



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP *MJ.*
Agency Director
DATE: October 22, 2013
SUBJECT: UPDATE – TAHOE AREA PROJECTS

ACTION REQUESTED

1. Tahoe Area Projects Update – Status update. No Board action is requested.

PROPOSED PROJECTS AND STATUS

Tahoe Basin Community Plan Update

The project proposes an update of the County's nine Community/General Plans in the Tahoe Basin.

Status: Planning Services Division staff continues efforts to update the County's nine Community General Plans in the Tahoe Basin. As part of the public outreach strategy for the Tahoe Basin Community Plan Update, staff has conducted over 20 community workshops/meetings, including focused visioning efforts this summer for the town centers of Kings Beach and Tahoe City. An Existing Conditions Report which includes an Economic and Market Analysis, and the Kings Beach Vision Plan were released in August and are posted to the County's Tahoe Basin Community Plan Update webpage. These documents will serve as background material and are intended to inform the Community Plan policy document and the four Area Plans within the Community Plan boundary. A series of topical policy workshops running through November 2013 are currently underway, which are intended to further inform the policy document. All work generated from community workshops and meetings have also been posted to webpage. A Planning Commission public workshop is planned for October 30, 2013, where staff will be seeking direction from the Commission on various elements/issues of the work done to date. It is anticipated that this phase of the work program – preparing the Community Plan planning documents (Community Plan policy document and four Area Plans) - will be underway through 2013, and that environmental analysis on the Community Plan Update will commence in early 2014. Following release of draft planning documents for stakeholder review, Technical Advisory Committee and Plan Team (citizen advisory groups) meetings will be held to consider stakeholder comments. Release of final planning documents is anticipated in summer 2014, with Planning Commission and Board of Supervisors deliberations planned for fall and winter 2014. It is anticipated that all adopted Community Plan documents will be submitted to the Tahoe Regional Planning Agency in spring 2015 for Regional Plan conformance review.

Squaw Valley Ranch Estates

The project proposes to redevelop the Squaw Valley stable property, located on 3.9 acres along Squaw Valley Road, for development of up to eight new single-family dwellings on individual building pads with associated open space, access road, and on-site utilities.

Status: Staff has completed its review of the initial Environmental Questionnaire submittal and has requested additional information from the applicant prior to making an environmental determination. Responses to comments are due from the applicant on October 25, 2013. The project was presented to the Squaw Valley Municipal Advisory Council (MAC) on October 3, 2013 as an information item.

Village at Squaw Valley Specific Plan

The project proposes to amend the Squaw Valley General Plan and Land Use Ordinance in order to comprehensively plan development of a recreation-based, all-season, resort community consisting of 1,093 fractional ownership resort residential and guest accommodation units (up to 2,184 bedrooms) that would include hotels, condominium hotels, and semi-attached and detached fractional-ownership residential properties. The Specific Plan proposes development of commercial, retail, and recreational uses similar to uses currently allowed under the Squaw Valley General Plan and Land Use Ordinance including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities. The Specific Plan also proposes to establish new traffic circulation patterns, pedestrian paths and trails, and a stream protection corridor along portions of Squaw Creek. The Project proposes to undertake a comprehensive stream restoration program within and adjacent to the Specific Plan. The restoration proposal includes construction of a sediment retention basin, widening and revegetation of the trapezoidal channel, energy dissipation and wetland recharge areas, and establishment of an open space interpretive park with a Class 1 boardwalk trail, stream observation deck, and interpretive kiosks.

Status: Planning staff continues to attend the Squaw Valley Municipal Advisory Council (MAC) meetings to provide monthly project updates and has begun publishing a monthly newsletter to the County's project website. The Project will proceed to the Squaw Valley Citizen's Design Review Committee on November 7, 2013.

Martis Valley West Parcel

The proposed project is comprised of two components, the east and west parcels, which are located on either side of State Route 267 within the Martis Valley Community Plan area. The Project proposes a density transfer from the 6,376-acre east parcel to the 775-acre west parcel. The Project includes an amendment to the Martis Valley Community Plan, a focused Area Plan for the 112 acres of the west parcel located within the Tahoe Basin, and a Specific Plan that will identify development patterns and densities with associated infrastructure for the west parcel. Under the proposed project, 775 acres of the west parcel would be rezoned from Timberland Production to allow for development of 760 residential units and 6.6 acres of commercial uses. The remaining 345 acres of the west parcel would remain designated Forest. Finally, 660 acres of the east parcel, currently zoned for development, would be redesignated Forest.

Status: The project description and Scope of Work from the EIR consultant are currently being reviewed by the Environmental Review Committee. The Statement of Intent has been sent to TRPA requesting a focused Area Plan to be processed concurrently with the County's review of the project.

Northstar Mountain Master Plan

The project proposes a Master Plan Conditional Use Permit to allow for project (short-term) and program (long-term) improvements to the Northstar California Ski Resort. Project-level improvements include five new ski lifts and runs, and new skier service site improvements. An amendment to the Martis Valley Community Plan and Rezone to relocate the commercial land use designation from one side of the mountain to another, and a Zoning Text Amendment to allow ski lifts and facilities within lands zoned Timberland Production (TPZ) are also proposed with this project. Program-level improvements include one additional new lift and ski run, a new gondola connecting the Interceptor Parking Lot with Northstar Village, a new remote campsite, and non-skiing recreation activities.

Status: Staff is currently reviewing the first Administrative Draft EIR. Comments are due back to the consultant by October 21, 2013. At that time, the consultant will revise and resubmit the document. The public Draft EIR is anticipated to be available before Christmas 2013.

Alpine Sierra Subdivision

The project proposes to subdivide and allow up to 33 single-family homes and 14 attached single-family homes on an undeveloped 46-acre site in the Alpine Meadows area.

Status: The Draft Notice of Preparation / Initial Study (NOP/IS) was submitted to the County on October 8, 2013 and will be circulated for internal review concurrent with the applicant's most recent project submittal. Staff expects the NOP will be ready for public circulation in late November 2013. The Project was presented as an information item at the October 10, 2013 meeting of the North Tahoe Regional Advisory Council.

RECOMMENDATION

As this is an information item only, no Board action is requested at this time.

cc: David Boesch, County Executive Officer
Holly Heinzen, Chief Assistant County Executive Officer
Jennifer Merchant, Tahoe County Executive Office
Karin Schwab, County Counsel's Office
Michael Johnson, CDRA Director
Loren Clark, Assistant CDRA Director
Paul Thompson, Deputy Planning Director
Crystal Jacobsen, Supervising Planner
Steve Buelna, Supervising Planner
Edmund Sullivan, Planning Services
Allen Breuch, Planning Services
Peter Kraatz, Deputy Public Works Director

