

MEMORANDUM

DATE: January 26, 2016

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP, Agency Director 
BY: Paul Thompson, Assistant Agency Director-Tahoe

SUBJECT: Update – Tahoe Area Projects

ACTION REQUESTED

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 detached residences 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: Following the close of the public scoping period, County staff and the applicant worked together to develop a co-equal project alternative, which may become the applicant-preferred project. The co-equal alternative would reduce the project density from 47 lots to 38 lots, widen the open space stream corridor area in the northeastern portion of the project site, restrict building envelopes to portions of sites with slopes of 30 percent or less, and reduce project roadways and grading. Proposed half-plex lots would be eliminated in favor of creating larger cabin lots. The first Administrative Draft Environmental Impact Report (EIR) has been reviewed by County staff, and the Draft EIR is tentatively scheduled to be circulated for public review in early winter 2016.

Palisades at Squaw Valley

The applicant proposes a residential development of 63 units that includes a mix of single-family and half-plex units on an unimproved 19.9-acre site located on the north side of Squaw Valley Road just west of Highway 89.

Status: The Administrative Draft EIR for the project is currently being prepared, and it is anticipated that the Draft EIR will be available for public review in Spring 2016.

Alpine Meadow / Squaw Valley Base-to-Base Gondola

The applicant proposes to install an eight-passenger gondola connecting the Alpine Meadows and Squaw Valley ski areas; base terminals would be located between the Roundhouse Express and Hot Wheels chair at Alpine Meadows and between the KT-22 and Squaw One Express lifts at Squaw Valley. The gondola proposes two mid-stations; one at the *Saddle Trail* ridgeline at Squaw and another on private lands near *The*

Buttress on the Alpine side. The gondola would cross private lands (i.e., Squaw Valley Ski Holdings and Caldwell LLC) and would be adjacent to public lands operated by the National Forest System. Because the proposed gondola would be located very close to, and within view of, the Granite Chief Wilderness Area, the United States Forest Service has required the preparation of an Environmental Impact Statement for the project. The County requirements for this project include the preparation of a Focused EIR and consideration of a Conditional Use Permit.

Status: An Environmental Questionnaire was submitted on October 15, 2015. The three-party contract for Phase I (i.e. EQ submittal through Initial Study/NOP) has been signed. An EIR/EIS coordination meeting with Placer County, USFS and the respective consultants is set for January 21, 2016. The official Placer County kick-off meeting will be held shortly thereafter.

White Wolf Subdivision Pre-Development

The applicant proposes to create a 38-lot subdivision on a 44 acre property situated .5 miles north of the Alpine Meadows Ski Resort in the Alpine Meadows area. The proposed project includes 38 single family residential units (parcels .5 to 1.5 acres in size), a clubhouse/lodge, a chairlift, and seasonal recreational facilities including tennis courts and equestrian facilities.

Status: On December 15, 2015, the County held a Pre-Development meeting with the project applicant to discuss the proposal and processing requirements. At the meeting, both the staff and applicant agreed that the project would require the preparation of an Environmental Impact Report. The applicant has made their EIR consultant selection and is in the process of preparing a formal application submittal. The proposal will require an amendment to the Alpine Meadows General Plan, a Rezone, Major Subdivision, and Conditional Use Permit.

PlumpJack Squaw Valley Inn

The applicant proposes demolition of the existing PlumpJack Squaw Valley Inn and conference center buildings and replacing those buildings with a new hotel building, underground parking garage, a three-story residential building, a four-story residential building, and a new pool and outdoor eating area on a 3.2-acre parcel located at 1920 Squaw Valley Road in Squaw Valley.

Status: The County has commenced the preparation of an EIR for the project. It is anticipated that the Draft EIR for the project will be ready for public review in early 2016.

Squaw Valley Olympic Museum and Winter Sports Heritage Center

The applicant proposes to construct a new 15,000 square feet public museum and heritage center at the existing Squaw Valley Community Park located at the southwest

corner of Highway 89 and Squaw Valley Road. The facility will house a main exhibit hall, multi-purpose theater, archive facility, catering kitchen, offices and book store.

Status: On January 12, 2016, the County held a Pre-Development meeting with the project applicant to discuss the proposal and processing requirements. The applicant, Squaw Valley Ski Museum Foundation, is in the process of preparing a formal application submittal. The proposal will require a Zoning Text Amendment to the Squaw Valley General Plan and approval of a Conditional Use Permit.

Village at Squaw Valley Specific Plan

The applicant 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 develop new employee housing for up to 300 total employees including 201 new full-time equivalent (FTE) employees plus replacement housing for 99 employees that would be relocated from the main village. 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 expanded floodplains to enhance sediment retention, 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. The Olympic Channel, a smaller tributary that enters the stream to the immediate east of the Far East Road Bridge, would also be restored to remove underground culvert sections of the tributary, recreate wetlands and restore natural stream hydrologic and sediment control functions.

Status: Since the last update in October, County staff and the EIR consultant continue the preparation of the Final EIR for the project. With more than 350 comment letters to respond to, the release of the Final EIR and consideration by the Board has been extended by a few months. It is now anticipated that the Final EIR will be ready for public review in April 2016. Once the Final EIR has been released for public review, a hearing will be set before the Planning Commission with final action by the Board of Supervisors occurring in summer of 2016.

PROPOSED PROJECTS IN THE MARTIS VALLEY AREA

Brockway Campground

The applicant proposes a project comprised of 550 campsites, to be located on a 120-acre parcel located near Brockway summit off of State Highway 267 in the Tahoe Basin. Up to 550 campsites are proposed which would include a mix of traditional tent-camping sites, camper sites and eco-shelters whereas 832 campsites would otherwise be allowed per the density (8 campsites per acre) of the Plan Area Statements of 013-Watson Creek and 019- Martis Peak. In addition to the campsites, the project proposes amenities such as a registration building, lodge amenity, swimming pool, restrooms, a pavilion and on-site parking.

Status: The applicant has requested this project be placed on hold to allow the applicant team to focus on the Martis Valley West Specific Plan.

Martis Valley West Parcel Specific Plan

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, 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, and remaining 600 units of the 1,360 units slated for development in the Martis Valley Community Plan would be retired.

Status: The Draft EIR for the Martis Valley West project was released for public review on October 22, 2015. That comment period ended on December 22, 2015 after a 60-day review period. On November 19, 2015, a public hearing was held before the Planning Commission to receive comments on the Draft EIR. The EIR consultant and the County are currently preparing responses to the comments on the Draft EIR, and it is anticipated that a Final EIR will be available this spring. Public hearings for project consideration will commence shortly after the release of the Final EIR.

Tahoe Expedition Academy (TEA) at Hopkins Ranch

The applicant, Martis Valley Education Foundation, is requesting approval to develop a permanent educational institution for approximately 350 students ranging from pre-K through 12th grade. The subject property comprises approximately 42 acres and is located one-quarter mile southwest of the intersection of Highway 267 and Schaffer Mill Road in the Martis Valley area. Upon completion of all construction phases, the

academy site will provide a mix of one to two-story buildings that will include classrooms, training facilities, common areas, and on-site parking. The private academy may also include on-site dormitories that would hold up to 40 students and faculty members during the school year.

Status: A formal application was submitted to the County in late October 2015 and staff is currently in the process of analyzing the environmental impacts associated with the project. It is anticipated that the project will be heard by the Planning Commission in early spring.

PROPOSED PROJECTS IN THE TAHOE BASIN AREA

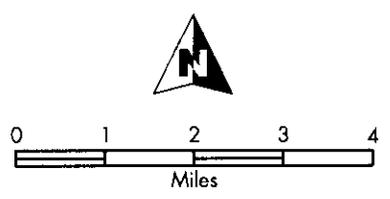
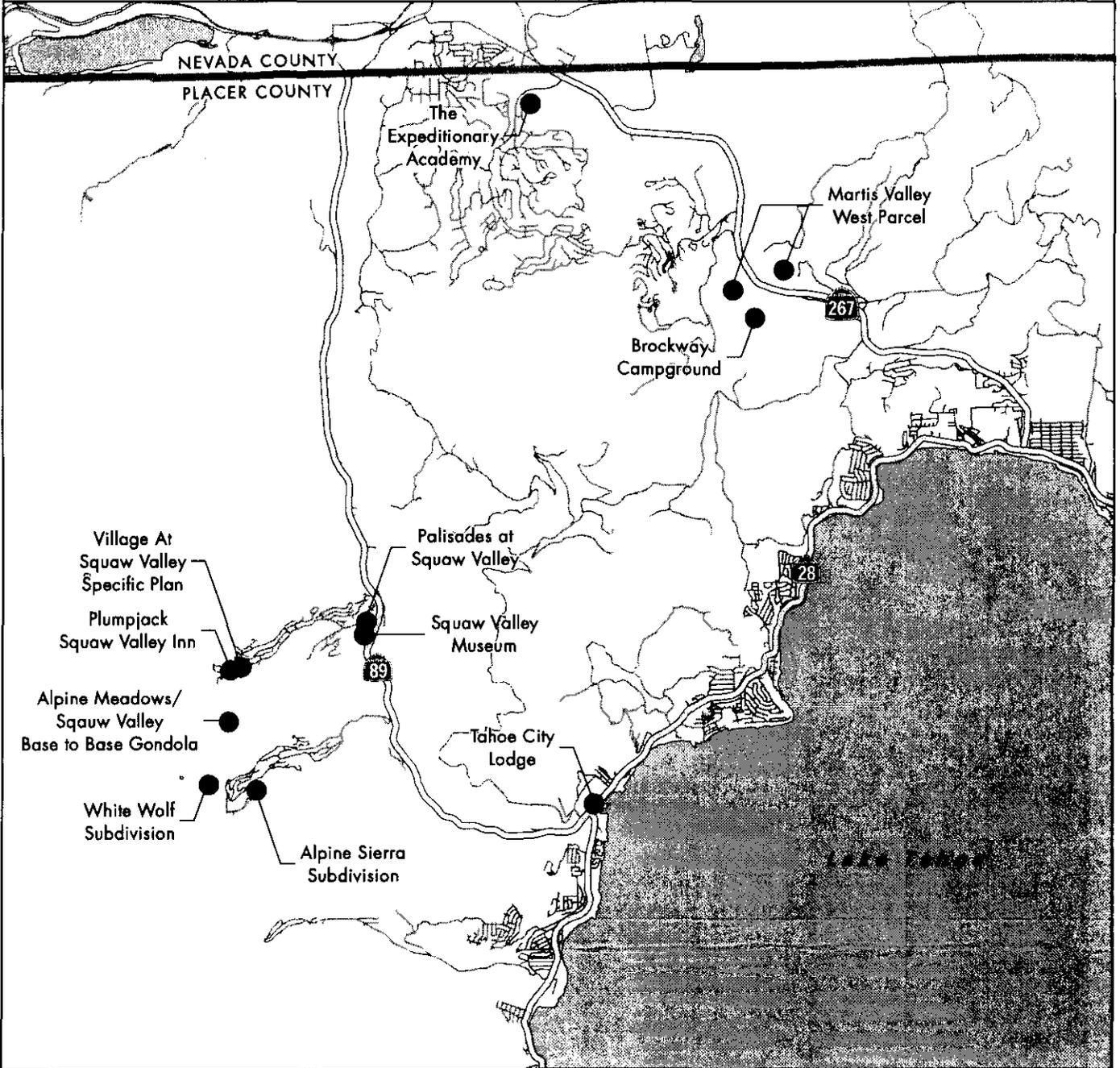
Tahoe City Lodge

The Tahoe City Lodge project proposes to redevelop an existing commercial complex into a 120-unit condo hotel that would include a mix of 1- and 2-bedroom suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking on the Tahoe City Golf Course property. The Tahoe City Lodge project will be analyzed at a project level in the EIR/EIS for the Tahoe Basin Area Plan.

Status: The preparation of the EIR/EIS for the Tahoe City Lodge project (as well as the Tahoe Basin Area Plan EIR/EIS) has commenced, and it is anticipated that the Draft EIR will be ready for public review in early 2016.

- Attachment 1 – Map of Tahoe Area Projects
- Attachment 2 – Alpine Sierra Subdivision Exhibit
- Attachment 3 – Palisades at Squaw Valley Exhibit
- Attachment 4 – Alpine Meadow / Squaw Valley Base-to-Base Gondola Exhibit
- Attachment 5 – White Wolf Subdivision Pre-Development Exhibit
- Attachment 6 – PlumpJack Squaw Valley Inn Exhibit
- Attachment 7 – Squaw Valley Olympic Museum and Winter Sports Heritage Center Exhibit
- Attachment 8 – Village at Squaw Valley Specific Plan Exhibit
- Attachment 9 – Brockway Campground Site Exhibit
- Attachment 10 – Martis Valley West Parcel Specific Plan Site Exhibit
- Attachment 11 – Tahoe Expedition Academy at Hopkins Ranch Exhibit
- Attachment 12 – Tahoe City Lodge Exhibit

Tahoe Area Projects

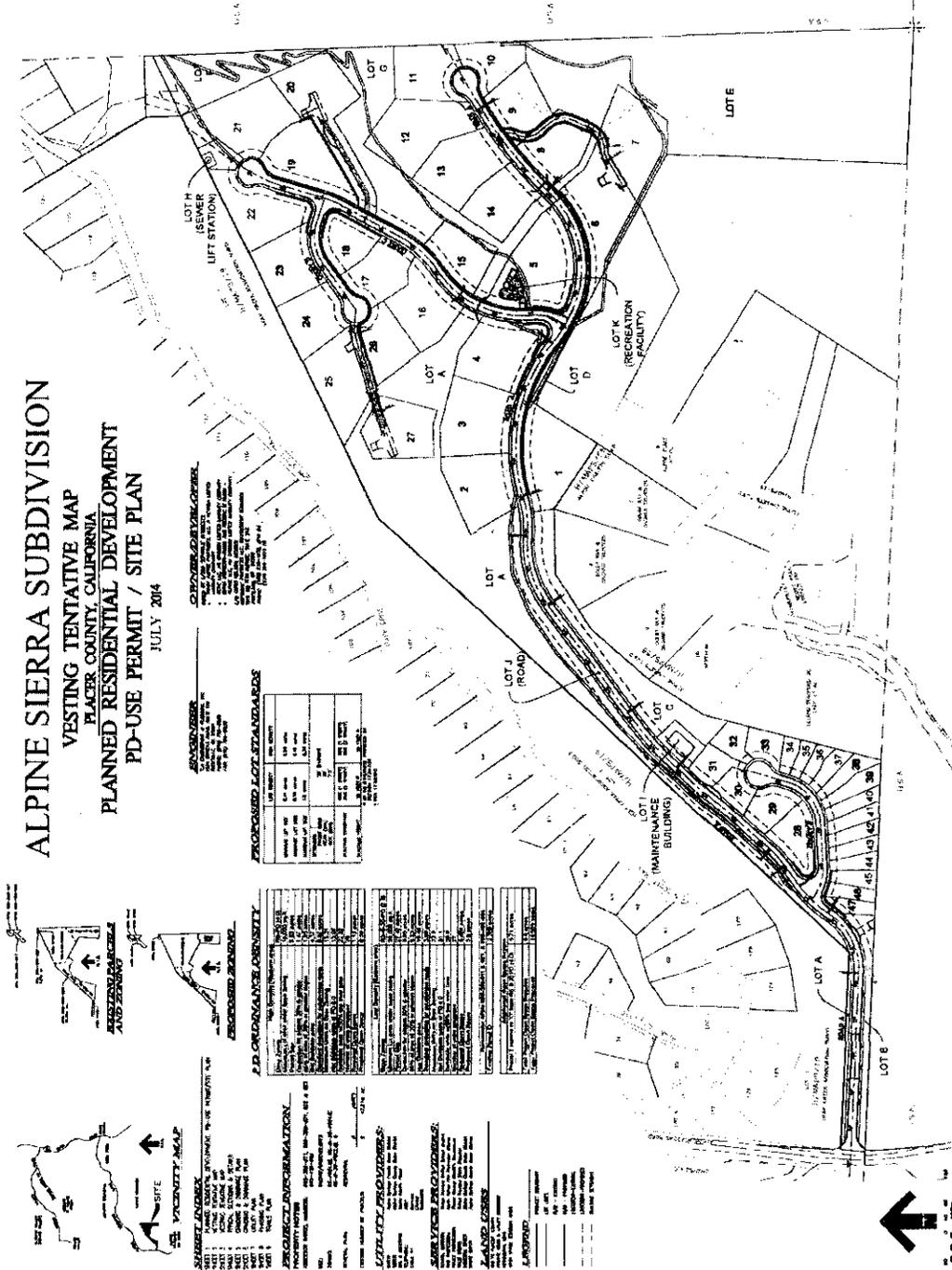


LEGEND

- Project
- Pre-Development Meeting
- ▭ County Boundary
- ══ Highway
- Roads

DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies

ALPINE SIERRA SUBDIVISION
VESTING TENTATIVE MAP
 PLACER COUNTY, CALIFORNIA
PLANNED RESIDENTIAL DEVELOPMENT
PD-USE PERMIT / SITE PLAN
 JULY 2014



EXISTING UTILITIES
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED.

PROPOSED LOT STANDARDS

LOT TYPE	MIN. AREA (SQ. FT.)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD SETBACK (FEET)	MIN. REAR YARD SETBACK (FEET)	MIN. FRONT LOT WIDTH (FEET)	MIN. FRONT LOT DEPTH (FEET)	MIN. FRONT LOT AREA (SQ. FT.)	MIN. FRONT LOT WIDTH TO DEPTH RATIO
Single-Family Residential	10,000	30	10	10	30	100	3,000	1:3
Multi-Family Residential	5,000	15	5	5	15	50	750	1:3

PROPOSED DENSITY

Zone	Units per Acre	Units per Lot	Units per Parcel
Single-Family Residential	10	1	1
Multi-Family Residential	20	2	2

PROPOSED ZONING
 The proposed zoning for this project is Single-Family Residential (SFR). The zoning is consistent with the zoning in the vicinity map.

PROPOSED UTILITIES
 The proposed utilities for this project are water, sewer, and gas. The utilities are shown on the site plan.

PROPOSED ROADS
 The proposed roads for this project are Lot A Road, Lot B Road, Lot C Road, Lot D Road, Lot E Road, Lot F Road, Lot G Road, Lot H Road, Lot I Road, Lot J Road, Lot K Road, Lot L Road, Lot M Road, Lot N Road, Lot O Road, Lot P Road, Lot Q Road, Lot R Road, Lot S Road, Lot T Road, Lot U Road, Lot V Road, Lot W Road, Lot X Road, Lot Y Road, Lot Z Road, Lot AA Road, Lot AB Road, Lot AC Road, Lot AD Road, Lot AE Road, Lot AF Road, Lot AG Road, Lot AH Road, Lot AI Road, Lot AJ Road, Lot AK Road, Lot AL Road, Lot AM Road, Lot AN Road, Lot AO Road, Lot AP Road, Lot AQ Road, Lot AR Road, Lot AS Road, Lot AT Road, Lot AU Road, Lot AV Road, Lot AW Road, Lot AX Road, Lot AY Road, Lot AZ Road, Lot BA Road, Lot BB Road, Lot BC Road, Lot BD Road, Lot BE Road, Lot BF Road, Lot BG Road, Lot BH Road, Lot BI Road, Lot BJ Road, Lot BK Road, Lot BL Road, Lot BM Road, Lot BN Road, Lot BO Road, Lot BP Road, Lot BQ Road, Lot BR Road, Lot BS Road, Lot BT Road, Lot BU Road, Lot BV Road, Lot BW Road, Lot BX 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Road, Lot ZS Road, Lot ZT Road, Lot ZU Road, Lot ZV Road, Lot ZW Road, Lot ZX Road, Lot ZY Road, Lot ZZ Road.

FIGURE 3-4
 Proposed Site Plan

SOURCE: TIA ENGINEERING & PLANNING 2014

Alpine Sierra Subdivision - Environmental Impact Report

DUDEK

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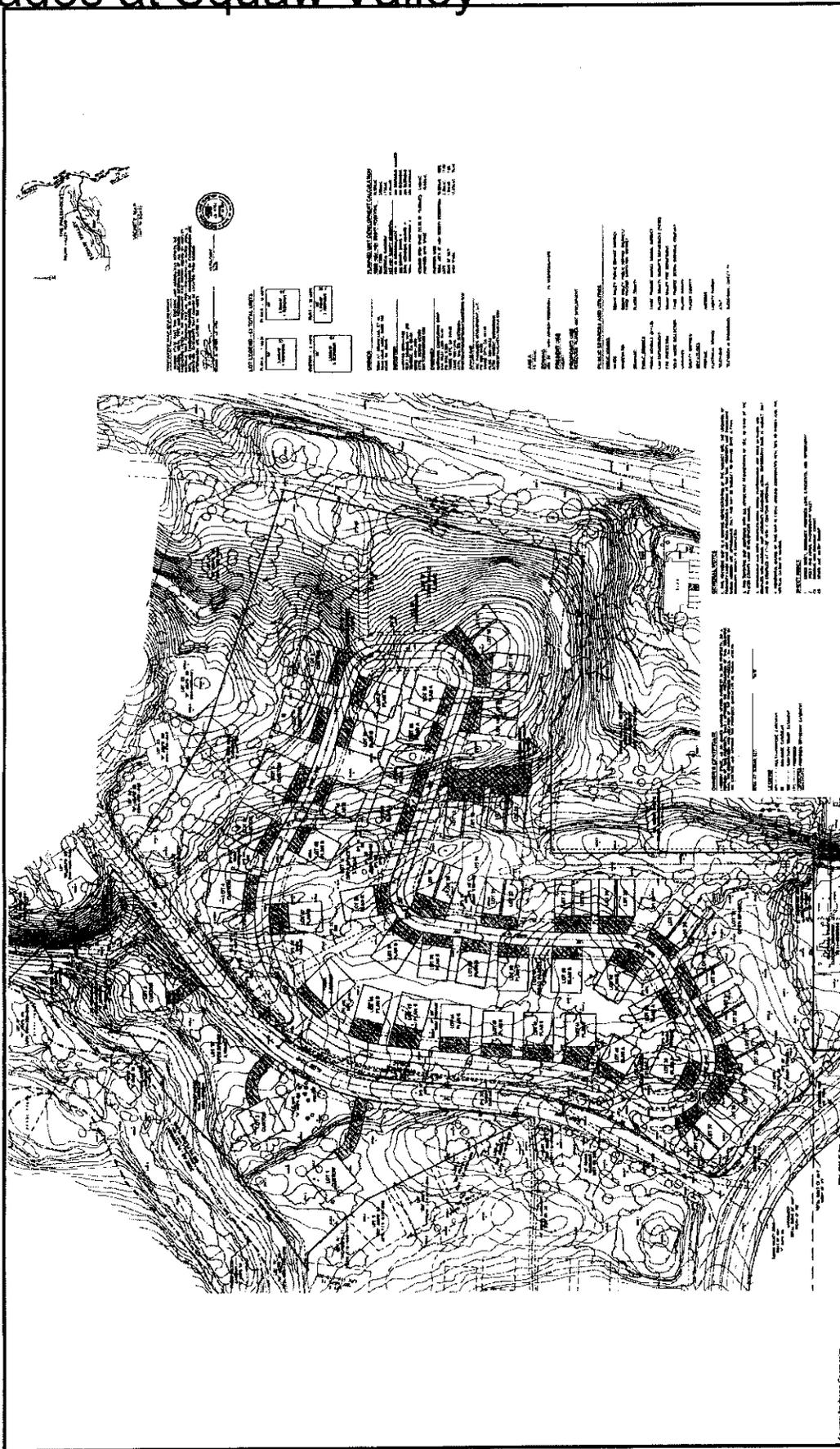
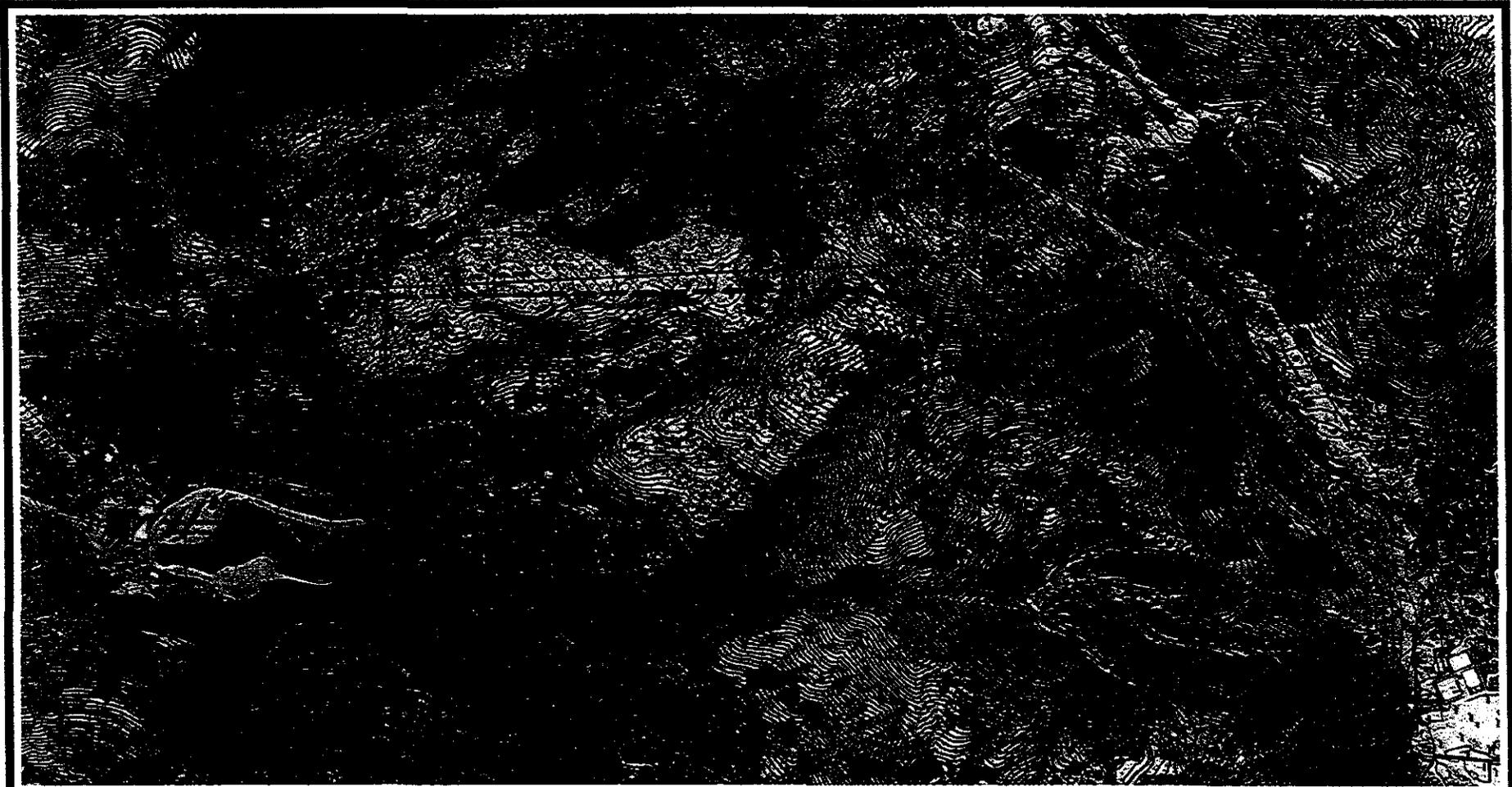


Figure 2.0-2
Proposed Tentative Subdivision Map

Michael Baker
INTERNATIONAL



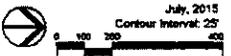
 **SQUAW VALLEY
ALPINE MEADOWS**

Base-To-Base
Overall Gondola Proposal

-  Proposed Guest Shelter
-  Proposed Guest Explorer
-  Proposed Base to Base Gondola
-  VCPB Pipe

Figure 1

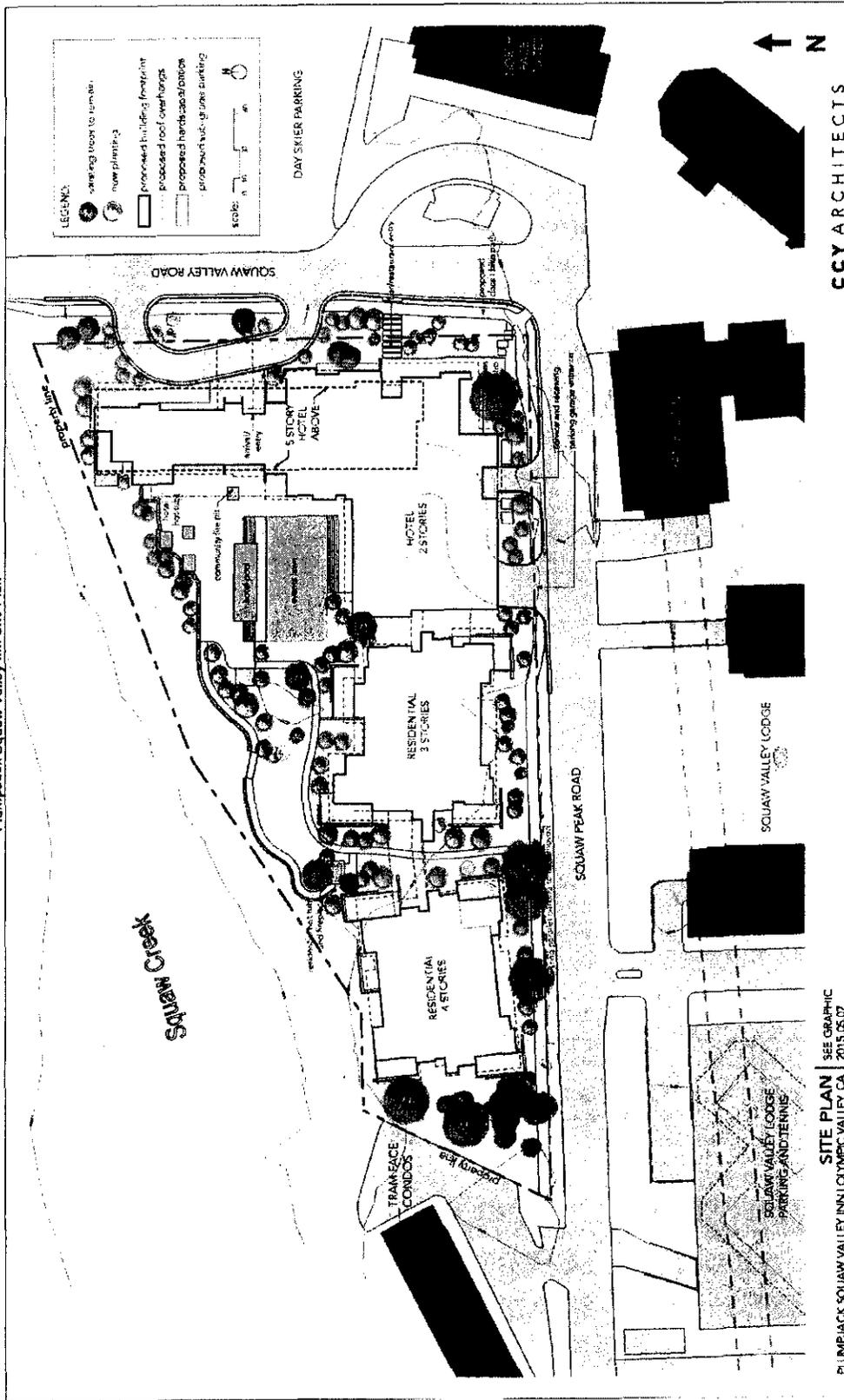
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 **SE GROUP**



Figure 3
PlumpJack Squaw Valley Inn Site Plan

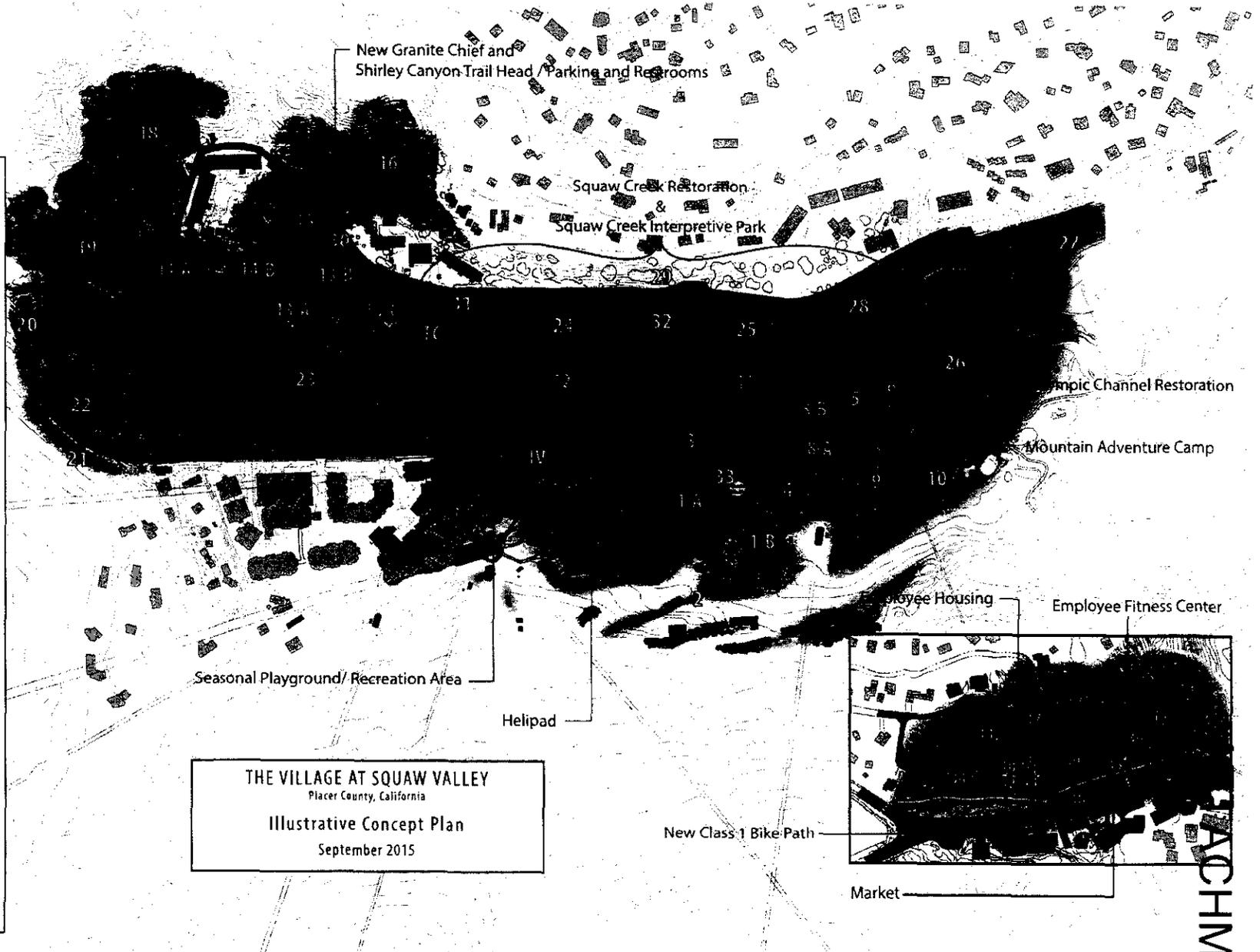


SITE PLAN | SEE GRAPHIC
PLUMPJACK SQUAW VALLEY INN | OLYMPIC VALLEY, CA | 2015.05.07

CCY ARCHITECTS

BUILDING LEGEND

1-A, B	Lodging
2	Recreation/ Open Space
3	Lodging
4	Lodging
5	Fer East Road
6	Skier Services/ Lodging
7	Lodging
8-A	Mountain Adventure Camp
8-B	Skier Services
9	Squaw Kids/ Lodging
10	Olympic Channel Restoration
11	Surface/ Structured Parking
12	Surface/ Structured Parking
13-A,B,C	Lodging
14-A,B	Lodging
15	Lodging
16	Fractional Cabins
17	Fractional Cabin's Lodge
18	Fractional Cabins
19	Mountain Maintenance
20	Recreation/ Open Space
21	Recreation/ Open Space
22	Recreation/ Open Space
23	Squaw Creek Restoration
24	Squaw Creek Restoration
25	Squaw Creek Restoration
26	Squaw Creek/ Olympic Channel Restoration
27	Recreation/ Open Space
28	Recreation/ Open Space
29	Open Space
30	Chamonix Place
31	Squaw Valley Road
32	Village East Road
33	Ice Rink Plaza
34	Shipping and Receiving
35	Market
36	Employee Housing
37	Recreation/ Open Space
38	Squaw Valley Road
39	Surface/ Structured Parking
40	Employee Housing
41	Employee Housing
42	Employee Housing
43	Employee Housing
44	Recreation/ Open Space
45	Employee Recreation Area
TC	Transportation Center
IV	Existing IntraWest Village



BROCKWAY CAMPGROUND COVERAGE

CAMPSITES:

TYPE	QTY	SQ. FT.
CAMPERS	92	73,600
TENT & YURT PADS	362	81,450
ECO-SHELTERS	96	104,784
TOTAL	550	259,834

STRUCTURES:

TYPE	QTY	SQ. FT.
BLDG. LODGE AMENITY	1	12,800
BLDG. POOL	1	12,500
BLDG. MAINTENANCE	1	3,200
BLDG. REGISTRATION	1	1,200
BLDG. RESTROOMS	22	13,300
BLDG. PAVILION	11	8,399
TOTAL BUILDINGS	37	52,350

PARKING:

TYPE	QTY	SQ. FT.
CAMPER SPOTS	202	40,400
TENTS/YURTS SPOTS	498	99,600
ECO-SHELTERS SPOTS	144	28,800
AMENITY SPOTS	32	6,400
TOTAL PARKING	876	175,200

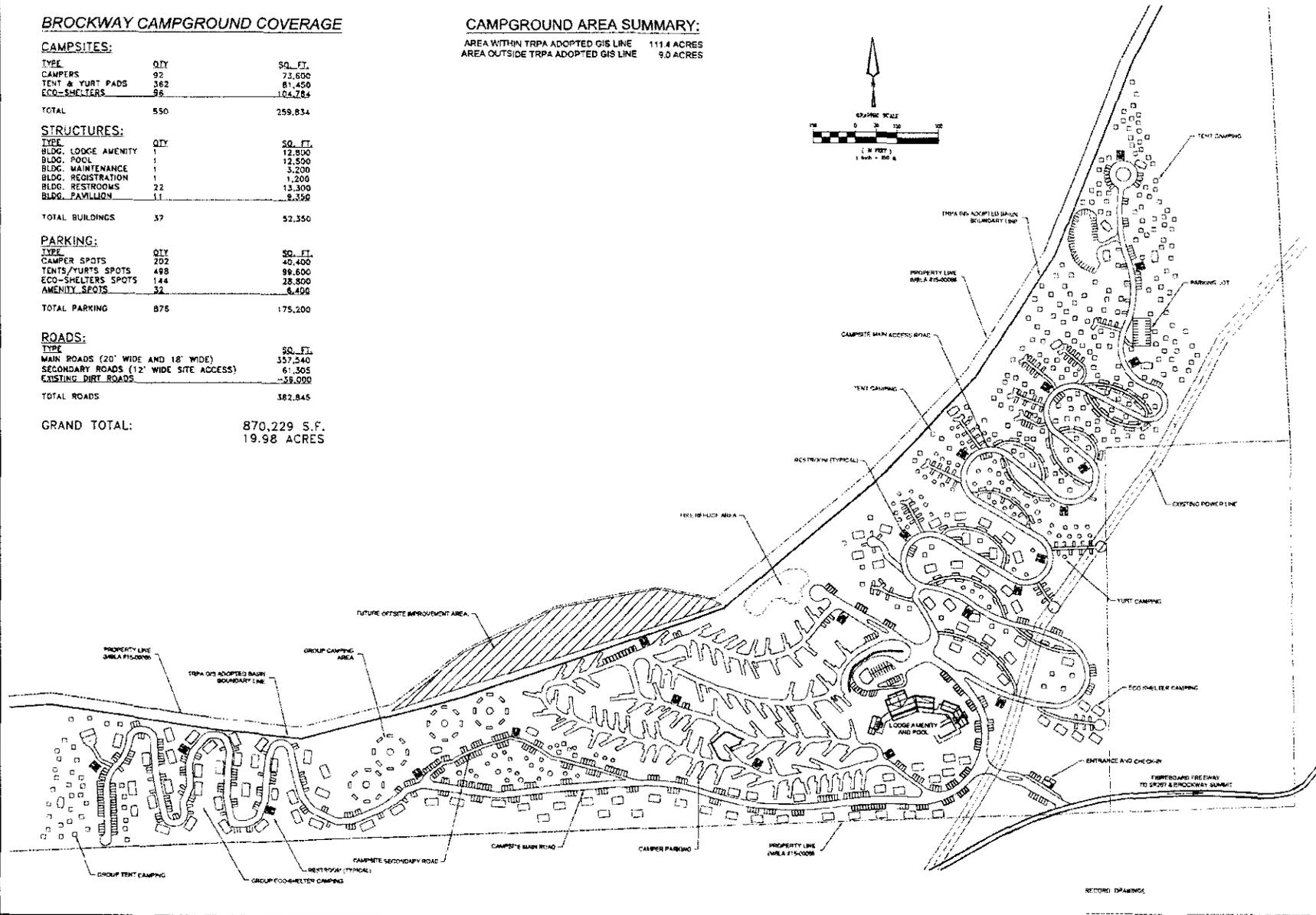
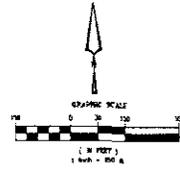
ROADS:

TYPE	SQ. FT.
MAIN ROADS (20' WIDE AND 18' WIDE)	357,540
SECONDARY ROADS (12' WIDE SITE ACCESS)	61,305
EXISTING DIRT ROADS	58,000
TOTAL ROADS	382,845

**GRAND TOTAL: 870,229 S.F.
19.98 ACRES**

CAMPGROUND AREA SUMMARY:

AREA WITHIN TRPA ADOPTED GIS LINE 111.4 ACRES
 AREA OUTSIDE TRPA ADOPTED GIS LINE 9.0 ACRES



BROCKWAY CAMPGROUND
 PLACER COUNTY, CALIFORNIA

SIERRA PACIFIC INDUSTRIES
 PO BOX 49689 FRESNO, CA
 (509) 378-2800

WELSH & HAGEN
 ARCHITECTS
 ENGINEERING PLANNING SURVEYING
 5811 Longley Lane
 Rosemead, CA 91768
 (916) 448-7700
 www.wshpa.com

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BROCKWAY
 CAMPGROUND

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**Clarification
 Exhibit**

Project: 404106
 Drawn By: B. S. NY
 Checked By: DLH
 Scale: AS-SHOWN
 Date: AUGUST 2014
 Sheet Number:

EX-1

ATTACHMENT 9



MVWSP - West Parcel Conceptual Land Use Plan

Exhibit 3-7

From: David Brew [<mailto:dabrew30@gmail.com>]
Sent: Monday, January 18, 2016 12:40 PM
To: Placer County Board of Supervisors
Cc: David Brew
Subject: Article in MoonshineInk, issue dated January 7, 2016, p. 10

Board of Supervisors, Placer County, CA:

I'm sure that not all of you read my recent article in MoonshineInk, so I am sending it on because of your possible interest. It is pasted in below.

You will notice that you are chided for favoring economic development at the expense of the environment. I hope that this article will make you think some more about the balance between the two.

Further, it is difficult for me to know any one of you shares my concern for how the North Tahoe region is evolving. I firmly believe that the continued emphasis on economic development at the expense of the environment is the wrong way. It will end up with severe degradation of different kinds (water, air, traffic, sedimentation in creeks and in Lake Tahoe, etc.) in the long run. Think 50 years from now--

Now is the time to start reconsidering the concept that growth is the solution; it is not really the solution. I suggest that the solution is slowing all development down, giving the environment serious consideration, and enacting controls of whatever kind needed to mitigate the present trend.

Thanks for your attention!

Dave Brew
2016.01.18.1225

"Who Owns and Protects the Environment?"

By Dave Brew
MY SHOT

An individual or company that owns a legal parcel of the Earth's surface may think that they own it all: the air, the wind, the water, the views, the smells, perhaps a creek, trees next door. This concept allows developers to proceed as if they own it all: to pollute the air, destroy an owner's view of the mountains, and threaten the local water supply. But this is not right! We all collectively own the environment and the natural phenomenon that surround us. This asserts that each and every one of us is an owner of all of our surroundings and, if our environment is damaged in any way, then we are all entitled to compensation.

So, who protects our environment for us and looks after our compensation?

It is the California Environmental Quality Act (CEQA), and our elected, appointed, and hired representatives of the Nevada and Placer County Boards of Supervisors, the counties planning commissions, the Placer and Nevada County Planning Service Divisions, special district boards, and our municipal advisory councils.

And how well do all these different entities protect our environment?

CEQA has an excellent framework for environmental impact assessment, but it is administered by the governmental groups listed above, rather than by an independent state office. Unfortunately, it appears from reading the papers, the Placer County newsletter, and attending meetings, that our county board of supervisors and their supporting planning services favor economic development considerations over any environmental concerns. They appear to be allied with developers' profit-making interests rather than with protecting the public's ownership of the environment. So, it's really up to the grassroots municipal advisory councils and to ad hoc citizens' groups and individuals to persuade the supervisors otherwise and to stand up against the Goliath developers. How about compensation to us whose environment is damaged or unalterably modified? The stock answer is that our elected representatives hold our best interests foremost and that they believe that our interests are served by continuing economic development, with its tax and other income to the county, rather than by concern for our environment. Think about the push for increased tourism: Approximately 1 million visitors came to the North Tahoe region last year. One recent report projects a 5 percent increase in visitation for the next 20 years. So, in 2035, there would be 2 million visitors, which is twice as many. Is this kind of economic development growth sustainable, and would Lake Tahoe and its surroundings then resemble anything like what we all now enjoy? So, what to do?

Changing the make-up of the board of supervisors or persuading them to be environmentally conscientious appears difficult in the short term, as does changing the attitudes and procedures of the county planning services division personnel. What is left is to join, support, and participate with the ad hoc and other groups that speak up and defend our environment on our collective behalf: The Friends of Squaw Valley, Unofficial Alpine, Mountain Area Preservation, Sierra Watch, Friends of the West Shore, Truckee River Watershed Council, The North Shore Preservation group, The Sierra Club, and your local municipal advisory councils and design review committees.
Dave Brew is a Squaw Valley resident and contrarian."

