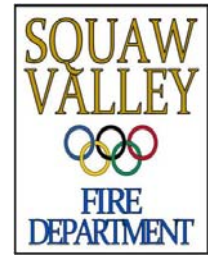




SQUAW VALLEY PUBLIC SERVICE DISTRICT



VILLAGE AT SQUAW VALLEY PROJECT

DATE: February 24, 2015

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.

The current version of the *Village at Squaw Valley* Specific Plan was released in October, 2014. Squaw Valley Real Estate (SVRE) 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 completed analyses to better understand the impacts of the project to the District's systems, operations and financial position. The results of these analyses identify project impacts and, in some cases, long-term planning needs; they also create a framework to negotiate a Development Agreement between the District and SVRE.

Negotiations of a Development Agreement between the District (staff, consultants and counsel) and SVRE restarted in January 2015 and are ongoing.

Distribution of the Draft Environmental Impact Report (EIR) is tentatively scheduled for March, 2015. District staff expects to review the document and submit comments to the County for their consideration and response in the Final EIR. An updated version of the *Village at Squaw Valley* Specific Plan is scheduled for distribution at about the same time the Draft EIR is distributed.

DISCUSSION: The statuses of the six separate analyses are as follows:

Space Needs Assessment (Utilities Operations) – completed and presented to the Board at its December 16, 2014 meeting.

Financial Modeling - completed and presented to the Board at its September 30, 2014 meeting.

Water

Water Supply Assessment – completed and presented to the Board at its July 29, 2014 meeting.

Water Supply Assessment Amendment – Collection and processing of the data necessary to update the numerical groundwater model to include effects of the current drought commenced in February, 2015. It's estimated that the additional modeling and preparation of the results will be complete by July, 2015. The proposal from Farr West Engineering to prepare the WSA Amendment is presented for discussion and the Board's consideration / approval at this February 24, 2015 meeting, as a separate agenda item.

Hydraulic Modeling of Water Distribution System – completed and presented to the Board at its January 27, 2015 meeting.

Sewer

Hydraulic Modeling of Sewer Collection System – completed and presented to the Board at its November 21, 2014 meeting.

Fire / EMS

Assessment of Fire Service Impacts and Mitigations – completed and presented to the Board at its September 30, 2014 meeting.

ATTACHMENTS: None.

DATE PREPARED: February 16, 2014