



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

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

1. Call to Order

STRANGE called the meeting to order at 6:04 PM. A quorum was established.

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

MEMBERS ABSENT: Romack

STAFF PRESENT: Montgomery, Kastan and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

LANGE/ADRIANI/UNANIMOUS

4. Approval of Minutes of October 2, 2014

ADRIANI/GEORGIU/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported on the Placer County Sheriff's Deputy recently killed in the line of duty, noting the toll it has taken on the Department and the County. Another officer was wounded in the incident. The suspect hid in the home of a Placer County employee and there was damage to the home that insurance is not covering. The 1035 Foundation is collecting funds for the families and can be accessed at www.1035.org.

MONTGOMERY highlighted the Visit Placer County guide with activities in the Auburn area. At the recent Board of Supervisors meetings in Tahoe, there was discussion about the Olympic Museum and two potential sites. County staff was directed to investigate both sites. The Board received an overview of the many projects on the east side of the County. Everyone was happy that so much progress has been made on the Kings Beach Commercial Core Improvement Project, both on Highway 28 and in the grid.

MONTGOMERY announced DAVID STEPNER and PETER WERBEL have been appointed to the Squaw Valley Design Review Committee.

KASTAN reported there were a lot of comments at the Board meetings about the Martis West project and the County's intentions on the Dollar Hill Firestone site. MONTGOMERY added that the Board will meet in Tahoe 4 times a year.

6. Community Reports

MIKE GEARY, General Manager of the SQUAW VALLEY PUBLIC SERVICE DISTRICT reported the District is in the final stretch of the six analysis having to do with the proposed Village at Squaw Valley, including water, sewer, and financial. The Water Supply Assessment is being amended to include the past 3 years of data in order to consider severe drought conditions. GEARY discussed the other studies the District has in process, including the Redundant Water Supply Evaluation and the Aquifer Interaction Study. Geary reported SVPSD is getting funding in place to clear the bike path of snow this winter. A sewer line replacement of about 300' has been completed.

HENEVELD asked if the Water Supply Assessment public meeting was delayed because of the draft EIR. GEARY said the District is happy to make technical clarifications on the report, but the County suggested it was better to keep the public comment period as allowed by the process. The public meeting in question was scheduled earlier than would have been otherwise required. HENEVELD asked if public comment taken would become part of the public record. GEARY noted there is a public comment period on all agenda items, but not necessarily the same as for specific items, such as when the WSA was presented. The next meeting on that will be more about changes made to create the final version.

7. Public Comment

HENEVELD complimented Squaw Valley Ski Holdings for the environmentally correct way they are doing the fuels reduction program by using helicopters.

HENEVELD announced Friends of Squaw Valley is hosting a community forum on December 28 from 4:30 PM – 6:30 PM about the revised Specific Plan. The location will be announced.

HENEVELD noted the Specific Plan allows for Lot 27 to be used by SVPSD for a fire station, paramedic station, or anything else needed to service the new development. He feels that side of the road is special and should not be used. The community needs to be aware of this. Later in the meeting, it was agreed that he will meet with SUPERVISOR MONTGOMERY about this issue.

LANGE announced the Squaw Valley Property Owners Association is doing a clean-up on its adopted section of the highway. The group is meeting on Saturday at 3:00 PM at Squaw Valley Park. Everyone is asked to donate 1 hour of time.

ALLEN BREUCH introduced HEATHER BECKMAN, the new planner with Placer County Planning.

8. Information Non-Action Items

A. The requirements and process for rezoning property – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services

BREUCH explained the County procedure for rezoning in general, not specific to any project. He reviewed the ordinance, the requirements of the applicant and the County, and the approval process. The Council asked questions clarifying the process and the topic was open to public comment.

EVAN BENJAMINSON from Granite Peak Management asked about requirements to notice the public of rezoning requests. BREUCH said the process differs. When a Notice of Preparation is released, the public can give comment. All property owners within 300' of the subject property are notified. A brief discussion followed regarding how the public is notified.

JUDY CARINI asked what is taken into consideration when rezoning is requested. She said there doesn't seem to be any criterion that considers parks and recreation. BREUCH explained the documents reviewed when a request is made. The Parks Department and other County departments review their codes and inform the Planning Department. CARINI voiced concern that there will be no lands left for parks and recreation, given all the requests for rezoning.

Public Comment was closed. HENEVELD asked for clarification on whether rezoning is done by resolution or ordinance. BREUCH said that direction comes from County Counsel.

B. Squaw Valley Ranch Estates – Presentation on a proposed residential development to allow for four single family lots at the current Squaw Valley Stables location, and a request to change the zoning from Forest Recreation to Low Density Residential – Allen Breuch, and Gary Davis, Gary Davis Group Design and Engineering

BREUCH presented this topic, saying the project will be going through the Mitigated Negative Declaration process. It will be coming back to SVMAC next month for possible action and the environmental documents will be released next month as well.

CARLA SAMMIS from Gary Davis Group presented a summary of the proposed project and revisions made since this was last presented to SVMAC. Originally, the project consisted of 8 building envelopes, a looped road, and relocation of a sewer main. The project has been reduced significantly to 4 lots and one main entrance to the area through the existing driveway. The 2 existing homes will remain and two new one are being proposed in between. Only 1 tree will be removed

instead of 32. No utilities are being moved. A conservation easement would be on the back of the area and a picnic area will be built adjacent to the southwest entrance, accessible from the bike path.

The Council asked questions about the project. LANGE asked about the buildings remaining. SAMMIS said the existing main home and caretaker's house will remain as they are now.

HENEVELD asked if the documents the Council will be reviewing include building heights and any other restrictions. BREUCH said the setback and heights are included in the single family residential zoning. Next month the Council will see the rezoning request and tentative map. Because the project is on the main road, it will require Design Review. A brief discussion followed regarding the approval process.

HENEVELD asked if the historical legality of what is currently on the property has been researched. BREUCH said there are non-conforming rights that exist. When the stables were built, lodging was a non-conforming right granted. He said the County has done some historical research and found there were caretaker units on the site. MONTGOMERY said that in 1986, the owner was allowed to have a caretaker unit, but she was not sure how the main home came about. HENEVELD noted the land use document called for stables, but questioned how the main home was approved, particularly on Forest Recreation land. He asked if it was built legally and suggested this is a legal question the County needs to do more homework on, rather than the issue a Mitigated Negative Declaration. BREUCH will investigate the issue.

ADRIANI asked for clarification on the non-conforming rights. Could the applicant build additional homes on the lots as drawn? Where 2 cabins on 1 lot are shown, could it be rebuilt with just 1 home? BREUCH said the intent is to build only what was approved. Minor repairs and remodels can be done, but the existing homes cannot be torn down and rebuilt. That said, if a calamity, such as fire, were to occur, they can re-establish the structures through a public hearing. ADRIANI asked about the acreage for each lot. The total project is about 3.5 - 4 acres.

GEORGIU asked the size of the proposed Conservation Easement and if there were any requirements for the revegetation. SAMMIS said it is about 40-60 feet wide and runs the length of the property. The revegetation will be done by the owner as part of the overall project.

LANGE asked if the land was originally wetlands. BREUCH said it is apparent where fill dirt has been brought in over the years, but there is no historical data on wetlands. The current conditions are what need to be considered. HENEVELD said there are some maps that would indicate the owner did some outreach and some accusations over the years that he expanded and put posts in beyond his property. There is fill where the fence is.

SHEEHAN asked that the December meeting about this issue be publicized because the public is very interested in this project. He agreed the area is running out of park lands.

STRANGE asked for clarification on the lot, setbacks, and coverage. BREUCH said the 35% coverage, regular setbacks, and 30' height restriction remain in effect.

The topic was open to public comment. JUDY CARINI gave some history on the buildings on the property. In 1986, seasonal living quarters were approved for the caretaker with a conditional use permit. Eric Pavel moved into that structure and lived out his life in the home. The other structure was originally a tack room and converted into a home when Mike Pavel's kids moved in. It was never intended to be caretaker's quarters.

TUCK WILSON said he is very conflicted about this issue. Mike Pavel is a friend and WILSON is impressed with the job Gary Davis has done. But he doesn't think there should be houses on the meadow side of Squaw Valley Road. Several more houses could be built down the road as the big lots are split.

FRANK SAHLMAN said his family owns two homes across from the south east end of the stables property. He bought there because the utility lines were in the back and his realtor told him nothing would be built across the street. He'd like the Board to honor his family's request that the property is not rezoned and nothing is built there.

JUDY CARINI asked what the highest point could be. BREUCH said it depends on the project and explained the way height is measured, 30' from mid-point. CARINI said her point is there is a difference from looking over roofs versus looking at a view encumbered by roof lines.

SHANNON POULSON said she doesn't see that rezoning this property meets the criteria. She said the property was never meant anything other than stables with a caretaker. Planting trees, lighting, all that comes with development, impacts the property. That said, it would be nice if Pavel were to sell 1 lot in order to fix up the rest of the property.

Public comment was closed. HENEVELD asked about the options for next month. He said he could not make a decision until the historical legal issues are answered and a more detailed rendering presented. BREUCH said he has taken note of key issues. He will look into the history of the property. He will be asking SVMAC to address the entitlements being proposed. Other issues can be addressed through public comment on the environmental documents.

MONTGOMERY said before the project is brought back to SVMAC next month, the initial survey will be available for the public and the historical record of the two buildings available for public review. She explained the actions available to SVMAC, noting that the project will probably continue to move to the next level. SVMAC can recommend restrictions to Planning Commission consideration.

9. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review – Kevin Strange

STRANGE reported today's SVDRC meeting was cancelled.

B. Shirley Canyon Trails – Alisa Adriani

ADRIANI had nothing new to report.

10. Future Agenda Items

- Action on the stables
- Variances and Exceptions
- Animal Shelter

11. Date and Time of Next Meeting – December 4, 2014 at 6:00 PM

12. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:49 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary