



**MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
February 4, 2016**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday February 4, 2016 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

ROMACK called the meeting to order at 6:02 PM. A quorum was established.

MEMBERS PRESENT: Romack, Lange, Strange, Heneveld, Stepner, and Adriani

MEMBERS ABSENT: None

STAFF PRESENT: Montgomery, Kastan, and Friedman

2. MAC Member Introductions

All MAC members introduced themselves.

3. Approval of Agenda

LANGE/ADRIANI/UNANIMOUS

4. Approval of Minutes of January 7, 2016

HENEVELD/STRANGE/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported there is a new video on at www.placer.ca.gov focusing on snow removal in the County. Last Friday, MONTGOMERY attended a meeting hosted by the Tahoe Truckee Community Foundation about a housing study for the Truckee/North Lake Tahoe area. Approximately 60 people attended, including representatives from Placer and Nevada Counties, to determine strategies for addressing affordable workforce housing. An online survey is available at www.ttcf.org. This issue will eventually come to the MACs.

A press release has been issued focusing on being snow safe in the Sierra and aware of heavy snow loading.

6. Community Reports

MELINDA MAHLER of Placer County Sheriff's Office reminded everyone to drive carefully in snowy and icy conditions. She reiterated the PCSO's ski and snowboard registration program to return lost or stolen equipment to its owner.

7. Public Comment

ADRIANI noted a Facebook post regarding property theft on Tiger Tail and Sandy when a car was broken into.

8. Information Non-Action Item

- A. Resort at Squaw Creek Townhomes Phase 2A – 24 three bedroom condominium town home residences grouped in three low-rise buildings adjacent to and facing the existing golf course.**

The entire Phase 2 of the project was originally approved in 1990 and authorized 409 units in a mid-sized structure, and 32 units in 3 low-rise buildings for a total of 441 units. In 2006, three final maps were ultimately recorded for phases 2A, 2B, and 2C. Phase 2A was originally approved for the 32 units but based on market conditions, the Resort has decided to build 24 three bedroom units. The project also proposed to realign the existing access road, golf cart path and reconfigure a portion of the existing parking – Heather Beckman, Associate Planner. Placer County Planning Services and George Janson, Bull Stockwell Allen – Architecture, Planning, Interiors

HEATHER BECKMAN explained the history of this project. Phase 1 was approved in 1985. Phase 2 was an Approved Addendum to the EIR in 1990. In 2006, there was Design Review Approval for all of Phase 2. In 2007, final maps were recorded for Phases 2A, 2B, and 2C. As part of that recording, a Conditional Use Permit was vested and per the requirement for Phase 2A, the infrastructure needs to be completed by November, 2016.

Phase 2A, being considered tonight, consists of 18 condominium townhouses in 3 buildings. BECKMAN explained the architectural changes, including the layout of the units and modifications to parking to accommodate realignment of the access road and golf cart path. BECKMAN said staff is still in the process of closely reviewing the Conditions of Approval to determine what is still in place and what needs to be reconsidered, including traffic, parking, and employee housing.

The applicant, CAM KICKLIGHTER, introduced his team and presented the site map showing the location of the proposed project. He reported that in November 2008, an agreement was reached with Squaw Valley Public Service District that resulted in Well 18-3R being dedicated to SVPSD. In addition, the developer agreed to roll back water use on the golf course. KICKLIGHTER explained the Water and Sewer agreement that addresses potable and irrigation water for the golf course. He said a Community Benefit Fee of .25% from sales of all units in Phase 2 will go to an independent organization to be administered for environmental projects.

GEORGE JENSEN presented the architectural details of the project and said many of the changes made have been based on changing market conditions. He described the floorplans, parking, and exterior materials. JENSEN showed view renderings from similar vantage points as the original renderings, looking south across the meadow.

Landscape architect BEN FISH presented a plant palette of proposed shrubs, flowers, and trees. All plantings are native to the area and drought-tolerant. There will be no lawn on the project. FISH showed renderings of how boulders and railings will be used and a site plan.

Engineer WALLY AUERBACH presented plans having to do with restructuring the project, including parking, roadway and path realignments, and snow storage. He discussed how the wetlands associated with the property are being addressed.

The Council asked questions clarifying the presentation. HENEVELD asked about the process for presenting the project to SVPSD. KICKLIGHTER said that following negotiations, SVPSD staff will most likely make recommendations, then the Water and Sewer Committee will review it and a public meeting will be held with the SVPSD Board.

STEPNER reported that earlier today, the Squaw Valley Design Review Committee reviewed the design elements of the project. While there was not unanimous agreement on the design, it was approved in terms of being more contemporary. There is a requirement that Phase 2 must be in substantial agreement with Phase 1. The SVDRRC focused on what the project will look like from Squaw Valley Road. There was consensus that it has to blend in and the Committee asked that there be more trees and shrubs and that the colors be more natural and blend in with the existing structure. The Committee recommended there be no reflection back to Squaw Valley Road and that darker colors be used. Placer County Staff will confirm that all recommendations have been addressed.

HENEVELD asked questions having to do with BECKMAN's continued review of the Conditions of Approval, including a commitment that the project is built out (not stopping with Phase 2A) and whether or not a bond is required to insure adequate parking and workforce housing. THOMPSON said that prior to a Certificate of Occupancy (COO) being issued, the plan for Phases 2B and 2C needs to be submitted and that will include "triggers" as to when additional conditions are to be met. KICKLIGHTER said the plans for 2B and 2C have not been modified. Discussion followed regarding what the Conditions of Approval include and timeframes.

HENEVELD noted there are 2 ponds in disrepair and asked about a commitment to fix them. KICKLIGHTER said that as part of the Water & Sewer agreement, there is language that says the developer will use tools at their discretion to meet the requirement for rolling back water use on the golf course. Some of those have already been implemented. That said, it is the developer's intention to replace the liner, dredge the silt in the bottom, and install a new membrane. That process will have to be approved by Placer County, Lahontan Water Quality Control Board, and the Army Corps of Engineers. Concurrent to that will be a project to "dethatch" the roots on the grass of the golf course allowing water to go deeper. In order to meet the agreement with SVPSD, the issue will need to be addressed.

ADRIANI asked for clarification of the .25% Community Benefit Fee. It will be paid in perpetuity. She asked about zoning on other properties. THOMPSON will review a zoning map to respond. ADRIANI asked for clarification on employee housing. BECKMAN described how the number of employee units was determined. The Plan required before the COO is issued will determine the final requirement, how and when it's due, and when mitigation fees are due.

LANGE asked about reconfiguration of the 6th hole of the golf course. KICKLIGHTER said there will be an improved design for the golf course in conjunction with realigning the service road, which needs to be done by November 2016.

STEPNER asked what the Community Benefit Fee is meant for. He asked to clarify Conditions of Approval 25, 30, and 32. HENEVELD said it is for the environmental community. The agreement specifies the number one purpose is for Squaw Creek.

ADRIANI said she feels there is still an issue with the fees that were to have been paid with Phase 1. The community was to have seen benefit of the project through being able to use the amenities of the hotel, but that hasn't happened. THOMPSON said he will review those conditions and the timing for them being met. He will report his findings back to SVMAC.

LANGE noted there was to have been more open space at the golf course. In fact, there is less open space and there is a controversy with a sled dog operation and people walking their dogs. He asked that the open versus restricted space be clarified.

The potential for a water treatment facility was clarified.

The topic was open to public comment. MIKE CARABETTA asked about the restricted access to the pool at the Resort at Squaw Creek and whether or not that was a condition of Phase 1. BECKMAN will research the issue.

BOB BARNETT asked about possible changes to the golf course. KICKLIGHTER said there could be changes to the 9th hole because of changes to the golf cart path. MONTGOMERY added that it is her understanding that there are only minimal changes to the original footprint. BARNETT feels that esthetically, the lateral lines versus vertical lines of the design should be considered.

EVAN BANJAMINSON asked for clarification on the phases of the project, timelines, and specifics on Conditions of Approval. BECKMAN and THOMPSON explained they will conclude their thorough

review of the Conditions of Approval and report their findings to SVMAC. They will make sure that all conditions and mitigations are being met as applicable to Phase 2A.

Public comment was closed. Council members asked for clarification on the timeline for the project and alignment of the buildings. HENEVELD asked that County staff clarify who will be responsible to monitor mitigation requirements such as wetland impacts.

9. Action Item

A. Election of Squaw MAC Chair and Vice-Chair for 2016

Motion to appoint ROMACK as Chair of SVMAC for 2016. ADRIANI/STEPNER/UNANIMOUS
Motion to appoint STEPNER as Vice-Chair of SVMAC for 2016.
ADRIANI/LANGE/UNANIMOUS

10. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review – Kevin Strange

STRANGE referred to STEPNER's comments earlier in this meeting summarizing the Committee's recommendation on Phase 2A.

B. Parks and Recreation – Lindsay Romack and Ed Heneveld

HENEVELD said this committee really can't move forward until it is known what the Village will do. There are a lot of amenities being proposed, but there is no firm plan or timeline.

C. Shirley Canyon Trails – Alisa Adriani

ADRIANI is planning for spring activities.

11. Future Agenda Items

- Update on Resort at Squaw Creek Townhomes Phase 2A
- Medical marijuana

12. Date and Time of Next Meeting – March 3, 2016 at 6:00 PM

13. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 8:22 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary