



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

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

1. Call to Order

ROMACK called the meeting to order at 6:05 PM. A quorum was established.

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

MEMBERS ABSENT: Heneveld

STAFF PRESENT: Montgomery, Kastan and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

ADRIANI/STRANGE/UNANIMOUS

4. Approval of Minutes of February 6, 2014

ADRIANI clarified that HENEVELD did not offer to serve on the Shirley Canyon Trails Sub-committee.

STRANGE/ SHEEHAN/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported on her recent trip to Washington, DC with Supervisor Holmes, County CEO Boesch, and others for meetings with legislators regarding projects of interest to Placer County ranging from economic development to public safety. A number of ideas were raised that will be followed up on. At almost every meeting, the drought in California and associated economic impacts were discussed.

The Board of Supervisors will meet on March 11, 2014. Of interest to this area is MONTGOMERY's intention to enforce the sign ordinance, which has been relaxed in recent years to accommodate businesses. However, there has begun to be a "clutter" of unapproved signs.

6. Community Reports

Placer County Community Service Officer MELINDA MAHLER introduced the new Problem Oriented Policing (POP) Deputy for this area, Gary McClaughry. MCCLAUGHRY explained he serves as liaison to find long-term solutions to on-going issues.

MIKE GEARY, General Manager of Squaw Valley Public Service District (SVPSD), announced an internal Drought Task Force has been formed to watch the water situation in the Valley and take action as needed. Although recent storms have raised the aquifer levels, there are still concerns. SVPSD is working with Squaw Valley Mutual Water Company to investigate an intertie system. GEARY reported leaks in the PSD system are being addressed. Of particular concern was one found in Well #1; repairs should be completed by summer. SVPSD staff continues to work on the Water Supply Assessment, which should be completed in April or May. The Assessment will look 20 years out. GEARY reported the District is purchasing a snow blower to keep the bike trail clear of snow. He discussed improvements made at the dumpster site. This March is the 50th Anniversary of the District. GEARY reminded the group SVPSD meetings are open to the public.

7. Public Comment

There were no comments on unagendized items.

8. Information Non-Action Items

A. Squaw Valley Redundant Water Supply - Preferred Alternative Evaluation (Phase 1) – Mike Geary, General Manager, Squaw Valley Public Service District

MIKE GEARY reported a Proposition 84 grant has helped fund investigation into a redundant water supply source that can be used in the event of severe drought or contamination of the main water supply. The mission of SVPSD is to deliver safe and reliable water and the number one goal is constant improvement of the water supply source. GEARY discussed the scope of the Evaluation, which builds on one done in 2009. This is Phase 1 of 3 having to do with the Water Supply Feasibility Summary and Gap Analysis, which is a literature review to determine what studies have been done and what is needed. Phase 2 will consider alternatives to the main water source and if no feasible alternatives are identified, Phase 3 will be implemented to determine what water may be available from Martis Valley.

Consultant DAVE HUNT with Farr West Engineering was introduced and explained how findings of past literature are being evaluated and determinations on moving forward are considered. He reviewed the regulatory requirements to identify redundant water sources and supply needs. The District currently meets the requirement for well field redundancy, but this study has to do with the primary water source, which can be impacted by drought or contamination. HUNT discussed the studies and conclusions, including gaps that will drive the Phase 2 evaluation.

The Council asked questions clarifying the presentation and the topic was open to Public Comment.

MIKE GIARBETTA asked about the differences discussed during the presentation regarding the east and west aquifers. GEARY explained the hydraulic disconnection between the two, saying water quality deteriorates from the west side to the east.

DAVE BREW asked if there is data indicating manganese content and could the water be treated. He also asked what the impacts could be to the aquifer if KSL forms their own water company. HUNT said there is data available from a number of wells in the east aquifer. GEARY said if a new water company were formed, the role of SVPSD could change if SVPSD's ability to provide a safe and reliable water supply was impacted.

DAVID STEPNER asked if Squaw Valley Mutual or KSL would be required to have a redundant water supply. GEARY explained that is a mandate for any supplier. The ability to respond to an emergency is not mandated by state law, but is considered a standard and speaks to reliability.

GREG RANKIN asked if the water in the east aquifer is good enough for irrigation and snow making. HUNT said it is and there are wells for that purpose in that area.

JEFF HAMILTON asked if water from the west aquifer could be used as a redundant supply for the east. HUNT said it could be, but a redundant source is being sought outside of current sources.

Public Comment was closed. GEORGIU asked for a summary of issues from the literature review and if water sources outside of the Squaw Creek Watershed are being considered. HUNT and GEARY explained how the geology of the area impacts water quality and quantity.

B. Squaw Valley Ranch Estates – a rezoning request to change the “Forest Recreation” zoning to residential planned development to allow up to eight new single family lots at current Squaw Valley Stables location – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services, and Gary Davis, Gary Davis Group Design and Engineering

ALAN BREUCH reported this project is in environmental review. Staff is compiling public comment. The applicant's agent, GARY DAVIS, presented the project including existing site conditions and maps

indicating easements and the proposed home sites, road, and utilities. DAVIS showed renderings of what the development would look like from various vantage points, saying it is the intent to retain current views of the meadow and mountains. The property owner, MIKE PAVEL, said he wants to keep the property for his family to live on and rezoning would allow the family to have 6 new homes and sell the other 2 lots.

The Council asked questions of the applicant and his agent. In response to a question from ADRIANI, BREUCH explained current zoning does not allow development for residential use as it is zoned "Forest Recreation." The requested zoning is Planned Development. At the next SVMAC meeting, BREUCH will present a history of land use on that property.

STRANGE asked about the size of building pads, which will be 80x80. The CC&Rs developed may limit the size of home built, but everything has to be within that envelope. STRANGE asked for a report on other Forest Recreation zoning in Squaw Valley, which BREUCH will provide. LANGE asked for clarification on the building pads and what was on the property before it was filled for the stables. DAVIS said no information on that is available. BREUCH said the public document being released will include available information on the wetlands.

SHEEHAN reported on his conversations with people from the community who are interested in keeping that land zoned for recreation. He suggested SVPSD may have to consider embracing recreation, although it is not currently within the District's purview. He cautioned against rushing into rezoning.

The topic was open for Public Comment.

ED STEAD questioned why the property was zoned as it was and not in a conservation area when the Squaw Valley General Plan was done, but surmised it was because the stables were already there. Forest Recreation supported that use and provided a buffer zone for the conservation area. He hoped the bike path, scenic roadway, and views are maintained. STEAD noted the property has been used to store heavy equipment and refuse, which is probably not allowed, and said current zoning should be enforced. Perhaps Placer County could buy the property and turn it into a picnic area or park.

BILLY CARINI read the purpose of the Forest Recreation Land Use from the 1983 Squaw Valley General Plan.

DAVID STEPNER read pages 18 and 19 of the 1983 General Plan regarding land use of the meadow. If the zoning change is approved, it would go against the General Plan. If the land becomes available, the community should find a way to restore it.

McKENZIE MENGIS asked if views from other homes could be impacted. DAVIS said that could happen depending on the homes built.

MIKE CARABETTA asked why there would be 2 road access points. DAVIS noted it was the preferred design and also addresses fire department access and snow removal.

BOB EICKENLOG asked if there will be a left turn lane off of Squaw Valley Road. DAVIS said traffic studies indicated that is not needed.

JOHN HART asked what the average size home may be. DAVIS said homes up to 6 bedrooms have been proposed. When parking is figured in, a home could be 3000-4000 sq ft.

ELIZABETH DANELL read a statement against rezoning the property, saying there is no reason to rezone it except to profit one property owner to the detriment of the community.

MIKE WILLET, representing Valley View Homeowners Association, said a poll of the Association's 21 owners indicates most oppose the project. There are concerns about environmental issues. WILLET

asked if there is a justification to sacrifice Forest Recreation zoning to allow a high density project. Noting private property comes with certain rights, WILLET suggested there are grandfathered rights to the property that would allow the owner to achieve his goals (without rezoning).

DALE COX said he has seen every nook and cranny in Squaw built into condos. Placer County allocates a lot of the money generated in Squaw to help Tahoe City achieve goals and there needs to be a situation where the money stays to help Squaw shine. The community has changed and people making comments about retaining current zoning are people wanting to see a balance in Squaw Valley.

DAVE BREW said he does not support rezoning from Forest Recreation to anything that would permit private residences.

McKENZIE MENGIS asked how the golf course and condominiums were approved. It was suggested she meet with BREUCH separately to understand the process.

MIKE GEARY said SVPSD takes no position. However at the February Board meeting, public comment was received asking the District to investigate the feasibility of acquiring the property. Staff was directed to consider that option and their findings will be presented at the March 25 SVPSD Board meeting.

Public Comment was closed. ADRIANI noted the utilities were put underground because Squaw Valley Road was designated a scenic byway, which has benefited everyone. She questioned if that would have happened if homes had been in the area. LANGE asked what work may have to be done if SVPSD acquired the property for a park. MONTGOMERY said it would depend on the intensity of use. SHEEHAN and ROMACK thanked everyone for coming and being so prepared. In response to a question, BREUCH said the County does consider other proposals in the Valley when making a determination on a project. KASTAN will send Council members emails submitted regarding this project.

C. Falkner Underground Garage Variance – proposed variance to allow up to 20 off-site parking spaces for two single family dwellings at the end of Granite Chief Road – Allen Breuch and Gary Davis

BREUCH reported County staff is preparing environmental documents for this project for the 30 day review. It will come back to SVMAC as an action item. A variance for setbacks and a Minor Use Permit are being requested. The applicant's agent, GARY DAVIS, gave a history of the property, which is on the south side of Sunnyside ski run and is part of the Granite Chief Association. The property has access to Granite Chief Road, but there is no parking available. DAVIS said the solution is to build under the ski run to provide parking for both homes. He showed pictures and renderings of the proposed parking structure, which results in 0.82 acres of land disturbance for 14 parking spaces.

ADRIANI asked questions clarifying the project site and variances being requested. SHEEHAN acknowledged this was a creative solution, but wondered if the dirt and rock being excavated could be used elsewhere. A brief discussion followed regarding the challenges with excavation in the area and the number of truck trips that will be required. The Council asked questions about the variance requested.

The topic was open to Public Comment.

DAVID STEPNER asked if residents on Granite Peak Road have been notified. DAVIS said they have and will receive more information about excavation and construction.

JOHN HART asked about residents on Squaw Peak. DAVIS explained the County has requirements for construction hours and how the public is notified of projects.

MIKE GEARY suggested Squaw may have a use for the fill being removed. PETER BANSON of Squaw Valley Fire District supported that idea, saying that could eliminate some of the truck traffic. He asked about the location of propane tanks. DAVIS said the tanks will be underground and the garage will not be

heated. BANSON noted the required safety features and said this was a very interesting project. The group briefly discussed how skiers will be kept away from the site.

Public Comment was closed. LANGE asked about the permitting process. DAVIS said plans for one of the houses planned on the property will be submitted with the garage.

9. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review – Kevin Strange

STRANGE reported SVDRC did not meet today. The next meeting is scheduled for April 3, 2014.

B. Shirley Canyon Trails – Alisa Adriani

ADRIANI reported the Committee met briefly and is scheduling meetings with other stakeholders.

10. Future Agenda Items

The two projects discussed today will be submitted as Action Items. KASTAN said PlumpJack is also submitting a project that may be on next month's agenda.

11. Date and Time of Next Meeting – April 3, 2014 at 6:00 PM

12. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 8:29 PM.

Respectfully submitted,

Judy Friedman, Recording Secretary