November 12, 2014
Item No. 7

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

110 Maple Street, Auburn California 95603 530-889-4097
Email: lafco@placer.ca.gov

STAFF REPORT

DATE: November 5, 2014

TO: Chairman Weygandt, Commissioners Allen, Holmes, Kirby, Rudd, Treabess, Ucovich. Alternate Commissioners Duran, Gray, Nader, Sheehan.

FROM: Kris Berry, AICP, Executive Officer

SUBJECT: Town of Olympic Valley Incorporation proposal update.

RECOMMENDATION:

It is recommended that the Commission:

a. Receive a status update on the Incorporation Proposal.
b. Receive Public Comment on the Incorporate Olympic Valley Proposal

SUMMARY:

Status Update:

The Executive Officer and Fiscal Consultants (RSG, Inc) are scheduled to meet with representatives of Incorporate Olympic Valley and other concerned parties on November 10, 2014 to kick off the preparation of the fiscal analysis, discuss concerns, and gather additional information. The Commission will be further updated on the results of this meeting at the Commission hearing.

A Notice of Preparation for a Draft Environmental Impact Report has been prepared by our environmental consultant, Raney Planning and Management, Inc. and circulated to all affected agencies and interested parties, with a deadline for commenting on November 25, 2014. A Scoping meeting is scheduled for the night of November 18, 2014 at the Squaw Valley Public Service District conference room. Once the comment period has ended, a Request for Proposals for preparation of an Draft Environmental Impact Report will be finalized.

Comment:

It is recommended that the Commission open the hearing for public comment regarding the Incorporation proposal at this time.

Attachments:

Exhibit "1" Notice of Preparation for a Draft Environmental Impact Report

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LOCAL AGENCY FORMATION COMMISSION

110 MAPLE STREET, AUBURN, CALIFORNIA 95603 - 530-889-4097
LAFCO@PLACER.CA.GOV

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WILLIAM WRIGHT
LAFCO COUNSEL

NOTICE OF PREPARATION

Proposed Town of Olympic Valley Incorporation (Placer County LAFCO File No. 2013-02)

Date: October 27, 2014

To: Public Agencies and Interested Parties

From: Placer County Local Agency Formation Commission (LAFCO)

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Town of Olympic Valley Incorporation Project

Placer County LAFCO will be the Lead Agency and will prepare an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA), for the Town of Olympic Valley Incorporation Project. In accordance with Sections 15060(d) and 15082 of the CEQA Guidelines, Placer County LAFCO has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies and interested parties that an EIR will be prepared. The purpose of an NOP is to solicit guidance from these agencies as to the scope and content of the environmental information to be included in the EIR. Agencies should comment on the scope and content of the environmental information that is appropriate to the agencies' statutory responsibilities in connection with the proposed project.

SUBMISSION OF COMMENTS

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but not later than 5:00 p.m. on **November 25, 2014**. All comments must include full name and address in order for staff to respond appropriately and should be submitted to Placer County LAFCO as noted below:

Kristina Berry, AICP
Executive Officer
Placer County LAFCO
110 Maple Street
Auburn, CA 95603
kberry@placer.ca.gov

SCOPING MEETING

A CEQA public scoping meeting will be held during the 30-day NOP public review period to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

Date: November 18, 2014

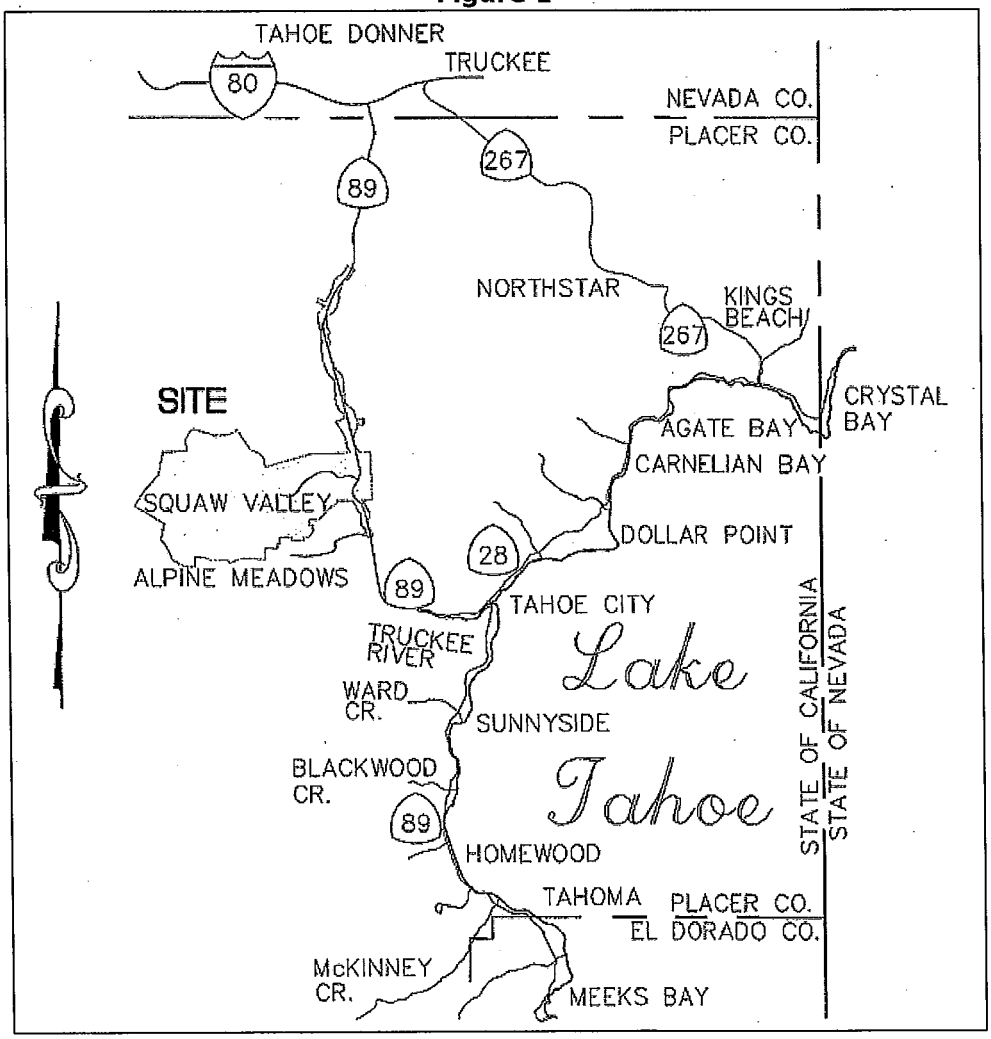
Start time: 5:00 PM

Location:
(see attached map)
Squaw Valley Public Service District, Community Room
305 Squaw Valley Road
Olympic Valley, CA 96146

PROJECT LOCATION

Olympic Valley (also known as Squaw Valley) is located west of Highway 89, between Highway 28 and Interstate 80, northwest of Lake Tahoe (see Figure 1).

Figure 1



Surrounding Land Uses

Olympic Valley, site of the 1960 Olympics, is a valley primarily surrounded by conservation and wilderness areas on national forest lands. To the south of Olympic Valley is Alpine Meadows, which includes a ski area, a residential mix of single-family homes and condominium developments, office space, and open space and conservation areas, including wilderness areas. Roads connecting Olympic Valley and Alpine Meadows do not currently exist, with the exception of Highway 89. The Truckee River is located opposite of Highway 89 to the east.

PROJECT DESCRIPTION

According to the incorporation application, the applicant, Incorporate Olympic Valley, proposes to incorporate Olympic Valley in order for the community to obtain greater self-determination, including better utilization of the revenues generated in Olympic Valley, improvement of public services such as road maintenance and snow removal, increased prioritization of new services such as winter plowing of the bike trail, and obtaining local jurisdiction over land use and development.

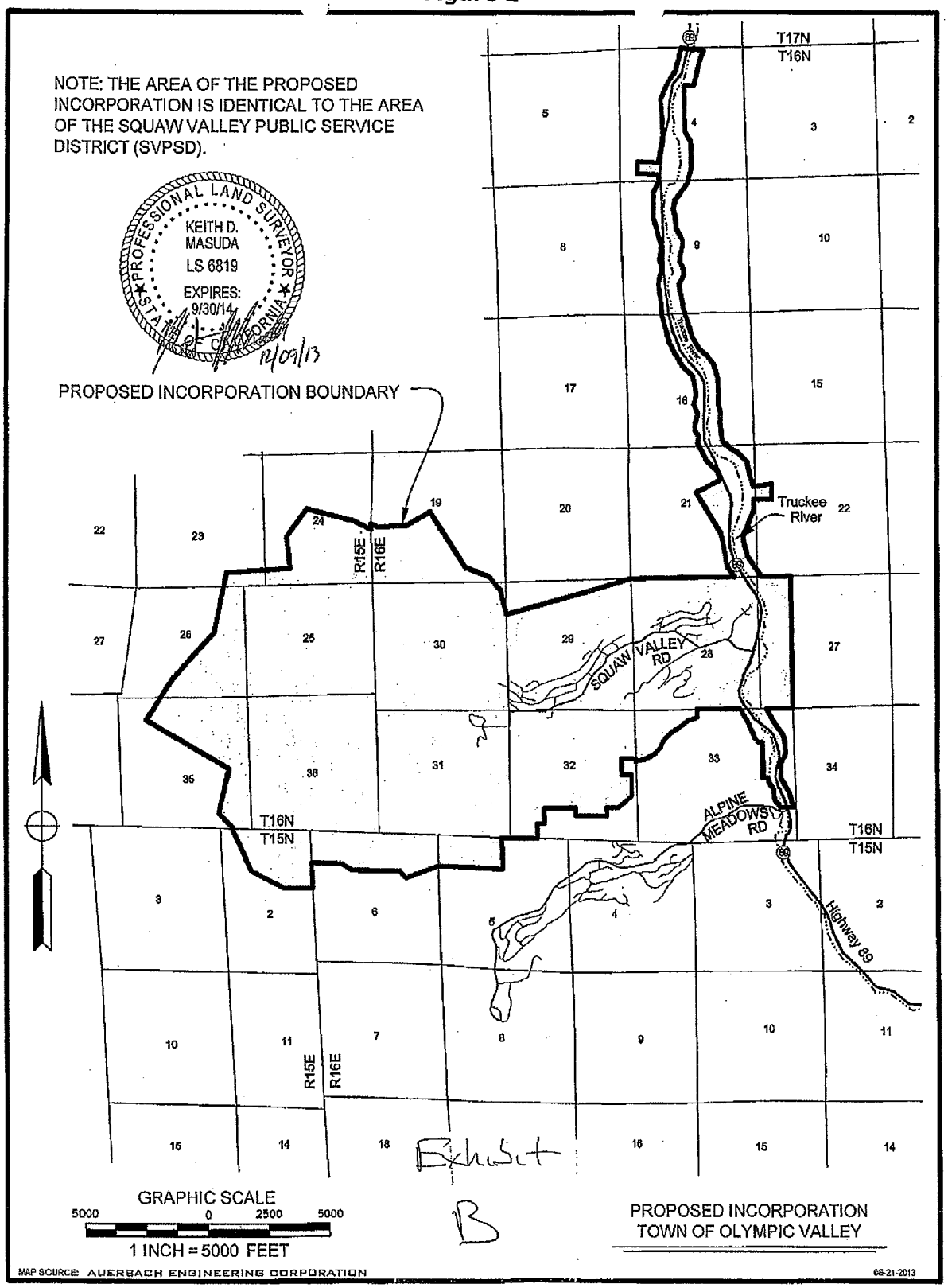
The proposed project is the incorporation of the Town of Olympic Valley. The boundaries of the proposed project consist of approximately 15 square miles and are coterminous with the boundaries of the Squaw Valley Public Service District (see Figure 2). The boundaries include a narrow corridor to the north and south along Highway 89 at the eastern border of the valley. Several single-family residences are located within the corridor, on the east side of Highway 89. Just south of the incorporation area is the entry to Alpine Meadows. Placer County LAFCO anticipates that the Sphere of Influence will be the same as the city limits.

Section 57376 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires that the new Town Council shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all Placer County ordinances previously applicable shall remain in full force and in effect as city ordinances for a period of 120 days after incorporation. The act of incorporation, if approved, will not alter either the existing County zoning designations or proposed land uses, or development within the Olympic Valley community. Furthermore, Placer LAFCO may not exercise direct land use authority during its consideration of the proposed incorporation of Olympic Valley. Government Code Section 65360 states that the legislative body of a newly incorporated city shall adopt a general plan within 30 months following incorporation.

Proposed Plan of Services

Currently, the community receives services from Placer County, the Squaw Valley Public Service District (SVPSD), and the California Department of Forestry and Fire Protection (CAL FIRE). Placer County provides health and human services, welfare, child protective services, judicial services, animal control, law enforcement, road maintenance, snow removal, planning and building, code enforcement, and park maintenance (contracted to Tahoe City Public Utilities District). The SVPSD provides water, sewer, and trash services, as well as fire protection and emergency medical services. CAL FIRE provides wildland fire suppression services and prevention.

Figure 2


NOTE: THE AREA OF THE PROPOSED INCORPORATION IS IDENTICAL TO THE AREA OF THE SQUAW VALLEY PUBLIC SERVICE DISTRICT (SVPSD).
PROFESSIONAL LAND SURVEYOR
KEITH D. MASUDA
LS 6819
EXPIRES: 9/30/14
STATE OF CALIFORNIA
11/09/13
PROPOSED INCORPORATION BOUNDARY
T17N
T16N
T16N
T15N
T16N
T15N
R15E
R16E
R15E
R16E
Truckee River
SQUAW VALLEY RD
ALPINE MEADOWS RD
Highway 89
GRAPHIC SCALE
5000 0 2500 5000
1 INCH = 5000 FEET
PROPOSED INCORPORATION
TOWN OF OLYMPIC VALLEY
MAP SOURCE: AUERBACH ENGINEERING CORPORATION
08-21-2013

Upon incorporation, the application indicates that SVPSD would continue to provide water, sewer, and solid waste services to the incorporated community. Placer County would continue to provide health and human services, welfare, child protective services, and judicial services. The Town of Olympic Valley intends to provide, on a contract basis, road maintenance; snow removal; planning; building and engineering services; code enforcement; and park maintenance. The application indicates that it is the applicant's intent to contract with Placer County for law enforcement, animal control, and accident investigation. With respect to wildland fire suppression, the applicant intends to contract with CAL FIRE.

Existing Setting

The community of Olympic Valley consists of approximately 1,000 year-round residents with 560 registered voters. However, transient seasonal and daily visitor populations peak during the winter holiday period, with increases to between 20,000 and 25,000.

The Olympic Valley area currently has a variety of land uses, including single-family residential, condominium/mixed-use development, commercial, hotel and resort, recreational, and ski facilities. Land use designations per the 1983 Squaw Valley General Plan and Land Use Ordinance include a mix of residential, Forest Recreation and Open Space, Village Commercial, Alpine Commercial, Entrance Commercial, and Conservation. Small areas of Heavy Commercial are mainly used for ski area maintenance.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

According to the Office of Planning and Research (OPR) document entitled *A Guide to the LAFCO Process for Incorporations*, incorporations are projects subject to CEQA and require environmental review. Placer County LAFCO, as lead agency, has determined that an EIR is needed to evaluate the potential environmental effects associated with the incorporation proposal. The EIR must conform to the requirements in the CEQA Guidelines and provide all of the analysis required by LAFCO law, thereby enabling Placer County LAFCO to rely upon the EIR for decision-making purposes. The environmental review process must be completed before LAFCO can make a final decision on the incorporation proposal.

Placer County LAFCO has reviewed the proposed project application and has determined that the EIR should address the topics identified below. Each technical chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential project-specific impacts, and, if applicable, mitigation measures. Cumulative impacts will be addressed in a separate chapter.

The analysis contained in the EIR chapters will be largely based upon the Comprehensive Fiscal Analysis (CFA) being prepared pursuant to Government Code Section 56800 for the Olympic Valley Incorporation by a consultant under contract with Placer County LAFCO. In addition, the Public Services and Utilities chapters of the EIR will be based upon the Municipal Service Review currently being prepared by Placer County LAFCO for the SVPSD.

Land Use and Planning: The Land Use and Planning chapter of the EIR will evaluate the proposed project's consistency with surrounding area adopted plans, policies, and ordinances, including the 1983 Squaw Valley General Plan and Land Use Ordinance, Placer County LAFCO policies and standards, and any other appropriate documents. Compatibility of the proposed project with the surrounding land uses, both existing and proposed, as well as the compatibility of land uses within the proposed project area, will be evaluated. The Land Use and Planning chapter will provide the necessary analysis outlined in Government Code Section 56668.

Public Services: The Public Services chapter of the EIR will summarize the current and proposed service providers of the proposed project area and identify any changes in service providers. Potential new demand for services, including fire protection, police protection, schools, parks, and recreation, as well as the Town of Olympic Valley's ability to provide adequate services to meet demands, will be addressed. With regards to fire protection services, the change from a State Responsibility Area to a Local Responsibility Area will be discussed. The potential effects on existing transit services provided by the Tahoe Area Regional Transit will be evaluated. An analysis of the proposed project's consistency with relevant Placer County LAFCO policies and standards will be included. Information from the Squaw Valley General Plan and Land Use Ordinance, Municipal Service Review for the SVPSD, and any other appropriate documents will be utilized. Local public services representatives will also be contacted in order to obtain the most recent information. The Public Services chapter will provide the necessary analysis outlined in Government Code Section 56668.

Utilities: The Utilities chapter of the EIR will summarize the current and proposed utility service providers of the proposed project area and identify any changes in providers. Potential new demand for utilities, including water, sewer, and energy, as well as the Town of Olympic Valley's ability to provide adequate services to meet demands, will be addressed. An analysis of the proposed project's consistency with relevant Placer County LAFCO policies and standards will be included. Information from the Squaw Valley General Plan and Land Use Ordinance, Municipal Service Review for the SVPSD, and any other appropriate documents will be utilized. Local utility provider representatives will also be contacted in order to obtain the most recent information. The Utilities section of the Draft EIR shall provide the necessary analysis outlined in Government Code Section 56668.

Climate Change: The Climate Change chapter will include an in-depth discussion of climate change regulations, past to present, as well as a full range of scientific findings related to climate change. The relationship between the proposed project and global climate change will be evaluated.

Cumulative Impacts and Other Statutorily Required Sections: In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts associated with the project will be undertaken and discussed. CEQA Guidelines Section 15355 define cumulative effects as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The individual and incremental effects of the proposed project when added to other closely related past, present, and foreseeable future projects will be addressed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential growth-inducing impacts of the proposed project, focusing on whether or not a removal of any impediments to growth would occur with implementation of the proposed project. This chapter will also identify any potentially significant and unavoidable, and significant and irreversible impacts.

ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of project alternatives, including the No Project Alternative. The Alternatives chapter will "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Any significant effects of the alternatives will be discussed, but in less detail than the significant

effects of the proposed project. The EIR will also include a discussion of the environmentally superior alternative, and a description of alternatives considered but rejected from detailed analysis.

At this time, the alternatives to be analyzed by the EIR are still under consideration. In addition to the No Project Alternative required by CEQA, it is anticipated that the EIR will include at least one alternative with modified incorporation boundaries.

NOP Scoping Meeting Location Map

November 12, 2014
Item No. 8

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STAFF REPORT

DATE: November 12, 2014

TO: Chairman Weygandt, Commissioners Allen, Holmes, Kirby, Rudd, Treabess, Ucovich. Alternate Commissioners Duran, Gray, Nader, Sheehan.

FROM: Kris Berry, AICP, Executive Officer

SUBJECT: Amendment to Placer LAFCO Budget for fiscal year 2014-2015

RECOMMENDATION:

Approve the proposed Budget Amendment.

SUMMARY:

The LAFCO 2014-2015 Final Budget was approved by the Commission at our June 22, 2014 Commission meeting. The budget includes a category for anticipated consultant reports for non-reimbursable studies, such as Municipal Service Reviews. However, it does not include studies for which the proponents are funding these studies, such as the Comprehensive Fiscal Analysis for the Town of Olympic Valley. As the budget was adopted, we discussed that we would be required to amend the budget to proponent funded studies once we knew the total bid amount. The fiscal study has been funded by the proponents, and the Commission approved the contract with the Consultant at our October 8, 2014 meeting.

We are recommending that the budget be amended to include the $85,360.00 expense and revenue related to the report for the Comprehensive Fiscal Analysis, thus bringing the total LAFCO budget to for fiscal year 2014-2015 to $574,939.00. There will no impact to funding agencies for the additional expense as it is being funded by the proponents of the incorporation proposal.

Attachments:

Exhibit "A" Amended Budget

EXHIBIT A

LAFCO FY 2014-2015 FINAL BUDGET TITLE	2013-2014 FINAL BUDGET	2013-2014 Expenditures YTD June 2	2013-2014 Est yr end	2014-2015 FINAL BUDGET	2014-2015 Reserves
1320 Retiree Health	12,430.00	10,334.91	12,430.00	17,324.00	
1002 Salaries/Wages	174,025.00	154,356.20	170,000.00	180,000.00	37,200.00
1005 Overtime	2,000.00	359.92	500.00	2,000.00	
1010 Cafeteria Plans	3,563.00	4,589.88	5,000.00	5,458.00	
1300 P.E.R.S.	48,530.00	40,495.30	44,000.00	49,000.00	
1303 Post Employment benefits	14,930.00	7,658.26	8,500.00	8,664.00	
1301 F.I.C.A.	13,770.00	11,560.45	14,000.00	13,995.00	
1310 Employee Group Ins. + Personnel Costs	15,210.00	13,128.01	15,210.00	16,238.00	
1315 Workers Comp Insurance	400.00	195.70	250.00	232.00	
1325 401(k) Employer Match	750.00	637.50	750.00	750.00	
SUBTOTAL: SALARIES & BENEFITS	**285,608.00**	**243,316.13**	**270,640.00**	**293,661.00**	**37,200.00**
2000 Outside Agency Pass Through Fees	1,000.00	2,782.60	2,783.00	1,000.00	
2051 Communications	2,800.00	2,367.80	2,800.00	2,000.00	
2052 E.O. Cell Phone	850.00	900.33	980.00	900.00	
2140 Liability Ins./Comm. Workers Comp.	2,110.40	2,442.03	2,442.03	2,500.00	
2291 Computer Maintenance					
2408 Auditor Fees	2,000.00	4,385.52	4,800.00	4,800.00	
2439 Membership Dues	2,878.00	2,920.00	2,920.00	2,955.00	
2456 GIS Mapping					
2481 PC Acquisition					
2500 MSR/Sphere Updates	80,000.00	29,671.32	50,000.00	80,000.00	
2510 PC Upgrades				2,000.00	
2511 Printing/copy machine/interoffice mail	2,500.00	1,569.19	2,000.00	3,400.00	
2523 Office Supplies & Exp	2,000.00	1,839.82	2,000.00	2,400.00	
2524 Postage	2,500.00	2,092.11	2,500.00	2,500.00	
2528 Outside Audit Costs					
2554 Commissioner Fees	9,600.00	4,824.48	5,624.48	9,000.00	
2555 Legal/Consultants	20,000.00	21,125.00	26,000.00	30,000.00	
2556 County Services					
2568 Data and System access charges	6,613.00	5,982.86	6,613.00	6,568.00	
2701 Legal Notices/Publications	2,500.00	1,105.60	1,850.00	2,500.00	
2709 Software Charges (IPPS)	466.00	435.00	466.00	895.00	
2727 Office Rent + Utilities	29,000.00	25,169.54	28,000.00	18,000.00	
2844 Training	1,000.00	885.00	885.00	1,500.00	
2865 IT-MIS Services					
2931 Staff Travel & Transportation	3,500.00	4,421.62	4,600.00	5,500.00	
2933 Lodging					
2971 IOV Consultant Fees				85,360.00	
2939 Commissioner Travel	11,000.00	8,297.87	8,500.00	7,500.00	
2941 County Vehicles	500.00				
3551 A-87 Costs	15,768.00	16,102.00	16,102.00	0.00	
5600 General Operating Contingency				10,000.00	10,000.00
SUBTOTAL: OPERATING COSTS	198,585.40	139,319.69	171,865.51	281,278.00	80,000.00
TOTAL OPERATING COSTS:	**484,193.40**	**382,635.82**	**442,505.51**	**574,939.00**	

REVENUE: TITLE	2013-2014 FINAL Budget	2013-2014 Actual YTD 2-Jun	2013-2014 Year end Projected	2014-2015 ESTIMATED REVENUE
6950 Interest	10,000.00	5,106.32	5,500.00	6,000.00
8193 Outside Agency Pass Through Fees		1,300.00	1,300.00	
8218 Forms and photocopies		4.69	4.69	100.00
8212 General Reimbursement		371.21	371.21	
8216 AB2838 Allocated Amount	215,995.00	215,997.05	164,100.37	363,321.61
8782 Applicant Funded Consultant Fees	20,000.00	24,745.00	24,745.00	10,000.00
8212 Applicant Funded Consultant Fees				85,360.00
Partial Treasury funding	161,556.00		200,000.00	80,000.00
TOTAL REVENUE	407,551.00	247,524.27		
CARRYOVER from previous year	76,641.63		76,641.63	30,157.39
	484,192.63		472,662.90	574,939.00