



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Paul Thompson, Assistant Agency Director-Tahoe

DATE: July 21, 2015

SUBJECT: **Update – Tahoe Area Projects**

Action Requested

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 residences in half-plex 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.

Status: Following the close of the public scoping period, County staff and the applicant worked together to develop a coequal project alternative, which may become the applicant-preferred project. The coequal alternative would reduce the project density from 47 lots to 38 lots, widen the open space stream corridor area in the northeastern portion of the project site, restrict building envelopes to portions of sites with slopes of 30 percent or less, and reduce project roadways and grading. Proposed halfplex lots would be eliminated in favor of creating larger cabin lots. The Draft EIR is tentatively scheduled to be released and circulated for public review in late 2015.

Stanford Chalets

The applicant proposes the demolition of the existing Stanford Alpine Chalet building and the construction of 18 half-plexes of approximately 3,000 square feet in size. The subject property comprises 2.5 acres in area and is located in Alpine Meadows off Chalet Road, east of the Alpine Meadows Ski Resort.

Status: Staff has reviewed the Environmental Questionnaire and provided comments to the applicant on June 2, 2015. The applicant's response is forthcoming.

Palisades at Squaw Valley

The applicant proposes a residential development of 63 units that includes a mix of single-family and half-plex units on an unimproved 19.9-acre site located on the north side of Squaw Valley Road just west of Highway 89.

Status: An Environmental Impact Report (EIR) contract has been executed with PMC and a project kick-off meeting was held on July 13, 2015. A Draft EIR could be available for public circulation in spring 2016.

Squaw Creek Restoration Project

The Squaw Creek Restoration Project is centered around the restoration of Squaw Creek within Squaw Valley. This project will be a multiple-phased project in which segments of Squaw Creek will be restored. The restoration of Squaw Creek is a collaborative effort between the Friends of Squaw Creek, the County and, potentially Squaw Valley Real Estate as it relates to the restoration efforts proposed within the Village at Squaw Valley Specific Plan. There are two areas of Squaw Creek currently being considered for restoration: (1) the Squaw Valley Real Estate Village section of the creek; and (2) the lower Meadow section of the creek. The Squaw Creek Restoration Project will improve water quality and aquatic habitat by restoring critical hydrological, geomorphic and ecological functions and processes to develop an integrated solution of Squaw Creek. The project will build on existing conceptual designs to restore portions of the channel alignment to its natural condition; improve connectivity between the creek and floodplain; increase water storage capacity through ponds, wetlands and flood plain storage; address bank erosion and failing rip-rap with biotechnical stabilization features; and develop instream aquatic habitat enhancements. The implementation of this project will result in substantial improvements to sediment and aquatic habitat impairments.

Status: The Planning Division's collaboration-based habitat restoration planning approach in Squaw Valley has resulted in a solution that has both the support of major landowners adjacent to the creek and other Valley residents. In addition, Friends of Squaw Creek is working with Squaw Valley Real Estate for funding and grant opportunities, and the County is working on the environmental review of the project.

Falkner Underground Garage

The applicant received approval of several Variances and a Minor Use Permit in order to allow construction of an off-site garage with up to 12 parking spaces to serve two proposed single-family dwellings. The Variances included lot coverage, watercourse, and front setbacks.

Status: The project was approved by the Planning Commission on June 26, 2015. Building and Grading Plans have been submitted to the County and both Plans are ready for permit issuance. Construction is anticipated to begin in August 2015.

PlumpJack Squaw Valley Inn

The applicant proposes demolition of the existing PlumpJack Squaw Valley Inn and conference center buildings and replacing those buildings with a new hotel building, underground parking garage, a three-story residential building, a four-story residential building, and a new pool and outdoor eating area on a 3.2-acre parcel located at 1920 Squaw Valley Road in Squaw Valley.

Status: The applicant has commenced the preparation of an EIR for the project. Raney and Associates has been contracted to prepare the EIR. On June 4, 2015, the project was presented to the Squaw Valley Municipal Advisory Council as an Informational Item. A Notice of Preparation scoping meeting was held on June 24, 2015, and the comment period for scoping ended on July 6, 2015. The EIR Consultant has begun preparation of the Draft EIR, and it is anticipated that the document will be released and circulated for public review in September 2015.

Truckee River Corridor Access Plan

The Truckee River Corridor Access Plan (CAP) proposes to construct a multiple-use trail, approximately nine miles in length, from Squaw Valley to the Placer County line near the Town of Truckee. The trail would be an extension of the existing Class I multiple-use trail from Fanny Bridge in Tahoe City to Squaw Valley. The trail is proposed to be a multiple-use trail allowing joint use by pedestrians, bicyclists, and other non-motorized users. The Class I trail would consist of an 8- to 12-foot-wide asphalt-paved path and, where feasible, a 2-foot-wide border with gravel or decomposed granite shoulders on either side. In addition, the CAP would include ecosystem restoration, erosion control, public access/trailheads, and information and educational signage at multiple locations along the existing and proposed multiple-use trail. Originally, it was considered that the entire nine-mile trail would be within the California Department of Transportation (Caltrans) right-of-way along the east shoulder of State Route 89, except for two segments that would be located adjacent to U.S. Forest Service (USFS) campgrounds. Upon further review and analysis of the trail alignment, the Planning Services Division and Department of Public Works have reconsidered the location of the trail to be separated from State Highway 89.

Status: Based on the new direction of this project, staff has met with the USFS and internal departments to discuss the proposed alignments as well as alternative alignments. Staff is also pursuing contracts to conduct California Environmental Quality Act (CEQA) required studies of the potential alignments and alternative alignments.

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 develop new employee housing for up to 300 total employees including 201 new full-time equivalent (FTE) employees plus replacement housing for 99 employees that would be relocated from the main village. 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 trail, stream observation deck, and interpretive kiosks.

Status: On May 18, 2015, the County circulated the Village at Squaw Valley Specific Plan Draft EIR for a 60-day public review period, which closed on July 17, 2015. On June 25, 2015, the Planning Commission conducted a public hearing to receive comments on the Draft EIR. The Final EIR is now in the process of being prepared. It is anticipated that the proposed project will be scheduled for public hearings in early winter 2015. The first round of public hearings will be the Planning Commission and final action will be by the Board of Supervisors.

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, 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, and remaining 600 units of the 1,360 units slated for development in the Martis Valley Community Plan would be retired.

Status: A revised Notice of Preparation (NOP) was released on February 27, 2015 notifying the public that the project was revised to exclude the portion of the project in the Tahoe Basin and the elimination of the Area Plan component. Comments continue to be received, and staff is working with the applicant and consultant, Ascent, Inc., to address the comments. The Draft Environmental Impact Report is anticipated to be released and circulated for public review in September 2015.

Temporary Tahoe Expedition Academy (TEA) School Site

The applicant requests approval of a Minor Use Permit to temporarily utilize eight unimproved lots within the approved Hopkins Village project site for a one-year period to accommodate a private school for approximately 50 students between the grade levels of 6 through 11. Site improvements include ten modular classrooms (399 square feet each), a ten space parking area, self-contained bathrooms and a paved area with a basketball hoop. The project site is located near the northeast corner of Schaffer Mill Road and Hopkins Village Drive on Ellington Drive in the Martis Valley area. The project application was submitted to the County on June 11, 2015. The applicant is also in contract on a 42-acre parcel previously known as Hopkins Ranch where TEA proposes to construct its permanent school facilities. TEA's team is working on the campus design and has held two public workshops at the Truckee Tahoe Airport to solicit feedback from the community. However, a land development application has not been submitted to the County for review and consideration at this time.

Status: This project is scheduled for the Zoning Administrator's consideration on July 23, 2015.

Proposed Projects in the Tahoe Basin Area

Tahoe City Lodge

The Tahoe City Lodge project proposes to redevelop an existing commercial complex into a 120-unit lodge that would include a mix of hotel rooms, 1- and 2-bedroom suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking on the Tahoe City Golf Course property. The Tahoe City Lodge project will be analyzed at a project level in the EIR/EIS for the Tahoe Basin Area Plan.

Status: The Notice of Preparation (NOP) was released on June 3, 2015 and the period for public comment on the NOP ends on August 3, 2015. Two Scoping Meetings were held on the north shore on June 16, 2015. The project was introduced to TRPA's Advisory Planning Commission on June 20, 2015, and the TRPA Regional Plan Implementation Committee and Governing Board at its meetings on June 24, 2015. After the comment period closes, staff will work with the consultant, Ascent, Inc., on preparation of the Draft EIR. The consultant, the applicants, and staff are working on necessary studies for the completion of the Draft Environmental Impact Report/Environmental Impact Statement.

Voltaix Mixed Use Project

The project proposes construction of two, two-story buildings with approximately 9,389 square feet of commercial use on the first floors and five residential units on the second floor of each building. The project site contains 12 existing lots that will be consolidated into three lots. On-site improvements will also include parking, landscaping and Best Management Practices.

Status: Staff is currently preparing the Initial Study which will be released for public review late summer 2015, and then the project will be scheduled for Zoning Administrator consideration in early fall 2015.

Sun and Sand Project

The project proposes to redevelop the existing 26-unit Sun and Sand Motel into a three-story, ten-unit residential condominium project. The subject property comprises 0.7 acres and is located at 8308 North Lake Boulevard in the Kings Beach area. A Pre-Development meeting was held on April 28, 2015.

Status: The project applicant indicates a formal application submittal is forthcoming.

Attachment 1 – Map of Tahoe Area Projects

Tahoe Area Projects

