years of data (e.g., precipitation, pumping, groundwater elevations, stream flows, etc.) to improve the thoroughness and accuracy of the WSA. Although this additional analyses is not required, SVRE has voluntarily agreed to fund the work to improve the validity of the WSA's conclusions.

Collection and processing of the data necessary to update the numerical groundwater model to include effects of the current drought will commence in February, 2015. This will provide a more complete understanding of the hydrologic cycle in terms of aquifer response to storm events over the winter. It is important to wait until the groundwater basin refills to ensure the model update will produce the information needed to assess sufficiency of supply under conditions caused by the drought. We expect to perform the additional modeling and prepare the results in March or April, 2015. It's estimated to take about 10 weeks total to update the model.

Hydraulic Modeling of Water Distribution System – scheduled for completion in December, 2014. This work includes updating the existing hydraulic model of the District's water distribution system to properly assess the capital improvements necessary to serve the project. The results of this work will identify the required line and storage tank capacities to serve existing customers as well as proposed development.

Fire / EMS

Fire Service Impacts and Mitigations Assessment – completed in September, 2014. The assessment reviewed fire and emergency medical service (EMS) risks presented by the planned expansion to the community of Squaw Valley and identified project impacts and appropriate mitigations for services.

Sewer

Hydraulic Modeling of Sewer Collection System – scheduled for completion in November, 2014. Farr West is nearing completion of its work updating the hydraulic model of the District's sewer collection system. The results of the modeling will identify minimum line sizes of existing and new sewer mains required to serve the project.

Staff approved an amendment to this scope of work with Farr West Engineering on October 7, 2014 for \$5,750, which was approved for reimbursement by SVRE. The additional work is needed to model impacts to the District's collection system from the proposed Mountain Adventure Center (Water Park). The original scope of work was approved by the Board on June 12, 2014 in the amount of \$15,900.

ATTACHMENTS: None.

DATE PREPARED: October 21, 2014