



**PRELIMINARY MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
February 6, 2014**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held Thursday February 6, 2014 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

ROMACK called the meeting to order at 6:03 PM. A quorum was established.

MEMBERS PRESENT: Romack, Georgiu, Sheehan, Lange, Heneveld, Adriani, and Strange

MEMBERS ABSENT: None

STAFF PRESENT: Kastan and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

ADRIANI/LANGE/UNANIMOUS

4. Approval of Minutes of January 2, 2014

ROMACK/ADRIANI/as amended/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

KASTAN reported SUPERVISOR MONTGOMERY is in Washington DC representing Placer County in meetings. Regarding concerns about local impacts of the California drought, Tahoe City Public Utility District reports the situation is being tracked, but at this point, everything is being handled. Alpine Springs is doing okay. Squaw Valley Public Service District reported the aquifer rose 5' with the recent rains. Northstar is doing well overall. All water districts are asking customers to reduce use by 20%, in keeping with Governor Brown's water conservation initiative. Additional measures are being considered if the drought continues. Calfire is also involved in discussions regarding the drought.

The Board of Supervisors met January 21, 2014 to consider an emergency temporary zoning ordinance change brought forward by County staff regarding zoning for property in Kings Beach. Ferrari's Crown Motel is being sold to Tahoe Expedition Academy for a private school and some do not think that's the best use of lakefront property. Ultimately, the Board voted 5-0 to reject the proposed zoning ordinance.

6. Community Reports

MIKE GEARY, General Manager of Squaw Valley Public Service District (SVPSD) updated the group on the status of the water studies underway, including Phase 2 of the Creek Interaction Study, the redundant water supply study, and Village supply projects. Updates are given at every SVPSD Board meeting, which are open to the public. He reiterated the water conservation message. SVPSD will celebrate its 50th anniversary this year. GEARY reported the improvements at the dumpster site at the west end of the Valley are complete. SVPSD has become a member of the Squaw Valley Institute and Squaw Valley Business Association.

7. Public Comment.

WILLIAM LORERRO reported he comes from New England where snowmaking water is recycled through sewage treatment plants. He has heard there is a problem here with enough water for snowmaking and wondered about using the same treatment.

HENEVELD reported Incorporate Olympic Valley is hosting a fundraiser on Saturday.

8. Information Non-Action Item

A. The Village at Squaw Valley Specific Plan (January, 2014 Draft) – Alex Fisch, Senior Planner, Placer County Planning Services

FISCH explained a Specific Plan provides a framework of goals, policies, and measurements to implement a project in a specific area. Giving some history of this project, he said applications were made to the County for the proposed Village and after about getting through about 50% of the administrative draft Environmental Impact Report (EIR), the applicant decided to make several modifications to address key concerns raised by the County and the public. The new Plan is substantially smaller than the original and proposes 750 units and 1493 bedrooms. A revised Notice of Preparation (NOP) should be circulated at the end of this month. It will describe changes in this version and provide an opportunity for public comment. Comments made on the previous NOP will still be included. FISCH said the draft EIR should be released fall/winter 2014 and provide a 45-day public review and comment period. The EIR will evaluate the Specific Plan at a program level of analysis and FISCH reviewed the characteristics of that.

Per HENEVELD's request, FISCH presented an illustration comparing the existing zoning with changes requested in the plan area. STRANGE asked how the Specific Plan is considered vis-à-vis the General Plan. FISCH said the Board of Supervisors makes the ultimate determination. The Planning Commission will make recommendations, based on their analysis and public comment, but the final decision is up to the Board.

HENEVELD asked how economic impact will be addressed. FISCH explained the 2-prong approach. In the context of the EIR, the County considers whether or not the project will result in blight. In the broader analysis, a determination will be made on how the County will be made whole for additional services that need to be provided and specify any mitigation that may be required. HENEVELD asked for a more illustrative idea of what standing in the proposed Village "feels" like. FISCH explained his work with Squaw Valley Design Review Committee to shape design guidelines, which he hopes will be set in the next few months. HENEVELD asked when a transfer fee may be considered. FISCH said the applicant has made that offer in order to fund community-wide initiatives. Typically it would be included in the Development Agreement. HENEVELD asked of the Army Corps of Engineers will be involved in the creek restoration. The applicant's representative, CHEVIS HOSEA, said they are working with the Corps and generally that is a non-discretionary permitting process.

LANGE asked if the Summary of Zoning Changes is available on line. FISCH said it should be posted next week.

ADRIANI repeated a question from last month about possible development in parking lot areas and the process if the Member's Locker Room was to be re-developed into a hotel in Phase 2. Using the map, FISCH showed the area of new Village Commercial Parking zoning. There are no vertical development rights in that area, expect possibly for parking structures. If that were to be changed, a subsequent EIR and amendment to the Specific Plan would be required. The Board of Supervisors would vote on rezoning. The Member's Locker Room and Le Chamois are not within the boundaries being discussed. If the property owner wanted to develop that area, a similar discretionary process would be required. Some of that area is zoned Village Commercial. The Member's Locker Room is in Forest Recreation zoning. If a conditional use permit is granted, the area could be developed into a hotel. ADRIANI asked if the Specific Plan expires. FISCH said the applicant has asked for an Exercise Period of 25 years. They could request an extension. ADRIANI asked FISCH to clarify how bedrooms versus dens and building heights are calculated.

SHEEHAN's concern is that if this project is not a financial success, there will be big empty buildings in the Valley.

The topic was open for public comment.

GREG PARKER voiced concern about building heights being calculated at street level or podium level. He also has concerns how density and height impact visual corridors are being considered. PARKER stated private transfer taxes cannot be refinanced by Freddie Mac or Fanny Mae.

DAVID STEPNER asked FISCH to clarify which areas SVMAC and Squaw Valley Design Review Committee (SVDRC) considers. FISCH explained DRC deals only in design review. Their task is specifically to review development standards. SVMAC considers everything else and possibly development standards.

Public comment was closed.

HENEVELD asked about the appropriate time to comment on recreation mitigations. FISCH suggested contacting ANDY FISCHER of Placer County Parks Department. HENEVELD asked to have FISCHER attend a SVMAC meeting to discuss this. Discussion followed regarding what is considered for an economic analysis, the metrics used, and the appropriate mix of skiable terrain to bedrooms and commercial space. HOSEA stated the number one objective is to maintain the culture and environment within the valley while being financial sustainable and being competitive in the ski industry. Discussion continued. HENEVELD asked about the status of the emergency access road. FISCH said that will be in the revised NOP, but scoped as an optional analysis.

9. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review Committee – Kevin Strange

STRANGE reported FISCH guided the Committee through a review process in order to consider Appendix B. There was agreement to begin with the big issues and work down. In response to a question from ROMACK, FISCH explained the scope of DRC is to review project applications for Design Review Agreements. In this case, the Specific Plan has guidelines proposed and the DRC is charged with reviewing the appropriateness of those guidelines.

B. Discussion and possible action on forming a Shirley Canyon Trails Sub-Committee

ADRIANI reminded the Council of her concern about people not using paths hiking in that area and erosion issues. She suggested a more formal trail be built. Discussion followed. ADRIANI, ROMACK, and GEORGIU volunteered to serve on a subcommittee that would consider the Shirley Canyon area and other trails as appropriate.

Motion to form a Shirley Canyon Trails Sub-Committee. ADRIANI/GEORGIU/UNANIMOUS

10. Future Agenda Items

HENEVELD asked GEARY to revisit the options to allow people to phone into the meetings. He asked if MONTGOMERY can provide an update on the yellow-tailed frog.

KASTAN said Squaw Valley Stables and a request for an underground garage to serve two residences will be on the next agenda.

SVPSD will provide an update on the Water Supply Feasibility Summary and Gap Analysis, as well as the Redundant Water Supply – Preferred Alternative Evaluation.

11. Date and Time of Next Meeting – March 6, 2014 at 6:00 PM

12. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:46 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary