



COUNTY OF PLACER
Community Development/Resource Agency

PLANNING
SERVICES DIVISION

Michael J. Johnson, AICP
Agency Director

EJ Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
By: Paul Thompson, Assistant Agency Director-Tahoe
DATE: April 22, 2014
SUBJECT: UPDATE – TAHOE AREA PROJECTS

ACTION REQUESTED

- 1. Receive an update on various Tahoe Area Projects.

PROPOSED PROJECTS IN SQUAW VALLEY AND ALPINE MEADOWS AREA

Alpine Sierra Subdivision

The applicant proposes a residential subdivision for up to 33 single-family homes and 14 attached single-family homes in halfplex configuration on an undeveloped 46-acre site in the Alpine Meadows area. The project would include a single point of access from Alpine Meadows Road. The project EIR will include analysis of a coequal project alternative that would include a primary access from Alpine Meadows Road to serve the southwesterly portion of the project and a second primary access from John Scott Trail within the Bear Creek Association subdivision to serve the northeastern portion of the project. The two primary access roads would not be internally connected under the proposed alternative.

Status: The Notice of Preparation (NOP) for this project was circulated on April 8, 2014, and the NOP scoping meeting will be held on April 28, 2014 at 10:00 a.m. at the Squaw Valley Public Service District. The NOP scopes both the proposed project, which would construct a single roadway access from Alpine Meadows Road, and the coequal alternative that would include access from Alpine Meadows Road and a second access from John Scott Trail.

Falkner Underground Garage

The applicant requests approval of several Variances and a Minor Use Permit in order to allow construction of an off-site garage with up to 20 parking spaces to serve two proposed single-family dwellings. The Variances include lot coverage, water course and front setbacks

Status: Staff is in the process of completing the Initial Study. The project is tentatively scheduled for a June 2014 Planning Commission hearing to be held in Tahoe.

Hot Wheels Chair Lift, Extension of Time

The Planning Commission approved a Conditional Use Permit for the reconstruction and addition (lengthen) to the existing Hot Wheels Chairlift at Alpine Meadows Ski Resort.

Status: A request for an Extension of Time to exercise the Use Permit is being reviewed by the Development Review Committee (DRC) members. The project is tentatively scheduled for a June 2014 Planning Commission hearing to be held in Tahoe.

Mancuso Development

The applicant proposes to develop four single-family homes with a common recreation building on a 24-acre property located north of Squaw Valley Road adjacent to Tiger Tail Road in Squaw Valley.

Status: A Predevelopment meeting was held on February 6, 2014.

PlumpJack Squaw Valley Inn

The applicant proposes to demolish the current structure in order to construct 35 multi-story residential units and a 55-room hotel on a 3.2-acre parcel located at 1920 Squaw Valley Road in Squaw Valley.

Status: A Predevelopment meeting was held on April 3, 2014.

Red Dog Chairlift, Extension of Time

The Planning Commission approved a Conditional Use Permit for the reconstruction of the existing Red Dog Chairlift at Squaw Valley Ski Resort.

Status: A request for an Extension of Time to exercise the Use Permit is being reviewed by the Development Review Committee (DRC). The project is tentatively scheduled for a June 2014 Planning Commission hearing to be held in Tahoe.

Squaw Valley Ranch Estates

The applicant proposes to amend the Squaw Valley General Plan and Land Use Ordinance in order to redevelop the Squaw Valley stable property, located on 3.9 acres along Squaw Valley Road, for development of up to eight new single-family dwellings on individual building pads with associated open space, access road, and onsite utilities.

Status: Staff is in the process of completing the Initial Study and anticipates presenting this project to the Squaw Valley Municipal Advisory Council, the Placer County Planning Commission, and the Board of Supervisors for public review and consideration beginning this summer. The project was taken to the Squaw Valley Municipal Advisory Council in February 2014 as a discussion item where numerous people spoke both in favor of and against the project.

Village at Squaw Valley Specific Plan

The project proposes to amend the Squaw Valley General Plan and Land Use Ordinance in order to comprehensively plan development of a recreation-based, all-season, resort community consisting of 850 fractional ownership resort residential and guest accommodation units (up to 1,493 bedrooms) that would include hotels, condominium hotels, and semi-attached and detached fractional-ownership residential properties. The project would also develop new employee housing for up to 264 new full-time equivalent (FTE) employees. The Specific Plan proposes development of commercial, retail, and recreational uses similar to those currently allowed under the Squaw Valley General Plan and Land Use Ordinance including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities. The Specific Plan would establish new traffic circulation patterns, pedestrian paths and trails, and an open space stream protection corridor along the portions of Squaw Creek that are located within the project boundary. A comprehensive stream restoration program would be implemented which would include construction of a sediment retention basin, widening and revegetation of the trapezoidal channel, and construction of energy dissipation and wetland recharge areas east of the Far East Road bridge. The stream protection corridor would include establishment of an open space interpretive park with a Class 1 boardwalk trail, stream observation deck, and interpretive kiosks.

Status: In January 2014, Squaw Valley Real Estate submitted a revised Specific Plan to the County with several notable changes. Some of those changes include reduced project density, elimination of Building A and Building O adjacent to the Funitel gondola, smaller buildings with fewer stories, and retention of

approximately 1,600 surface parking spaces where new resort hotel development was previously proposed. On February 21, 2014, the County circulated a Revised Notice of Preparation (NOP) to describe the changes to the project and to scope any new or changed project impacts. The Revised NOP comment period closed on March 24, 2014. During the NOP comment period, County staff worked with the Squaw Valley Public Services District (PSD) to determine if the PSD would act as Technical Consultant in support of preparation of the Senate Bill 610 Water Supply Assessment (WSA) for the project. The PSD has agreed to prepare WSA on behalf of the County and will utilize the County's cumulative project list and projections to determine the availability of water supply for the 25-year cumulative development horizon. The findings of the draft WSA are tentatively scheduled to be presented to the PSD Board as an information item on June 12, and June 24, 2014.

PROPOSED PROJECTS IN THE MARTIS VALLEY AREA

Martis Valley West Parcel

The applicant proposes a project comprised of two components, the east and west parcels, which are located on either side of State Route 267 within the Martis Valley Community Plan area. The applicant proposes a density transfer from the 6,376-acre east parcel to the 775-acre west parcel. The project includes an amendment to the Martis Valley Community Plan, a focused Area Plan for the 112 acres of the west parcel located within the Tahoe Basin, and a Specific Plan that will identify development patterns and densities with associated infrastructure for the west parcel. Under the proposed project, 775 acres of the west parcel would be rezoned from Timberland Production to allow for development of 760 residential units and 6.6 acres of commercial uses. The remaining 345 acres of the west parcel would remain designated Forest. Finally, 660 acres of the east parcel, currently zoned for development, would be redesignated Forest.

Status: The Notice of Preparation (NOP) was released on March 28, 2014 and the period for public comment on the NOP ends on April 28, 2014. The project was introduced to the Tahoe Regional Planning Agency's Advisory Planning Commission on April 9, 2014 as an informational item. The Scoping Meetings are scheduled for April 16, 2014. The first Scoping Meeting is to be held in Truckee at the Cedar House Sport Hotel at 1:00 p.m., and the second meeting is to be held in Kings Beach at 5:30 p.m. at the North Tahoe Event Center. The project is also scheduled to be introduced to TRPA's Regional Plan Implementation Committee and the Governing Board at their scheduled meetings on April 24, 2014. As comments are received, staff will work with the applicant and consultant, Ascent, Inc., on steps to address the comments.

Northstar Forest Flyer

The applicant proposes a toboggan-style roller coaster to be located at mid-mountain on Village Run. The Flyer would be designed to carry one or two visitors approximately 1,860 linear feet uphill, and then shift the toboggan to a 3,180 linear foot downhill track complete with dips and curves.

Status: The Planning Commission unanimously approved the Use Permit at its May 23, 2013 hearing. The Aspen Grove Owners Association filed an appeal of the Planning Commission's decision. The applicant and appellant have agreed to continue the appeal hearing to a future date. Project remains on hold.

Northstar Mountain Master Plan

The applicant proposes a Master Plan Conditional Use Permit to allow for project (short-term) and program (long-term) improvements to the Northstar California Ski Resort. Project-level improvements include five new ski lifts and runs, and new skier service site improvements. An amendment to the Martis Valley Community Plan and Rezone to relocate the commercial land use designation from one side of the mountain to another, and a Zoning Text Amendment to allow ski lifts and facilities within lands zoned Timberland Production (TPZ) are also proposed with this project. Program-level improvements include one additional new lift and ski run, a new gondola connecting the Interceptor Parking Lot with Northstar Village, a new remote campsite, and non-skiing recreation activities.

Status: The Draft Environmental Impact Report (DEIR) was released on November 26, 2013 and the public comment period extended until January 13, 2014. The NMMP was presented to the NTRAC as an informational item on December 12, 2013 and went before the Planning Commission to take comments at its regularly scheduled hearing date on January 9, 2014. A total of 71 comment letters have been received during the comment period. In preparing responses to the comments and attending to minor revisions and edits to the DEIR, the environmental consultant has completed the Administrative Final Environmental Impact Report (AFEIR), which is currently being internally reviewed. A potential NTRAC meeting to provide a recommendation on the project to the Planning Commission could occur at its regularly scheduled meeting on June 12, 2014. This could allow for a June 26, 2014 Planning Commission hearing to consider entitlements and adoption of the EIR, which could be followed by a July 8, 2014 hearing at the Board of Supervisors for a final decision.

Pinyon Creek II Modifications

The applicant proposes to modify the previously approved 38-unit townhomes to 24 single-family lots and 22 townhome units on a 9.5-acre property. The project is located south of Pinyon Creek I on Brockway Road along the Placer County and Town of Truckee line west of SR 267.

Status: A Pre-Development meeting was held on November 19, 2013.

PROPOSED PROJECTS IN THE TAHOE BASIN AREA

Cal Neva Resort Hotel and Casino Restoration

The applicant requests Design/Site Review approval in order to remodel and bring the existing buildings up to current code, update and expand the existing parking lot and installation of BMPs. The pool which is currently located in California will be relocated to the Nevada side of the project site.

Status: The project was presented at the North Tahoe Design Site Review Committee meeting on April 15, 2014.

Grace Church

The applicant requests approval of a Minor Use Permit in order to permit relocation of the current service from Lake Forest to an existing commercial building located at 3080 North Lake Boulevard. The project site includes an existing 7,756 square foot office building that will be used as a 1,200 square foot worship center, foyer, kitchen, office space, and classrooms.

Status: The project is scheduled to be heard by the Tahoe Zoning Administrator on May 7, 2014.

Granlibakken Telecommunications Tower

The applicant requests approval of a Minor Use Permit in order to construct a 157-foot tall telecommunications tree tower/monopine with a 500 square foot lease area for the associated equipment. The Variance request is to the required setbacks and to allow for a fence greater than six (6) feet in height.

Status: Revised plans are being reviewed by the DRC and the project will be scheduled for a hearing date before the Tahoe Zoning Administrator.

Huffy's Design Review

The applicant proposes exterior modifications to the existing building, a 255 square foot addition to the exterior building, construct a 108 square foot "walk-in" accessory to the proposed restaurant operations and construction of a 545 square foot outdoor seating area to the existing building located at 5357 West Lake Boulevard. The existing building will be re-sided, new windows and doors installed, and made ADA accessible.

Status: The project was reviewed by the Tahoe City Design Review Committee at its April 8, 2014 meeting and the Committee recommended approval of the project as proposed. The project is currently being reviewed by the Development Review Committee for the preparation of the Design/Site Review Committee Agreement. Once the Design/Site Review Agreement is complete, it will be sent to the applicant for signature.

Lighthouse Shopping Center Design Review

The applicant proposes a major renovation to the existing Lighting Shopping Center building at 950 North Lake Boulevard. The renovations include bringing the northern portion of the building into compliance with current codes and ordinances including ADA compliance, replace obsolete plumbing, electrical and mechanical systems, and improve the overall appearance by relocating new mechanical equipment out of roof sight and into a mezzanine space, replace rotten exterior wood members, modify the exterior building appearance, complete the required Best Management Practices, and add new landscaping.

Status: The project was reviewed by the Tahoe City Design Review Committee at its March 11, 2014 and April 8, 2014 meetings and the Committee recommended approval of the project's proposed changes and exterior modifications at the April meeting. The project is also being reviewed by the Development Review Committee for the preparation of the Design/Site Review Agreement. Once the Design/Site Review Agreement is complete, it will be sent to the applicant for signature.

Mountain Air Sports Rafting Permit

The applicant requests approval of a Rafting Permit for three years to operate the rafting company with a maximum of 100 rafts on the river at any time whose existing 3-year year permit is due to expire this year.

Status: The project has been routed to the Environmental Review Committee for the review of the project and the preparation of the Initial Study. Information has been received from the applicants in response to County comments. The project has tentatively been scheduled for the May 22, 2014 Planning Commission hearing.

North Tahoe Regional Park Summer Concert Series

The applicant requests approval of a Temporary Outdoor Event permit for a concert series on July 17 and 19, and August 13, 2014 through the North Tahoe Public Utility District for use of the North Tahoe Regional Park. The concerts are proposed to last until 11:00 p.m. with spectators ranging from 6,000 to 7,500 persons. A request for a noise exception is also included in the project description. This concert series will provide onsite security protection, water and food supply, sanitation facilities, medical facilities and services, vehicle parking and traffic control, sound management, and site cleanup and trash removal.

Status: The Temporary Outdoor Event permit is currently being reviewed by staff with comments being due April 29, 2014.

Tahoe Expedition Academy

The applicant requests Design/Site Review approval in order to remodel, renovate and convert three existing hotel/motel structures to accommodate an educational facility from pre-kindergarten through 12th grade with approximately 238 students. The project area also includes two hotel/motel structures that will remain operational during the summer months and winter break when the school is not in session.

Status: The project was presented at the North Tahoe Design Site Review Committee meeting on April 15, 2014.

Truckee River Rafting Permit

The applicant requests approval of a Rafting Permit for three years to operate the rafting company of a maximum of 100 rafts on the river at any time whose existing 3-year year permit is due to expire this year.

Status: The project has been routed to the Environmental Review Committee for the review of the project and the preparation of the Initial Study. Information has been received from the applicants in response to County comments. The project has tentatively been scheduled for the May 22, 2014 Planning Commission hearing.

Wagmore's Training and Learning Center

The project proposes to locate a professional dog training and day care business at an existing developed commercial property in Kings Beach. The proposed use is defined by the Tahoe Regional Planning Agency as "Animal Husbandry Services" which is an allowed use in the zoning district. The project requires Design/Site Review approval for a proposed 2,500 square foot enclosed fence area for the animals.

Status: The project was presented at the North Tahoe Design Site Review Committee meeting on April 15, 2014.

- cc: David Boesch, County Executive Officer
- Holly Heinzen, Chief Assistant County Executive Officer
- Jennifer Merchant, Principal Management Analyst
- Karin Schwab, County Counsel
- Michael Johnson, CDRA Director
- Loren Clark, Assistant CDRA Director
- Paul Thompson, Assistant CDRA Director-Tahoe
- Crystal Jacobsen, Supervising Planner