



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J Ivaldi, Deputy Director

**HEARING DATE:** March 26, 2015  
**ITEM NO.:** 2  
**TIME:** 10:15 am

**TO:** Planning Commission  
**FROM:** Alex Fisch, Senior Planner  
**DATE:** March 26, 2015  
**SUBJECT: VILLAGE AT SQUAW VALLEY SPECIFIC PLAN PROJECT (PSPA 20110385)  
UPDATE**

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**PURPOSE OF THE UPDATE:**

The Planning Services Division is providing an update on the proposed Village at Squaw Valley Specific Plan. The update includes an overview of the County's review process and significant milestones in the preparation of the Specific Plan Program EIR. No formal action is requested by the Planning Commission at this time.

**GENERAL PLAN/COMMUNITY PLAN:** Squaw Valley General Plan and Land Use Ordinance

**ZONING:**

Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), High-Density Residential - 10 units per acre (HDR-10), High-Density Residential - 20 units per acre (HDR-20), High-Density Residential - 25 units per acre (HDR-25), Forest Recreation (FR), and Conservation Preserve (CP).

**LOCATION:**

The project site is located within the 4,700-acre Squaw Valley Community Plan area in northeastern Placer County, also known as Olympic Valley. The Valley is located west of State Route 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.7 acres primarily consisting of the approximately 85-acre resort village area at the west end of the Valley at the ski resort base. In addition, an approximately 8.8-acre area, referred to as the East Parcel, is located approximately 1.3 miles east of the main village area and 0.3 mile west of the intersection of State Route 89 and Squaw Valley Road, across the street from the Squaw Valley Public Services District (SVPSD) offices and fire station.

The main Village area would be located predominantly within existing ski resort parking lots bounded by Squaw Valley Road and residential development to the north, ski lifts and related ski operations to the south, lodging, single-family residences, and undisturbed areas to the west, and a meadow and golf course to the east. Additionally, the main Village area borders some existing developments on three sides, including the Intrawest Village, the Squaw Valley Lodge and the Olympic Village Inn. The East Parcel is bounded by Squaw Valley Road on the south, Squaw

Creek and existing residences to the north, existing residences to the west, and forest land and the Olympic Estates Subdivision to the east.

## **BACKGROUND**

In December 2011, Squaw Valley Real Estate, LLC submitted an application for approval of a Specific Plan for the development of a 106-acre portion of the existing Squaw Valley Village area located near the base area of the Squaw Valley Ski Resort. The first complete draft of the Specific Plan was submitted to the County in May 2012. The Project initially proposed to develop up to 3,187 hotel-condominium and resort-residential bedrooms in 1,275 units, plus commercial and recreational land uses. Subsequent to the submittal of the first draft Specific Plan, the Specific Plan proposal has undergone several revisions in response to comments from County staff, responsible and trustee agencies, property owners adjacent to the project boundary, civic and community organizations, and the general public. In January 2014 the applicant submitted "The Village at Squaw Valley Specific Plan - January 2014 Draft", which included a scaled-back proposal for development of up to 850 hotel-condominium and resort-residential units with up to 1,493 bedrooms. The Project would also develop up to 297,733 gross square feet of new commercial uses and replacement commercial land uses, onsite and offsite private and public recreational amenities, and employee housing for up to 300 total employees including 201 new project-generated employees. The January 2014 Draft plan was subsequently updated with submittal of the October 2014 Draft, which included only minor adjustments to policy language and technical corrections. In April of this year the applicant will submit the April 2015 Draft, which will include additional minor refinements to the project proposal.

In February 2014, the County circulated a Revised Notice of Preparation of an EIR to describe the major revisions to the January 2014 Draft Specific Plan project description and to describe revisions to the scope of the EIR analysis. The County's environmental consultant, Ascent Environmental, recently submitted the 2<sup>nd</sup> Administrative Draft EIR for County staff review. The anticipated schedule for circulation of the Draft EIR is described in the Draft EIR section of this report.

## **PROJECT DESCRIPTION**

The Village at Squaw Valley Specific Plan Project (Project) proposes to amend the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) in order to comprehensively plan development of a recreation-based, all-season mountain resort community located on 93.7 acres of land in the Olympic Valley. The main village area, which comprises approximately 85 acres, is located in and around the base of the existing ski area village. Approximately 8.8-acres of the plan area, known as the East Parcel, is located 1.5 miles east of the main village area on the north side of Squaw Valley Road directly across from the Squaw Valley Public Service District offices.

The Specific Plan proposes to develop up to 850 hotel, condominium-hotel, and fractional ownership residential units with a maximum of 1,493 bedrooms of project development. The Specific Plan would also allow for development of new commercial, retail, and recreational land uses similar to uses currently allowed under the SVGPLUO. Some of these land uses include skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. New commercial uses in the plan area would total up to 297,733 gross square feet.

The 85.5-acre main village area would be comprised of two neighborhoods consisting of the Village Commercial – Core (VC-C) planning area located immediately east of the existing

Intrawest Village, and the Village Commercial - Neighborhood (VC-N) planning area located in the northwest portion of the plan area adjacent to the Olympic Village Lodge, which would be replaced by new resort guest uses, and the Olympic Village Inn. The VC-C planning area is proposed to include a maximum of up to 517 units and 883 bedrooms of development, and the VC-N planning area is proposed to include a maximum of up to 333 units and 610 bedrooms of development. The Specific Plan would include provisions for transfer of density between parcels located within the VC-C and VC-N planning areas, and density transfers would be restricted to 25 percent of assigned density for sending or receiving parcels. Density could not be transferred to or from properties located outside of the Specific Plan, and therefore transfer of density between lots within each planning area would result in a net zero change to the Specific Plan composition and limitations on total development allowances.

Development of the VC-C and VC-N planning areas would occur primarily through redevelopment of existing surface parking areas located to the north, northwest and east of the existing resort base area. Some areas of existing surface and structured parking would be replaced by project buildings, which would include a single-level of podium parking located beneath the commercial ground floor level for residents and guests. Podium parking would be at approximately the same elevation as the current surface parking though in some areas of the plan or slightly below existing grade. Approximately 10.7-acres of existing surface parking would be designated as Village Commercial – Parking (VC-P) and would be retained for day skier parking and overflow parking for project guests. These parking areas would also include employee parking on a space available basis during non-peak usage periods.

The proposed Mountain Adventure Camp (MAC), positioned to achieve several project objectives related to fulfillment of the project vision to develop a year-round destination resort, is the project's main non-ski amenity. The MAC consists of an indoor recreation center totaling 90,000 square feet of wet-and dry-recreation amenities. Conceptually, the MAC would be connected to the outdoor village area through a series of interconnected indoor and outdoor pools. Indoor amenities are proposed to include a variety of family oriented passive and active recreation uses including uses such as multi-generational arcades, bowling, a small movie theatre, saunas, pools, action rivers, rock climbing walls, simulated sky diving, and other recreation and entertainment uses. The project would replace an estimated 91,522 square feet of existing commercial buildings including approximately 13,872 square feet of existing hostel and dormitory-style seasonal employee housing for 99 employees, which would be reconstructed on the East Parcel described in more detail below.

#### East Parcel

Development of the 8.8-acre East Parcel would include a mixture of surface parking and structured parking facilities with up to 524 total parking spaces, employee housing for up to 201 new resort employees plus replacement housing for 99 employees (with a maximum of up to 300 employees including some replacement employee housing), and up to 20,000 square feet of commercial uses including a 15,000 square-foot resort shipping and receiving facility and a 5,000 square-foot convenience store.

Employee housing units are proposed to consist predominantly of a mixture of three-story dormitory-style housing units, and would also include three-story studio housing units. Each dormitory unit would conceptually include four bedrooms per unit, four employees per bedroom, two double occupancy restrooms, a kitchen, and a living room. Studio housing units would include four private studios per floor, and each studio would be equipped with a full kitchen, a bathroom, and a living room/bedroom with a double bed. Studio units would be targeted to serve employees living as couples or individuals who desired more private living space. An

indoor employee recreation and fitness center and outdoor employee barbeque area would be developed to ensure employees have onsite recreation options. Onsite laundry facilities would also be provided for all units.

The Project estimates that 166 parking spaces would be needed to meet the parking demand of employees living on-site, though a majority of these employees are not expected to have their own vehicle. For this reason and due to the seasonal nature of the employees these units are targeted to serve, the resort would provide employee shuttle-bus transportation to and from the ski area as well as weekly shuttle services to and from shopping areas in Truckee and Tahoe City. Weekly grocery delivery services would also be provided. The remaining East Parcel parking would be utilized for other resort employees who would also be shuttled to and from the ski area and for overflow parking on a space available basis. East Parcel parking and shuttle services would be part of an overall parking management plan operated by the Resort, and all parking facilities and shuttle services would be managed on a daily basis in anticipation of projected levels of Resort business and staffing levels.

#### Structured Parking

Development of the Village Commercial Core and Village Commercial Neighborhood portions of the Specific Plan would primarily be accomplished through redevelopment of existing ski resort surface parking lots located at the ski resort base with a relatively small amount of development occurring on lands that have not been previously disturbed. Parking for resort guest lodging will be provided primarily in podium and underground parking facilities located beneath newly constructed resort buildings and outdoor pedestrian plazas. Day skier parking spaces will continue to be provided for in the existing Preferred Parking structure south of the Intrawest Village adjacent to the ski resort base and the level 2 underground parking within the existing Intrawest Village, which currently provide approximately 706 day skier parking spaces. In addition to these two existing parking facilities, day skier surface parking and structured parking facilities will be provided on Lot 11 and Lot 12 of the Specific Plan, which are located north of the existing Intrawest Village and the proposed Village Commercial Core portion of the Specific Plan, and south of Squaw Creek and Squaw Valley Road. Lot 11 and Lot 12 would be zoned Village Commercial Parking (VC – P) and would be developed specifically to serve day skier parking demand.

As resort development occurs, parking structures would be developed in phases over existing surface parking on Lot 11 and Lot 12. In addition, a small amount of overflow day skier parking could also be accommodated at the East Parcel, which will include surface and structured parking for ski area employees and overflow guest parking on a space available basis. Some day skier parking may also be constructed in planned podium and underground guest parking facilities concurrent with construction of resort guest parking facilities.

The Parking Master Plan anticipates that project build out would require development of 5,110 total parking spaces to serve resort guests, employees, and the 5<sup>th</sup> highest day skier parking demand. Of those 5,110 parking spaces, the project would result in an estimated demand for approximately 2,010 parking spaces to serve resort guests, new commercial and retail land uses, and new project generated employees. An additional 3,100 parking spaces would be required to meet day skier parking demand, which would be maintained at a minimum of 3,100 improved parking spaces throughout all phases of the project. To provide additional flexibility and parking capacity, surface parking and structured parking spaces are proposed to be managed flexibly through implementation of parking management to increase the actual number of vehicles parked, as is presently done to accommodate parking demand on peak ski days.

### Squaw Creek Restoration

A portion of Squaw Creek, historically referred to as the Trapezoidal Channel and generally located between the Squaw Valley Road Bridge on the west and the Far East Bridge on the east, was channelized in preparation for the 1960 Winter Olympic Games. Channelization of this portion of the stream has resulted in several localized impacts within the Trapezoidal Channel including increased stream velocities, bed and bank erosion, poor water quality and flood impacts. Downstream stream reaches have been further negatively impacted as a consequence of degraded water quality, increased stream turbidity and stream bank erosion, which has resulted in broader impacts to water quality and fisheries. Policies of the Squaw Valley General Plan require the Trapezoidal Channel to be restored when development of the properties adjacent to the Trapezoidal Channel occurs.

The Specific Plan proposes to complete comprehensive restoration of the Trapezoidal Channel prior to recordation of the Final Map that creates the 600<sup>th</sup> resort guest bedroom. Restoration would include channel widening to increase stream meanders, construction of in-channel velocity control features and stormwater outfall control features, restoration of riparian vegetation, and creation of a widened floodplain and wetlands recharge area at the downstream confluence of Squaw Creek and the Olympic Channel. The Olympic Channel, a smaller tributary which historically received runoff flows from just above the resort base and conveyed the flows northeasterly along the south flank of the mountain to Squaw Creek, was placed in an underground culvert to accommodate past development activities. This tributary would be improved with recreated floodplains, wetlands and riparian habitat, which would help to restore natural stream morphology, hydrology and sediment control functions within Squaw Creek, which became a federally listed impaired waterway in 2001 due to excessive suspended fine sediment loads that degrade water quality, interfere with fisheries reproduction, and cause other impacts to stream water quality and natural stream functions. Proposed improvements to the both the Trapezoidal Channel and to the Olympic Channel would help to counteract the negative effects caused by stream channelization and are designed to reduce fine sediment loading in the stream.

Improvements to create the Squaw Creek linear park would be constructed concurrent with stream restoration, which is discussed further below.

### Park and Recreation Improvements

The project proposes a mix of active and passive onsite and offsite recreation improvements. The proposed improvements include the Squaw Creek Interpretive Park, a passive park consisting of a Class 1 trail along the north side of Squaw Creek through the plan area, stream and wetlands area observation decks, interpretive panels to describe the restored stream habitat, and picnic areas. New public trailhead staging areas with parking and flush restrooms would be constructed at both the Granite Chief Trail and the Shirley Canyon Trail. Flush restrooms, a sewer connection and sewer lift station would also be constructed at Squaw Valley Park. Seasonal children's playground facilities would be placed throughout the Village during the summer and fall to provide families with outdoor recreation spaces for children. The project also proposes to construct significant enhancements to the existing network of hiking, biking and horseback trails on ski resort and U.S. Forrest Service property located above the valley floor, and would also improve Class 2 bike lanes on project area roadways. The East Parcel would include a Class 1 trail connection to enhance employee options for multimodal transportation to and from work and to other areas within and outside of Olympic Valley. An onsite employee recreation and fitness center would be constructed on the East Parcel as well as an outdoor employee barbeque and picnic area.

## **CURRENT STATUS**

### Draft EIR Production Schedule

In February 2014, the County circulated a Revised Notice of Preparation of an EIR to describe the major revisions to the Project and to describe revisions to the scope of the EIR analysis. The County's environmental consultant, Ascent Environmental, submitted the 2<sup>nd</sup> Administrative Draft EIR for County staff review on March 6<sup>th</sup>. Staff anticipates that the Draft EIR will be circulated for a 60-day public review period beginning in late April 2015.

### Water Supply Assessment - Background

California Water Code Section 10910 and California Environmental Quality Act (CEQA) Section 15155 require that a Water Supply Assessment (WSA) be prepared for all projects that would construct 500 or more residential units, 500 or more hotel rooms, 500,000 square feet of commercial shopping center space, or a mixed-use project with a combination of any of these uses that would have equivalent water demands. Because the Project exceeds these thresholds, a WSA is required. The WSA is required to be prepared and adopted by the identified Public Water System, which is defined in Section 10912 of the Water Code as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections or that would have 3,000 or more service connections as a consequence of the proposed project.

The Olympic Valley community includes two suppliers of treated water supply; the Squaw Valley Mutual Water Company and the Squaw Valley Public Services District (PSD). The PSD is the largest purveyor of treated water in Olympic Valley, and the PSD has been identified by the Project as a potential water supplier to the Project. However, the PSD does not satisfy the Water Code definition of a Public Water System. Because the PSD does not meet the Water Code Section 10912 definition of a Public Water System, Placer County, as CEQA Lead Agency, is required to prepare the WSA and to consider the adequacy of the water supply for the Project.

The Olympic Valley Groundwater Basin provides the primary source of potable water supply to the Olympic Valley community, and all of the community's water supply is derived from sources within the Valley. The PSD supplies the majority of the total treated water supply, including supplies to properties located within the Project boundary. There are a small number of private parties that use groundwater from the Basin to serve non-potable needs, including golf course irrigation for the Resort at Squaw Creek, snowmaking at the Squaw Valley Resort, irrigation for the PlumpJack Hotel, and domestic water use for a residential property in the eastern portion of the Valley. The WSA assumes that the SVPSD would provide all water supply services to the Project and that the Basin would be the source of supply for those services.

### Water Supply Assessment – Purpose and Need

The analysis of water supply sufficiency is being prepared in accordance with the requirements of California Water Code Section 10910 and CEQA Section 15155. The State Water Code requires that a WSA consider project and non-project demands on a water supply source over a period of at least 20 years in five year increments. Squaw Valley Real Estate estimates that this Project will require approximately 25 years to achieve full build-out and, as a result, the WSA considers water supply and demand for all existing, planned, and reasonably foreseeable future uses through 2040. This WSA quantifies reasonably foreseeable Project and non-project water demands in Olympic Valley, documents water supply sources, assesses sufficiency of supply to meet demand, evaluates drought impacts, and provides a comparison of water supply and demand in normal, dry, and multiple dry years through the 25-year period ending in 2040. Staff has concluded the analysis of this additional 5 years of water demand is appropriate because it

encompasses the entirety of the Project build out period, and thus is a more conservative approach to evaluating the potential for the Project and other development to be served at the time of Project completion.

#### Water Supply Assessment - Responsible Agency Coordination and Support

The PSD is a Responsible Agency to the Project because it would issue permits for construction of new on-site and off-site sewer and water improvements if the Project is approved, including permits for construction of new municipal water supply wells. In recognition of the complex nature of the beneficial management of the Olympic Valley Groundwater Basin and the PSD's role as the primary manager and supplier of treated municipal water supply to this community, Placer County formally requested that the PSD perform as technical consultant on behalf of the County and coordinate preparation of the WSA. The PSD agreed to perform as a responsible agency technical consultant to Placer County, and with the consent of the County the PSD publicly released the Draft Village at Squaw Valley Specific Plan Water Supply Assessment on June 19, 2014. The Draft WSA findings were presented as an information item to the PSD Board on June 24, 2014.

Following the June 24, 2014 presentation to the PSD Board, the PSD staff, the County staff, and the consulting hydrologists coordinated to complete minor technical revisions to the Draft WSA in order to incorporate additional information to clarify the WSA methodology and findings. The PSD staff subsequently presented the Final Water Supply Assessment to the PSD Board on July 29, 2014. This Final Water Supply Assessment will be included as a technical appendix to the County's Program EIR for this Project, and the findings of the Water Supply Assessment have been utilized to prepare the EIR analysis of impacts resulting from the development of additional water supplies to serve Project and future non-project growth. During its consideration of the Specific Plan and other project entitlement requests, the Board of Supervisors will be asked to act in its statutory capacity as the identified Public Water System and to take action to adopt the Water Supply Assessment and to certify the Final Environmental Impact Report.

Due to the ongoing drought, County staff and Public Service District staff requested that the applicant consent to complete an update to the Water Supply Assessment in order to incorporate data for the current multi-year drought that began with the 2012 water year. That update, which is tentatively scheduled to be completed in late June of 2015, would incorporate additional information for precipitation, aquifer recharge, well pumping, and surface stream flows in Squaw Creek. The update will include minor inflations to the forecasted project occupancy and to resort snow-making operations in order to add additional conservation to the sufficiency of supply analysis.

#### Water Supply Assessment – Sufficiency of Supply

The proposed Project and non-project growth over the next 25 years, as presented in the completed WSA (July 2014), represents an increase in water demand within Olympic Valley of 363 acre-feet per year (AFY) for a total demand of 1,205 AFY at 2040. The Project would require 234 AFY of this increase, and the non-project development would require an additional 129 AFY. The 2040 water demand was simulated over a Model period that includes wet, average, single dry, and multiple dry year conditions as represented by climate data for Olympic Valley. The Model determined that the 2040 demand can be met with an adequate margin of safety even during single and multiple dry year periods. The Model further determined there is sufficient water supply availability from the Olympic Valley Basin to meet the expected demand from the Project and other reasonably foreseeable non-project development through 2040. The

Basin is not currently in overdraft and is not projected to be overdrafted with the addition of the future Project and non-project 2040 demands.

#### Fiscal Impact Analysis

A Fiscal Impact Analysis (FIA) is being prepared for this Project in order to determine the projected net fiscal impacts of the project to the County. To determine these impacts the FIA will take into account factors such as the type and number of units to be developed, projected unit sale prices for whole ownership and fractional ownership interests, absorption rates for new development, projected hotel occupancy rates, number and type of project jobs created, and related data. The FIA consultant will utilize this data to prepare estimates of ad valorem property tax, real property transfer tax, sales tax and TOT tax revenue based on analysis of specific characteristics of plan area residents, employees, visitors, and resort residential and visitor accommodations.

The analysis will estimate costs to serve residents, visitors, and business activity using average per capita cost factors for countywide and baseline municipal services, which may include adjustments to reflect fiscal conditions in the Tahoe area and to account for seasonal fluctuations in the visitor service population.

#### Economic Impact Analysis

An Economic Impact Analysis (EIA) is being prepared for this Project in order to determine the projected economic impact of the project within the local market area, which is defined as the North Lake Tahoe area communities of Olympic Valley, Tahoe City, North Lake Tahoe Basin areas located immediately east and west of Tahoe City, Kings Beach, Martis Valley, and the Town of Truckee. The purpose of the EIA is to determine whether the proposed Project would result in more or less economic activity in non-project visitor-oriented commercial locations and resort-residential locations within the Study Area. Notably this study does not constitute a market analysis of the feasibility of the proposed Specific Plan. The analysis assumes the Specific Plan is developed as proposed and evaluates the implications for economic activity in the local market area.

The analysis will describe visitor lodging types by categories such as permanent housing, vacation housing, resident population, projected numbers of visitors by season, and employed residents. Relevant household income data, retail sales activity, and employment data will be generated for resident and visitor types. The analysis will also describe and characterize the major visitor attractions in the Study Area and their market relationship to the Project. The analysis will describe economic trends in the Tahoe/Truckee area and will identify the various locations in the Study Area that are relevant to the consideration of economic impacts resulting from development of the Specific Plan. This includes community-serving and visitor-oriented retail locations that would potentially benefit from the additional demand associated with the Project or that would compete with the additional commercial and recreational development. Existing resort locations and other visitor attractions that could experience increases in visitor activity or that could experience increased competition from the Project will be described. Impacts to existing businesses such as overnight accommodations, competitive resort residential areas, visitor-oriented retail, and community-oriented retail will be described for the Project, Truckee-Squaw Valley area, and the communities of North Lake Tahoe.

#### Public Engagement and Agency Coordination

The proposed Village at Squaw Valley Specific Plan project has garnered local and regional interest. Accordingly, the County staff has engaged in regular ongoing public outreach in order to ensure adequate public access to project information and opportunities for public

involvement. County staff has provided several project presentations to the Squaw Valley Municipal Advisory Council and to the Squaw Valley Design Review Committee, has twice presented the project to the Squaw Valley Property Owners Association, a non-profit community interest association, and has engaged with numerous associations, property owners, and interest groups including representatives of the Squaw Valley Lodge, the Olympic Village Inn, the IntraWest Village, the Friends of Squaw Valley, Sierra Watch, private property owners, and other persons and groups interested in the project. County staff has also coordinated ongoing Responsible Agency project coordination meetings with the Squaw Valley Public Services District, which will provide water, sewer, fire/EMS and sanitation services to the project, and maintained contact with other local agency personnel including staff of the Tahoe-Truckee Sanitation Agency and the Town of Truckee. In addition, the Planning Services Division maintains a web page devoted to this project where a number of project resources can be found including a downloadable PDF version of the Specific Plan and related project information.

#### **NEXT STEPS**

The County staff continues its work with the applicant and consultant to complete the Draft EIR for public review and comment. County staff also continues to work closely with the applicant team, County-appointed advisory bodies, the Squaw Valley Public Service District, public interest groups, property owners, and others to ensure that the comprehensive project proposal is consistent with the goals and policies of the Squaw Valley General Plan and the Placer County General Plan. County staff will ensure that the final project analysis presented to the Planning Commission and to the Board of Supervisors comprehensively examines the impacts and benefits of all aspects of the Specific Plan development and operation.

#### **ACTION REQUESTED:**

This report is intended to provide an update on the proposed Village at Squaw Valley Specific Plan. No formal action is requested by the Planning Commission at this time.

Respectfully submitted,



Alex Fisch, Senior Planner

#### **ATTACHMENTS:**

Attachment 1: The Village at Squaw Valley Specific Plan, October 2014 Draft (electronic copy)

cc: David Boesch, County Executive Officer  
Jennifer Merchant, Deputy County Executive Officer  
Paul Thompson, Assistant Agency Director  
Richard Eiri, Engineering Manager  
Sarah Gillmore, Associate Civil Engineer  
Karin Schwab, Deputy County Counsel