



COUNTY OF PLACER
Community Development/Resource Agency

PLANNING
SERVICES DIVISION

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Paul Thompson, Assistant Agency Director-Tahoe

DATE: October 21, 2014

SUBJECT: UPDATE – TAHOE AREA PROJECTS

ACTION REQUESTED

1. Receive an update on various Tahoe Area Projects. No Board action is requested.

PROPOSED PROJECTS IN SQUAW VALLEY AND ALPINE MEADOWS AREA

Alpine Sierra Subdivision

The applicant proposes a residential subdivision for up to 33 single-family homes and 14 attached single-family residences in half-plex configuration on an undeveloped 46-acre site in the Alpine Meadows area. The project would include a single point of access from Alpine Meadows Road.

Status: The Notice of Preparation (NOP) for this project was circulated on April 8, 2014, and the NOP scoping meeting was held on April 28, 2014. The Administrative Draft Environmental Impact Report (EIR) is currently being prepared. The Draft EIR is tentatively scheduled to be publicly circulated in the Spring of 2015.

Falkner Underground Garage

The applicant requests approval of several Variances and a Minor Use Permit in order to allow construction of an off-site garage with up to 12 parking spaces to serve two proposed single-family dwellings. The Variances include lot coverage, water course, and front setbacks

Status: The project was heard before the Planning Commission on June 26, 2014, and the Commission continued the project to allow outstanding differences between the neighboring Squaw Valley Lodge properties and the applicant to be resolved. The project will be scheduled for a future Planning Commission hearing.

Mancuso Development

The applicant proposes to develop four single-family residences with a common recreation building on a 24-acre property located north of Squaw Valley Road adjacent to Tiger Tail Road in Squaw Valley.

Status: A Pre-Development meeting was held on February 6, 2014. Primary issues discussed included the requirement to process an amendment to the Squaw Valley General Plan and rezoning for the proposed project. Other project issues identified by staff included vehicle access and grading.

PlumpJack Squaw Valley Inn

The applicant proposes to demolish the current structure in order to construct 35 multi-story residential units and a 55-room hotel on a 3.2-acre parcel located at 1920 Squaw Valley Road in Squaw Valley.

Status: The applicant submitted an Environmental Questionnaire on July 15, 2014. County staff has reviewed the submittal and requested additional information including a more detailed project description and updated biological, geotechnical, cultural, traffic, and noise studies. Additional information was also requested on the status of a former underground storage tank as well as additional information related to the water supply for the project.

Squaw Valley Ranch Estates

The applicant proposes to amend the Squaw Valley General Plan and Land Use Ordinance to allow for the redevelopment of the Squaw Valley stable property, located on 3.9 acres along Squaw Valley Road, to create four new single-family lots, and to allow two new single-family dwellings and two existing single-family dwellings to remain on individual lots with associated open space, access road, and onsite utilities.

Status: Staff is reviewing the new project description and is in the process of completing the Initial Study. Staff anticipates presenting this project to the Squaw Valley Municipal Advisory Council, the Placer County Planning Commission, and the Board of Supervisors for public review and consideration in early 2015. The project was taken to the Squaw Valley Municipal Advisory Council in February 2014 as an information item, where numerous people spoke both in favor of and against the project.

Truckee River Access Plan

The Truckee River Corridor Access Plan (CAP) proposes to construct a multiple-use trail, approximately nine miles in length from Squaw Valley to the Placer County line near the Town of Truckee. The trail would be an extension of the existing Class I multiple-use trail from Fanny Bridge in Tahoe City to Squaw Valley. In addition, the CAP would include ecosystem restoration, erosion control, public access/trailheads, and information and educational signage at multiple locations along the existing and proposed multiple-use trail. The trail is proposed to be a multiple-use trail allowing joint use by pedestrians, bicyclists, and other non-motorized users. The Class I trail would consist of an 8- to 12-foot-wide asphalt-paved path and, where feasible, a 2-foot-wide border with gravel or decomposed granite shoulders on either side.

Status: The project was originally initiated in August 2012 and consultants, AECOM, were selected for the preparation of an Environmental Impact Report/Environmental Assessment (EIR/EA), public and stakeholder outreach, design work, and funding research for the Truckee River CAP. The project budget was a not-to-exceed cost of \$315,000, and work was originally anticipated for completion by September 2013. The project description is currently being reviewed by multiple County Departments and Divisions, including but not limited to, Planning Services Division, Department of Public Works, and Facility Service's Parks Division.

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 850 fractional ownership resort residential and guest accommodation units (up to 1,493 bedrooms) that would include hotels, condominium hotels, and semi-attached and detached fractional-ownership residential properties. The project would also develop new employee housing for up to 264 new full-time equivalent (FTE) employees. The Specific Plan proposes development of commercial, retail, and recreational uses similar to those 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 would establish new traffic circulation patterns, pedestrian paths and trails, and an open space stream protection corridor along the portions of Squaw Creek that are located within the project boundary. A comprehensive stream restoration program would

be implemented which would include construction of a sediment retention basin, widening and revegetation of the trapezoidal channel, and construction of energy dissipation and wetland recharge areas east of the Far East Road bridge. The stream protection corridor would include establishment of an open space interpretive park with a Class 1 trail, stream observation deck, and interpretive kiosks.

Status: In January 2014, Squaw Valley Real Estate submitted a revised Specific Plan to the County with several notable changes. Some of those changes include reduced project density, elimination of Building A and Building O adjacent to the Funitel gondola, smaller buildings with fewer stories, and retention of approximately 1,600 surface parking spaces where new resort hotel development was previously proposed. On February 21, 2014, the County circulated a Revised Notice of Preparation (NOP) to describe the changes to the project and to scope any new or changed project impacts. The Revised NOP comment period closed on March 24, 2014. The Administrative Draft EIR is scheduled to be submitted to the County on October 31, 2014, and the Draft EIR is tentatively scheduled to be publicly circulated in February 2015.

PROPOSED PROJECTS IN THE MARTIS VALLEY AREA

Martis Valley West Parcel

The applicant proposes a project 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 applicant 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 Notice of Preparation (NOP) was released on March 28, 2014 and the period for public comment on the NOP ended on April 28, 2014. The project was introduced to the Tahoe Regional Planning Agency's Advisory Planning Commission on April 9, 2014 as an informational item. Two Scoping Meetings were held on April 16, 2014. The project was introduced to TRPA's Regional Plan Implementation Committee and the Governing Board at ITS meetings on April 24, 2014. Comments continue to be received, and staff is working with the applicant and consultant, Ascent, Inc., on actions needed to address the comments. The consultants, the applicants, and staff are working on necessary studies for the completion of the Draft Environmental Impact Report/Environmental Impact Statement.

Northstar Mountain Master Plan

The applicant 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, new and expanded ski trails and snowmaking, and new skier service site improvements, including an expansion of the Summit Deck and Grill and a new Backside Lodge. 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, two new day lodges, and non-skiing recreation activities.

Status: The Draft Environmental Impact Report (DEIR) was released on November 26, 2013, and the public comment period extended until January 13, 2014. The NMMP was presented to the NTRAC as an informational item on December 12, 2013, and went before the Planning Commission to take comments at its hearing on January 9, 2014. A total of 71 comment letters were received during the comment

period. In preparing responses to the comments and attending to minor revisions and edits to the DEIR, the environmental consultant has completed the Final Environmental Impact Report (FEIR), which was circulated for public review from June 9, 2014 through June 19, 2014. The project was presented as an Action Item before the NTRAC at its meeting on June 12, 2014. The NTRAC took action (5-1) to recommend approval of the project to the Planning Commission. The project was then placed on the June 26, 2014 Planning Commission agenda. However, prior to the hearing, the applicant requested that the project be continued off-calendar until a few outstanding issues could be resolved. The project remains on hold, and may not be heard until early 2015.

PROPOSED PROJECTS IN THE TAHOE BASIN AREA

Modification of Garwoods Conditional Use Permit

The applicant proposes modifications to the previous Conditions of Approval that allowed for outdoor dining. The current request seeks to modify or eliminate a number of the conditions that the applicant believes are no longer necessary due to changes in circumstance.

Status: The project is being reviewed by County staff. Staff will be requesting additional information and clarification related to the modifications proposed.

Granlibakken Telecommunications Tower

The applicant requests approval of a Minor Use Permit in order to construct a 157-foot tall telecommunications tree tower/monopine with a 500 square foot lease area for the associated equipment. The Variance request is to the required setbacks and to allow for a fence greater than six (6) feet in height.

Status: Revised plans are being reviewed by the DRC, and the project will be scheduled for a hearing date before the Tahoe Zoning Administrator.

Lighthouse Shopping Center Design Review

The applicant proposes a major renovation to the existing Lighting Shopping Center building at 950 North Lake Boulevard. The renovations include bringing the northern portion of the building into compliance with current codes and ordinances including ADA compliance, replace obsolete plumbing, electrical and mechanical systems, and improve the overall appearance by relocating new mechanical equipment out of roof sight and into a mezzanine space, replace rotten exterior wood members, modify the exterior building appearance, complete the required Best Management Practices, and add new landscaping.

Status: The project was reviewed by the Tahoe City Design Review Committee at its March 11, 2014 and April 8, 2014 meetings and the Committee recommended approval of the project's proposed changes and exterior modifications at the April meeting. The project review is complete and interior construction has commenced on the project.

cc: David Boesch, County Executive Officer
Holly Heinzen, Chief Assistant County Executive Officer
Jennifer Merchant, Deputy County Executive Officer
Karin Schwab, County Counsel
Michael Johnson, CDRA Director
Loren Clark, Assistant CDRA Director
Paul Thompson, Assistant CDRA Director-Tahoe
Crystal Jacobsen, Supervising Planner