



**MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
October 2, 2014**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday October 2, 2014 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

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

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

MEMBERS ABSENT: Strange and Lange

STAFF PRESENT: Kastan and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

HENEVELD/SHEEHAN/UNANIMOUS

4. Approval of Minutes of September 4, 2014

HENEVELD/SHEEHAN/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

KASTAN reported the Pickleball Courts for Squaw Valley Park were unanimously approved by the Parks Commission. The Placer County Board of Supervisors is meeting in Tahoe October 20 and 21. Although the final approval for the Pickleball Courts will not be on that agenda, Parks is moving forward with the design. KASTAN said the plans for Suddenlink connections to Squaw and Alpine are moving forward.

The North Lake Tahoe Resort Association (NLTRA) Board is recommending approval of \$70,000 for winter snow removal on the Squaw Valley Bike Trail. The Board is also recommending \$96,000 for the Performing Arts Center in Northstar, \$100,000 for the Dollar Hill Bike Trail, \$150,000 for boardwalk and gateway planning in Kings Beach, and \$250,000 for the Martis Valley Bike Trail.

SHEEHAN reported the Placer County Water Agency met at Northstar today. Of note was that people the Placerville area have not done much defensible space work around their homes. As a result, fire fighters had to dedicate resources to protect homes during the King Fire. Also, Chief Banson reported the Squaw Valley Fire Department was rated 2 on a scale of 1-10, where 10 indicates not enough work is being done to protect areas.

6. Community Reports

KRISTIN MANN of the Placer County Sheriff's Department reported on last Saturday's Prescription Drug Take-Back. Although the event is held twice a year, there is a permanent take-back bin at the Sheriff's station in Tahoe City available Mondays thru Fridays from 8:00 AM to 5:00 PM. Out of date or

no longer used prescription drugs should not be thrown or flushed away because of environmental concerns.

7. Public Comment

CARLA SAMAS with the Gary Davis Group reported the Ranch Estates project has been reduced to 4 residential lots and a rest area for bike riders and pedestrian. Tentative submittals have been made to the County. This project will be heard by SVMAC in November.

MIKE PAVEL, owner of the Ranch Estates property, said changes to his plans have been made as a result of listening to community concerns about density and views. He is asking for rezoning of the property for 4 residential properties, in which family members will live.

JON SHANSER reminded the group of the presentation from Liberty Utilities several months ago about tree removal. Since then, many trees have been removed and the wood and debris have been left in a mess. He would like to see the large logs removed and the unsightly mess cleaned up. RICK SYLVESTER agreed, saying it is a shame to waste the wood being left. KASTAN will investigate the issue.

FRED ILFELD presented an update on Incorporate Olympic Valley (IOV). LAFCO Board member RON TREABESS recused himself and a determination was made that alternate BRIAN SHEEHAN, although a Squaw Valley resident, could serve. A firm from Santa Rosa has been made to conduct the financial review. IOV has public meetings the first Tuesday of every month. The public is also invited to the LAFCO meetings.

HENEVELD reported the Friends of Squaw Creek had 5 volunteers who pulled about 50 lbs. of trash from the Creek during the recent Great Sierra River Clean Up. The effort is part of a 50 agency group working on waterways throughout the area.

HENEVELD noted his previous concerns about zoning changes that benefit the applicant, but not necessarily the community. He noted the approval given to gating Painted Rock. He remembers a similar situation at Hidden Lake and the Resort at Squaw Creek. He is opposed to gated communities in Squaw Valley because it opines exclusivity and unfriendliness. He would like to see the gate at Painted Rock removed and have this type of thing codified.

8. Information Non-Action Items

A. Placer County Older Adult Advisory Commission Update – Commission advises the Board of Supervisors and the Department of Health and Human Services on matters relating to the creation and delivery of services promoting the well being and quality of life for older adults – Eldon Luce, Chairman, Older Adults Advisory Commission

ELDON LUCE introduced himself and explained his work with Placer County regarding services for the Older Adult community for the last 10 years. The Commission consists of 19 members and is set up to advise the Board of Supervisors on the issues of older adults in the County. LUCE gave statistics regarding the aging population, services that will be required, and the overall impact on resources. LUCE said education needs to be given to the public on all levels so everyone understands the impacts the aging population has on and information on what services are currently available.

B. Proposed Zoning Changes for the Village at Squaw Valley Project – Alex Fisch, Senior Planner, Placer County Planning Services

ALEX FISCH narrated a Power Point presentation showing existing conditions and the proposed land use and requested zoning changes. He provided a detailed explanation of the proposed changes and discussed how they relate to the Squaw Valley General Plan and County Master Plan. FISCH noted the issues being analyzed by County staff including how utility services are impacted, how cultural and recreational resources are being protected, circulation patterns for pedestrians and vehicles, whether or not the

requested changes would improve the area, resource protection, and if there is a benefit to the community beyond the status quo. Staff also considers mitigations to significant impacts.

FISCH answered questions from the Council members. SHEEHAN voiced concern that if only a portion of the project is built, the zoning changes should not allow for an eventual architectural mess.

ADRIANI asked for clarification on Conservation Preserve zoning and what could be allowed. FISCH explained the restrictions and requirements are prescribed in the General Plan. She asked about snow storage. Again, there will be the same restrictions as currently in place. FISCH explained the snow storage areas identified in the plan. The main areas are along roadways and other areas that already have snow storage easements. There will be a structural treatment plant on the east parcel to treat any otherwise untreated water. ADRIANI asked for clarification of the current ordinance regarding snow storage and treatment thresholds.

HENEVELD asked for a list of what County staff reviews when considering land use changes. He noted Squaw is proposing their own terminology and asked how that compares with what currently exists. FISCH said there is not an easy answer, but used Intrawest as an example of how sites per acre, parking, and density were considered. He said usually a plan considers the property overall but in the case of Interwest, all the components were factored in and the development was more intense than would have been allowed in the overall holding capacity. Ordinarily, if there were no Specific Plan (which there is in this case), one could make density higher in some areas and not as much in other areas. HENEVELD asked questions clarifying zoning changes including entrance commercial. FISCH said that is not changing. HENEVELD asked about some of the new designations. FISCH said the designations are the same as in the Specific Plan and explained how he compares the request from the applicant with the definitions in the General and Specific Plans. HENEVELD said his biggest concern is where Forest Recreation is turned into Heavy Commercial in the Shirley Canyon area, but understands that will be analyzed and further discussed.

The topic was open to Public Comment.

MIKE CARABETTA asked if density can be traded. FISCH explained it is a net zero.

DAVID STEPNER asked if consideration is given to the fact that there already is a maintenance building on land zoned as Forest Recreation and is proposed to be Heavy Commercial. FISCH said it was previously Heavy Commercial and there are already disturbances to the area. It is not pristine undeveloped land.

JOHN WILCOX asked for one paper showing total acres, with current and proposed zoning clearly shown. FISCH provided statistics of what the proposed zoning changes would mean to density.

PETER SCHWEITZER said he previously pointed out that what is being offered as a trade is unbuildable land for buildable. Now the request is to change Conservation Preserve and Forest Recreation to Heavy Commercial. FISCH explained what is proposed, giving specific numbers and comparing it with the General and Squaw Valley Plans. SCHWEITZER suggested he could use the same numbers to produce different results.

FRED ILFELD asked about parking. There will be surface parking with one upper level.

Public Comment was closed.

HENEVELD said the metrics need to be taken with a grain of salt because of additional considerations such as the trapezoidal channel. If this proposal is approved, will it be an entitled project with a plan? How with the entitlements of the Specific Plan relate to the General Plan? FISCH explained this plan “nests” within the General Plan. The policies have to align. A Specific Plan includes a General Plan amendment and there are often adjustments to policies. For example, there could be a potential level of service issue for the roads. Details won’t be known until staff completes the analysis.

HENEVELD asked if IOV succeeds and there is a new plan, would this plan be untouchable. FISCH said that is a question for legal counsel.

9. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review – Kevin Strange

The Committee did not meet today.

B. Shirley Canyon Trails – Alisa Adriani

ADRIANI reported the next step is for the Committee to meet with Squaw and Mike Geary (of Squaw Valley Public Service District) to identify a potential trailhead for Shirley Canyon, which may be able to be funded with Transient Occupancy Tax (TOT). Surrounding lands belong to US Forest Service.

10. Future Agenda Items

- Ranch Estates will be an information item in November with possible action in December
- KASTAN will report on his conversations with Liberty Energy regarding debris left from tree removal

HENEVELD asked for an update on what the County is doing about the Olympic Museum since that Board has said the 7-11 site will not work.

HENEVELD said the Truckee River Legacy Trail has “mutt mitts” and asked if something similar can be provided on the bike path.

HENEVELD asked for an update on the Suddenlink project.

HENEVELD asked if the Board of Supervisors has any policy on how variances are considered.

HENEVELD noted the 1st Thursday in January 2015 is New Year’s Day. A decision will be made on either cancelling or changing the date of the SVMAC meeting.

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

12. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:42 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary