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**MINUTES OF THE REGULAR MEETING OF  
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL  
February 5, 2015**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday February 5, 2015 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, Heneveld, Adriani, and Lange

MEMBERS ABSENT: Strange

STAFF PRESENT: Montgomery, Kastan and Friedman

**2. MAC Member Introductions**

Everyone introduced themselves.

**3. Approval of Agenda**

**LANGE/SHEEHAN/UNANIMOUS**

**4. Approval of Minutes of December 4, 2014**

**Motion to approve the minutes as amended. SHEEHAN /LANGE/UNANIMOUS**

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

SUPERVISOR MONTGOMERY noted a significant storm is predicted for this weekend. The County is preparing sand bags for those who may need them. Two suspected measles cases were reported in the County, but neither case turned was measles. There has been 1 flu-related death. Unemployment in the County is at 5.2%, the lowest level since 2007 and one of the best in California.

MONTGOMERY reported on the recent Board of Supervisor's meeting in Tahoe City. A decision on closing the Tahoe Vista animal shelter was delayed for six months to give the community an opportunity to investigate alternatives. A decision will be made at the July 27 meeting to be held in Tahoe. The Board will meet in Tahoe quarterly. The next meeting in this area is scheduled for April 27 and 28.

KASTAN reported the Alpine Meadows Bridge project is expected to start in May. Many trees have already been removed in preparation. Hopefully, the work will only take one season.

**6. Community Reports**

MIKE GEARY, General Manager of the Squaw Valley Public Service District, reported the District is watching the snow pack and potential impacts to the water supply. That said, approximately 87% of normal precipitation has been received and the aquifer levels are good. GEARY reported the Water Supply Assessment amendment is in process for the Squaw Valley Specific Plan. The amendment will include the past 3 years of data. Phase 2 of the Redundant Water Supply Report is expected to be out this month.

KRISTIN MANN of the Placer County Sheriff's Department reported the Crime Analysis Department has compiled statistics for 2014 for the area from the Nevada County line on Highway 89 to Tahoma to the Nevada State Line. Violent crimes are up, property crimes are down, calls for dispatch increased by 15%, and responses to burglar alarms has increased. Alcohol related arrests are done by the California Highway Patrol.

HENEVELD asked if the statistics are broken down by area and if so, could reports be furnished for Squaw Valley. MANN explained how to find reports on-line for specific areas.

## **7. Public Comment**

LISA CARDIN, representing Incorporate Olympic Valley, reported the comprehensive fiscal analysis is moving forward. The first draft should be ready in March. Bids are being accepted until February 17 for a consultant to do the Environmental Impact Report (EIR). The next public IOV meeting is Wednesday March 4 at 7:00 PM with guest speaker, Nancy Kerry, Town Manager for the City of South Lake Tahoe. The City Attorney will also attend the meeting.

LIZ DAY reported the Placer County Building Department is granting exceptions in situations where the General Plan calls for the variance process. An exception does not give an opportunity for public comment. This item will be on the March SVMAC agenda.

FRED ILFELD from Incorporate Olympic Valley reported services in the Valley was the topic at a recent IOV meeting, in particular internet. He would like this considered by SVMAC and asked that someone from Exwire make a presentation. KASTAN reported that Suddenlink will be making a presentation to SVMAC in April. He will get a contact name from Exwire from ILFELD.

BEV DUCEY reported her car was broken into at her home in Squaw. Her stolen credit cards were used. She thanked the Placer County Sheriff's Department for their work on this case, noting they already have a suspect in custody.

DUCEY reported news about internet into the Valley will be coming shortly, as a result of the recent survey she conducted on behalf of the Tahoe Prosperity Center.

HENEVELD reported seeing an announcement in the paper about Whisper Jet wanting to operate helicopter trips between the Reno Airport and Squaw Valley and Mammoth Mountain. MONTGOMERY said that when the company applies for a Conditional Use Permit, the item will come before SVMAC. To date, no permits have been requested.

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

### **A. The TART Branding Project – Will Garner, Placer County Public Works Manager – Transit Services**

WILL GARNER explained the Resort Triangle Transportation Vision Coalition, comprised of local agencies, stakeholders, and businesses, have been meeting to consider improved transit services for this area. Very ambitious plans have been the result, including suggestions for better coordination of existing services. Branding is a component of that in order to lessen the confusion among users. To that end, TART and Truckee Transit have agreed to a common logo, signage, and phone number. GARNER showed pictures of the new logo and proposed bus wrap. He said 4 new buses have been ordered for TART.

GARNER answered questions from the Council. He described the type of fuel used on TART buses and said 2 diesels in the fleet will remain because they are used to get over Highway 267. There will be bike racks on the new buses, but not outside ski racks.

The topic was open to Public Comment. In response to questions, GARNER said the fuel budget for TART is approximately \$200,000 per year. The existing signage will be refreshed. Buses seat 35 people, with standing room for another 15-20. People bring skis on board. Eventually the entire TART fleet will be 40' buses.

A comment was made that wrapped buses can be difficult to see through if you are inside.

JON SHANSER asked who is paying for the new buses and branding effort. GARNER explained \$100,000 was allocated by the Board of Supervisors for study and production. Approximately \$15,000 has been spent, leaving \$85,000 for painting and signage. The paint job on the new buses is part of the purchase price. Transit revenue comes primarily from tax. All of the TART fleet has NextBus GPS, allowing the app user to know where a bus is and when it will arrive at a specific location.

**B. Park and Recreation Plan for the Village at Squaw Valley – Andy Fisher, Senior Planner, Placer County Parks and Grounds, and Chevis Hosea, Vice President of Development, Squaw Valley Real Estate LLC**

CHEVIS HOSEA narrated a Power Point presentation illustrating the Park and Recreation Plan for the proposed Village. The six components of the Plan include an interpretive park, playgrounds, bike and pedestrian trails, and regional connections to other trail systems including the Pacific Crest Trail and Tahoe Rim Trail.

ANDY FISHER explained what the standards require of new development in terms of active and passive recreation, how that is calculated, and how this plan satisfies those obligations. He discussed the guiding principles and how private and public space is considered. Given this proposal, the in-lieu fees required would be about \$2.5 million.

The Council asked questions clarifying the proposal. In response to a question from GEORGIU, HOSEA said winter parking will be maintained at the trailheads. When asked about the Thunder Mountain Trail, MIKE LIVAK said he wouldn't say the promise of mountain bike trails are a part of this plan. It is mostly for pedestrian access.

HENEVELD asked for clarification on what is private and what is considered public, equestrian access, and maintenance. FISHER said there is the same proportional analysis for public and private. There are some equestrian trails included in the Plan. The applicant is required to maintain what they build. HOSEA described which areas are KSL-owned and what is US Forest Service land.

LANGE asked about the timing to implement the Plan. HOSEA said there is no timeline for physical improvements, but the fees are collected when the map is filed. The creek restoration will be done when the 600<sup>th</sup> bedroom is done. FISHER clarified that creek restoration per se is not part of this plan, but it is overall because the facilities, i.e., trail and vista areas, are considered to be a "linear park."

The topic was open to public comment.

MIKE CARABETTA asked what happens to the \$2.5 million and if a decent sized ice rink is part of the Plan. FISCHER said the fees will go into the Area 2 Park Dedication Fee Trust Fund. HOSEA said there is an ice rink proposed in the Village.

EVAN BENJAMINSON asked about the fees paid by Intrawest when they developed. FISHER said most of that money went into building Squaw Valley Park.

DAVID STEPNER asked about a swimming pool. FISHER said it is not part of this proposal. However, if the community makes it a priority and the developer wants to do that, the entire community would need to contribute to the maintenance costs because they are so high. A brief discussion followed regarding the high cost of maintaining a pool.

JON SHANSER asked if whatever is built would have to be maintained by the developer in perpetuity. FISHER said yes, maintenance costs would be on the property tax bill. FISCHER explained the process for determining active and passive facilities. MONTGOMERY suggested SHANSER contact a resource at the Truckee Donner Land Trust with expertise in per mile costs for building, operating, and maintaining trails. The County uses a similar calculation.

PETER SCHWEITZER asked how the population is calculated. He said there could be an argument made that 3.2 people occupy a room, not 1.5, as was reported by FISCHER. FISHER said the County is still considering ways to calculate “population” and generally uses the calculation utilities use. VLADMIR BAZJANAC suggested using the European method of having everyone staying in each room register.

Public comment was closed. The Council continued to ask questions clarifying FISHER’s presentation including how this mix is calculated given there are condos, hotels, etc. FISHER said he considers the value base of what it would cost to build the service standard. A single family home would pay about \$2500 - \$3000 in fees. HENEVELD asked if the Village was still going to consider a transfer tax to come back to the community. HOSEA said they would agree to a 1.5% transfer tax if some of that would be used for maintenance of Squaw Creek.

### **C. Potential Use of Village at Squaw Valley Lots 16, 17, 18, 19 and 45 – Chevis Hosea**

HOSEA discussed the proposed land use and development intensity, density comparisons, and vertical development versus sprawl. He anticipates Lots 16-18 to consist of 93 bedrooms. Lot 45 is zoned high-density residential and commercial entry, but no development is currently proposed so the density can be transferred. Intrawest had a density of 66 bedrooms per acre and the Resort is 55 bedrooms per acre. Phase two of the proposed Village is 43 bedrooms per acre.

ADRIANI asked about Lot 27. HOSEA said KSL removed the right to develop that lot.

HENEVELD asked if the detail in HOSEA’s presentation would be in the environmental document and when the mock-up will be ready. HOSEA said, yes, it will be in the EIR. The mock-up is expected to be ready in March. HENEVELD asked about Lot 19. HOSEA said some of that area will be used for the maintenance yard. The impacts will be mitigated as much as possible. With proper design, that facility can be built so as not to impact the environment.

LANGE asked about the many houses shown on the east parcel map. HOSEA explained how the areas on Lot 45 could be used. The map shows many parcels because it helps secure financing as the project is phased.

The topic was open to public comment.

PATTI GUILDFORD asked about employee housing. HOSEA said 570 Full Time Equivalent (FTEs) are being created and housing is being built to accommodate 300 people. He explained how that was calculated based on water and other utility usage.

MIKE CARABETTA thanked KSL for taking Lot 27 out of the plan.

JUDY CARINI asked HOSEA’s opinion of not tearing down and redeveloping Olympic House. HOSEA said there was agreement with the neighbors that could come out of the plan if density in other areas could be developed.

FRED ILFELD asked about “ghost rooms” on the 93 acres. HOSEA said the project will have “virtual phasing” rather than a strict phasing design. That gives the developer flexibility on what to do and when, depending on market conditions.

JON SHANSER asked if HOSEA was willing to stay that if they get the entitlements, 1A and 1B would be done. HOSEA said if they had to build today, the Mountain Activity Center would be done first, with the cabins and one hotel on the west side.

A question was asked about building height. The tallest proposed is 108’.

TOM DAY asked for clarification on the procedure for zoning changes. ALEX FISCH from Placer County CDRA explained the process. He said the Draft EIR should be available in about 7 weeks and explained the process for review.

#### **D. Mancuso Family Dwellings Project Introduction – Ciro Mancuso**

CIRO MANCUSO showed a map outlining the 24 acres he owns and the proposed plan that includes 4 building sites and one barn of 1 acre each and a roadway to access the area. The undeveloped land would be an Open Space Easement on the deeds in order to protect the remaining property from future development.

LANGE asked if MANCUSO would consider donating the additional land to the Tahoe Land Trust. MANCUSO said that has been considered, but a deeded Open Space Easement is more permanent.

ADRIANI asked about the current zoning and what development rights were transferred from this property to create the Hidden Lake subdivision. MANCUSO said it is currently Conservation Preserve. Develop rights were transferred from the subject property to the Hidden Lake project when the zoning was changed. Hidden Lake was granted 225 bedrooms, assuming full buildout to be 6 bedrooms per lot. The actual average to date is 4 bedrooms per lot, far below what was anticipated.

HENEVELD asked about the timeline for a formal proposal to be submitted. MANCUSO said it depends on his daughters, who will be building the homes. HENEVELD said the County's rezoning requirements specify certain criteria be met. Also, development rights were given up for Hidden Lake. This is similar to the recent request to subdivide the stables property and again, would result in a loss to neighboring properties for which owners cannot be compensated. MANCUSO said the proximity of the proposed homes should not impact neighbors and the deed restrictions will mitigate any impacts. There are many other things that can be done with the property.

The topic was open to public comment.

CLAUDIO BRAVO, a neighbor on Tiger Tail, said he bought his home in 1995, in part because behind him was Conservation Preserve land and he believed no one could ever build. If the property is developed, his personal peace will be seriously affected, at least during construction. He believes the rules are changing.

BEV DUCEY suggested the Squaw Valley General Plan be updated before any zoning changes are considered.

Public comment was closed. ADRIANI said that after seeing the community response to the proposal to subdivide the stables and knowing that development rights were already transferred, the applicant might not want to spend additional money on something that may not happen.

### **9. Action Items**

#### **A. Siberia Lift Replacement – Steve Buelna, Supervising Planner, Placer County Community Development Resource Agency – Tahoe, and Mike Livak, Senior Vice President, Squaw Valley Ski Holdings**

STEVE BUELNA provided a description of the project that would replace the existing 4-person chair lift with a 6 person lift. Environmental impacts need to be mitigated during construction related to air quality, biological resources, geology and soils, and hydrology and water quality. The comment period for the Mitigated Negative Declaration closes February 12. The tentative hearing date before the Planning Commission is March 12.

MIKE LIVAK gave a history of the current lift, which is so old, it is difficult to get maintenance parts. Because of the spacing on the new lift, capacity will be slightly decreased. He and BUELNA answered questions clarifying the request and providing specifics on the new lift, which would be installed this summer.

The topic was open to public comment. A question was asked about the speed of the current lift. In response to another question about additional improvements, LIVAK said there is a commitment to continue with capital investment, in spite of these lean years.

DAVID STEPNER asked about getting rid of the lift tower platforms that won't be used. LIVAK said there is less environmental impact by bringing them down to grade.

LIZ DAY asked about summer camps in that area. LIVAK said Shirley Lake is better suited for summer camps.

Public comment was closed. Brief discussion followed.

**Motion to recommend approval of the project as presented. ADRIANI/SHEEHAN/UNANIMOUS**

**B. Election of a Chair and Co-Chair for 2015**

**Motion to appoint ROMACK as Chair of SVMAC for 2015. GEORGIU/ADRIANI/UNANIMOUS**

**Motion to appoint STRANGE as Co-Chair of SVMAC for 2015. ADRIANI/ SHEEHAN/ UNANIMOUS**

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

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

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

No reports were given.

**11. Future Agenda Items**

- Report on Trash and Wildlife survey
- New CHP Captain
- Exceptions issue - Action item
- HENEVELD asked for a discussion about the proposed Village at Squaw Valley Specific Plan.
- HENEVELD asked for clarification on how the Squaw Valley Design Review Committee (SVDRC) relates to SVMAC

**12. Date and Time of Next Meeting – March 5, 2015 at 6:00 PM**

**13. Adjournment**

There being no further business to come before the Council, the meeting was adjourned at 9:04 PM.

Respectfully submitted,

Judy Friedman, Recording Secretary