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**MINUTES OF THE REGULAR MEETING OF  
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL  
April 3, 2014**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday April 3, 2014 in the Squaw Valley Public Service District Community Meeting Room.

**1. Call to Order**

ROMACK called the meeting to order at 6:01 PM. A quorum was established.

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

MEMBERS ABSENT: None

STAFF PRESENT: Montgomery, Kastan and Friedman

**2. MAC Member Introductions**

Everyone introduced themselves.

**3. Approval of Agenda**

**HENEVELD/STRANGE/UNANIMOUS**

**4. Approval of Minutes of March 6, 2014**

**GEORGIU/SHEEHAN/Carried with abstention from HENEVELD**

**5. Supervisor / Tahoe Field Representative Reports**

SUPERVISOR MONTGOMERY reported the Board of Supervisors is meeting in Tahoe April 21<sup>st</sup> and 22<sup>nd</sup>. Included on the agenda are the "official" groundbreaking for the Kings Beach Commercial Core Improvement Project (KCCIP), a report on the Community Plan Updates, and a comprehensive overview of projects on the east side of the County.

MONTGOMERY reported the Biomass Facility project is moving forward. Construction is anticipated for 2015 and the facility should be on-line in 2016. The Notice of Preparation (NOP) for the proposed Martis Valley Land Swap on Highway 267 has been released and will be on the May 1 North Tahoe Regional Advisory Council (NTRAC) agenda.

**6. Community Reports**

There were no community reports.

**7. Public Comment**

HENEVELD reported the Squaw Valley Public Service District Water Supply Assessment will be on the June 24 SVPSD agenda.

HENEVELD noted the recent ruling stating personal emails and text messages of public officials cannot be publically accessed. MONTGOMERY will present more information on the ruling at a future meeting.

MIKE SYIEK, President of the Board of Directors at Squaw Valley Lodge, reported on meetings with KSL regarding the proposed Village at Squaw Valley. He noted the various partners involved in discussions, including the Friends of Squaw Valley, SVPSD, and Squaw Valley Property Owners Association. SYIEK feels KSL has been responsive to concerns, but overall the Lodge agrees that an

investment in the Valley is a huge plus as it makes the area more competitive. He is hoping a Memorandum of Understanding will be developed among stakeholders in the Valley.

## **8. Information Non-Action Items**

### **A. PlumpJack Project Introduction – Hilary Newsom, President, PlumpJack Group**

HILARY NEWSOM introduced GARRET SIMON of Merriwether Company and RICH CARR of CCY Architects, who presented concept drawings of the proposed project. Included is a 5 story hotel, similar in scale to the Tram Building and existing Village, and 3 and 4 story residential units along Squaw Peak Road.

The Council asked questions clarifying the plans.

HENEVELD asked about the underground parking and questioned the proposed flat roof. CARR said he has successfully used that roof design in Aspen and Mammoth. The benefit is snow shedding can be controlled and there will be an internal drainage system. The residential units will be basic homeownership, not fractional. At this point, the designers are focusing on LEED certification. CARR said he hopes to begin construction Spring 2016. ALLEN BREUCH of Placer County Planning said an environmental determination still needs to be made, but at this point, most uses are approved by right.

ADRIANI asked how many bedrooms are included in the 35 residential units. The answer was 2.75 per unit. She asked about building heights and the water provider. GARRET said it is expected the highest points will be in the high 60' range on the 5 story building. Water will be provided by SVPSD.

STRANGE appreciated the design aesthetic and agreed flat roofs are an underused mechanism to manage snow. He noted potential challenges with water tables for the underground parking.

SHEEHAN voiced concern about the underground parking and potential impacts to the aquifer.

GEORGIU was also concerned about parking and water. She commended the design value and maintaining existing trees.

The topic was open to Public Comment.

JOHN HART, an owner at Squaw Valley Lodge, said the drawings indicate the Lodge is further from the street than it is. There could be an impact to view corridors.

DAVID STEPNER asked if the residential units will be in a rental pool and if they can be locked into separate units. GARRET said at this point there will be lockoffs for rentals, but the 4 bedroom will be broken into 2 units, not 4. STEPNER asked for clarification on parking.

Public Comment was closed. STRANGE said this project shows a long-term commitment from PlumpJack.

### **B. Update on The Truckee River Access Trail – Edmund Sullivan, Senior Planner, Placer County Planning Services**

EDMUND SULLIVAN updated the Council on this project, the planning of which was completed in 2006. However, at that time budgets were slashed. Since then, the North Lake Tahoe Resort Association (NLTRA) has provided a grant to get CEQA and NEPA done. SULLIVAN discussed the project, which is part of a larger plan to ultimately link Lake Tahoe to Pyramid Lake. The section presented this evening is for a Class 1 trail from Tahoe City to Truckee utilizing existing right-of-ways. SULLIVAN noted all the agencies involved in the project and goals and benefits, including restoration and water quality enhancements.

The Council asked questions.

HENEVELD asked for clarification on the alignment and linking the project to Truckee's trails. SULLIVAN said bridges are not included in this CEQA process, but could be long-term as Placer County works with the Town of Truckee on linking trails.

ADRIANI asked about possible opposition to the project. SULLIVAN said the trail alignment has been designed based on what is feasible and practical. Using the other side of the river presented some very steep and potentially unsafe options.

LANGE asked about the existing Class 2 lanes and if there will be less room for riders on the shoulders. SULLIVAN said yes, those will be narrower.

SHEEHAN encouraged working with the SVPSD to insure safety to the water source.

GEORGIU voiced concern about safety issues along Highway 89. She asked about timing. SULLIVAN said when the environmental process is done, funding will be identified to begin building the trail in segments.

The topic was open to Public Comment.

TROY TENNANT asked if there will still be a shoulder for road cyclists. He asked if the old railroad line can be used. SULLIVAN explained that line goes through private property in many areas. The proposed alignment is in public easement.

## 9. Action Item

### **A. Falkner Underground Garage – variances to allow for an underground parking structure under the Squaw Valley Resort Ski Run via a proposed garage building on Granite Chief Road. The underground garage is being built to provide an access corridor and parking for up to 20 vehicles, with a separate pedestrian walkway tunnel, to two future home sites. Also, a Minor Use Permit will be required for the garage building and a revised parcel map for the project site – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services, and Jason Dhuy, Gary Davis Group Design and Engineering**

BREUCH narrated a Power Point presentation reminding the Council of the project description, including the 10,000 sq ft underground garage. He reported this item will require a Mitigated Negative Declaration. He noted environmental concerns being addressed, including possible impacts to Squaw Creek and construction truck traffic during construction. The applicant is requesting 14 variances on the 3 lots and 2 Minor Use permits. BREUCH discussed the mitigation measures to be taken during construction and the entitlements requested per parcel.

The topic was open for questions from the Council. LANGE voiced concern about protecting the creek.

ADRIANI noted that at last month's meeting, she asked about variances. Gary Davis said there were not a lot required, but now there are 14 being requested. She feels the Council was misled. Among the variances requested is coverage at 45%. Adriani suggested that rather than cover 45% of the lot, smaller houses be built.

HENEVELD voiced many concerns about the project having to do with potentially major environmental impacts both during and after construction.

The topic was open to Public Comment.

JOHN HART, an owner at Squaw Valley Lodge asked how the site will be accessed and construction impacts. To his knowledge, no one at Squaw Valley Lodge has been informed of potential dynamiting or other construction impacts. He asked who would be responsible if windows were broken as a result of dynamiting or other damage done.

VLADIMIR BZJANAC, an owner at Squaw Valley Lodge, spoke against the project because of the variances requested, explosions from dynamiting, and impacts to Squaw Valley Lodge.

Public comment was closed.

GEORGIU asked the options available to the Council in taking action tonight, which MONTGOMERY explained. GEORGIU agreed the request for 45% coverage is undesirable, as is the stream setback request.

SHEEHAN asked the next step if SVMAC does not approve the request. BREUCH explained the process, saying the applicant is hoping to go to the Planning Commission on June 12.

STRANGE acknowledged this is a unique property and does deserve consideration. But he calculates about 1500 truck trips each direction. He asked why a Mitigated Negative Declaration is being done and not an EIR, given blasting, at least 8700 yards of material being removed, 3000 truck trips, plus cement trucks and refill.

SHEEHAN shared the concerns of coverage and other variances. HENEVELD is also concerned about what is being analyzed and how. ADRIANI feels the public is not aware of the full story because it is not what was proposed last month.

Discussion followed. The Council asked for more specificity on the request for entitlements and how environmental concerns are being addressed.

**MOTION TO TABLE ACTION ON THIS ITEM TO THE MAY 2014 MEETING:  
ADRIANI/GEORGIU/UNANIMOUS**

**10. MAC Member Reports / Sub-Committee Reports**

**A. Squaw Valley Design Review – Kevin Strange**

STRANGE reported SVDR met today. Friends of Squaw Valley (FoSV) presented a document that helped the Committee consider items in Appendix B. The Committee discussed building massing, open space, and coverage. The concepts presented by FoSV were approved, but the Committee realized not all components are feasible, such as controls on shading and corridor widths.

**B. Shirley Canyon Trails – Alisa Adriani**

ADRIANI reported on meetings regarding upgrading the trails. It appears KSL was hoping to improve the trail last year, but did not approve the funding. The Forest Service has \$10,000 to be spent in Squaw this summer, so she is meeting with them to review their project. ADRIANI asked if money KSL spends on Shirley Canyon trails will be credited to other recreational dollars they will be required to spend. MONTGOMERY explained that since there is no approved project, KSL cannot be compelled to spend any money at this point. She has posed the question and alternatives are being considered.

**11. Future Agenda Items**

- Squaw Valley Ranch Estates
- Falkner Garage

**12. Date and Time of Next Meeting – May 1, 2014 at 6:00 PM**

**13. Adjournment**

There being no further business to come before the Committee, the meeting was adjourned at 8:44 PM.

Respectfully submitted,  
Judy Friedman  
Recording Secretary