



**MINUTES OF THE REGULAR MEETING OF
NORTH TAHOE REGIONAL ADVISORY COUNCIL
March 12, 2015**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday March 12, 2015 at the Tahoe City Public Utility Board Room in Tahoe City, California.

1. Call to Order

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

MEMBERS PRESENT: Jewett, Kupec, Hill, Chillemi, Roeder, and Lowy

MEMBERS ABSENT: Rosenberg and Drake

STAFF PRESENT: Montgomery, Kastan, and Friedman

2. MAC Member Introductions

a. Introduction of new NTRAC member, Elisa Lowy

Everyone introduced himself or herself.

3. Approval of Agenda

CHILLEMI/HILL/UNANIMOUS

4. Approval of Minutes of January 8, 2015

ROEDER/CHILLEMI/Carried with abstention from LOWY

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY announced Placer County Board of Supervisors meetings are now live on-line so people all over the County can participate. She reported on actions taken at the recent meeting, including prohibiting e-cigarettes and vaping in all County offices because of unknown health issues and funding approved for a variety of projects. The Board will meet in Tahoe April 27 and 28, 2015.

SUPERVISOR MONTGOMERY has been appointed to the inaugural class of the Women in Government Leadership Program. She is one of 24 elected officials nationwide to be in the mentoring program developed by the Governing magazine.

MONTGOMERY reported there will not be commercial rafting on the Truckee River out of Tahoe City this summer. Strategic planning is taking place to minimize impacts on businesses and addressing trash along the River.

6. Community Reports

PETER KRAATZ of Placer County Department of Public Works, reported the construction contract has been awarded for the Alpine Meadows bridge project. Some trees have already been removed and the temporary bridge will be built soon. Hopefully, the entire project can be completed in the upcoming construction season.

MONTGOMERY introduced the new California Highway Patrol Commander in Truckee, Captain RYAN STONEBRAKER. STONEBRAKER addressed the group, giving his background and described the services provided by the Truckee CHP office in Placer, Nevada, and Sierra Counties.

KRISTIN MANN, Community Service Representative from the Placer County Sheriff's Office, reported on the calls PSCO responded to in this area during the past year, including 210 thefts and 51 vandalism calls. She compared 2014 numbers to calls in 2013.

MONTGOMERY reported the Truckee Tahoe Unified School District and Placer County Health and Human Services are conducting a workshop on death and suicide with particular focus on how to support children during difficult times. The event will take place on March 25 at 6:00 PM at North Tahoe High School.

PETER KRAATZ reported the State Route 89 Revitalization Project is coming to the end of the environmental review process. The Tahoe Transportation District, lead agency on the project, submitted 7 alternatives for environmental review. KRAATZ said the TTD will select a preferred alternative and explained the approval process with TRPA and Placer County. Placer County is a responsible agency because of funding contributions, and, depending on which alternative is selected, could assume some ownership. Check the TTD website for updates.

KRAATZ reported the first public workshop for the Tahoe City Mobility Study was held last night. There was a good turnout and a lot of input offered.

CINDY GUSTAFSON, General Manager of the Tahoe City Public Utility District, reported on behalf of Area Managers that the State is extending the emergency drought status and asking for an additional 20% reduction in water use. Although Tahoe is not experiencing drought impacts as much as other areas in the state, the ground water aquifers do react to conditions and do not recharge in these circumstances. The State is asking for more enforcement from local districts and monthly reports on visitation and fines levied.

PLACER COUNTY SHERIFF'S DEPUTY KEVIN BRADY reported there will be a Prescription Drug Drop-Off at the old fire station in Tahoe City on April 18th. A ski registration program is being instituted for residents of this area in an effort to return lost or stolen property to its owner.

7. NTRAC Member Reports

HILL announced a public meeting on March 19 to select the two public art installations for the Kings Beach roundabouts.

8. Public Comment

ELLIE WALLER reported the Martis Valley West project has been suspended, but not the entire plan. The Notice of Preparation has been released for public comment. The developer, Mountainside Partners, is a part of East West. WALLER believes there are still potential scenic issues. Also, a separate process is underway with TRPA for a boundary line adjustment that will take property out of the Tahoe Basin. WALLER reported a meeting is coming up regarding the Kings Beach Boat Launch.

LINDA SACK CRUZ, speaking for Friends of the Tahoe Vista Animal Shelter, thanked NTRAC and SUPERVISOR MONTGOMERY for their support in slowing down process of closing the shelter. She explained the work being done to investigate other options, increase awareness, and raise funds.

9. Information Non-Action Items

A. The Alpine Sierra Subdivision Project, Alpine Meadows – Alex Fisch, Senior Planner, Placer County Planning Services, and Chris Nelson, Principal, Capstone Partners LLC

ALEX FISCH used maps to show the location of the proposed project. He discussed current and proposed zoning. Based on County staff and public concerns, the developer has prepared Option B, which relocates some of the structures and addresses other issues. FISCH explained the approval process for approving entitlements and the rezoning request, which will require a change to the Alpine Meadows General Plan. The applicant, CHRIS NELSON, provided more detail on the proposed project. Because of the variety of lot sizes, the current

application is for 10 “small lot cabins” of approximately 3000 sq ft and 28 “large lot homes” of 4500 sq ft. The aerial view and model are available for viewing at the Alpine Springs Water District office.

CHILLEMI remembered that when this project first came before NTRAC, there were concerns about emergency ingress and egress. She asked how this plan differs from the one presented in 2010. NELSON said he has met with local fire officials and the current plan addresses that issue. The EIR will require a traffic study. The main changes from the 2010 presentation were technical, although density has been reduced and the road has been addressed.

The topic was open to public comment.

ELLIE WALLER noted a comment during the presentation that the U. S. Forest Service was hesitant to grant emergency access to the project and asked why. NELSON said a proposal was made to get access and USFS cited a code for why it could not be approved.

ROBB OLSON asked for clarification on building envelopes and modifications requested. FISCH provided more detail.

NICOLE LUTKEMILLER referred to comments about the forest being healthier and asked for clarification. NELSON said the 46 acres of the project will be addressed and a forest specialist is being hired.

ROCHELLE LATIMER asked how the project will be phased. Using the map, NELSON described conceptual phasing, saying to will be market dependent.

KEN EDWARDS asked where water for the project will come from. FISCH explained this area is served by groundwater. He has spoken with Alpine Springs Water District and in their words, there is an “overabundance of water” available, although the infrastructure to deliver it is not in place. This project will be required to supply infrastructure as well as make significant improvements to the overall system.

B. Economic Development Incentives for North Lake Tahoe Town Centers Report – Jennifer Merchant, Deputy County Executive Officer, Placer County Executive Office

The complete study was provided to NTRAC prior to this meeting. JENNIFER MERCHANT presented a summary of the study, key findings, and possible solutions to drive investment in North Lake Tahoe. Of particular note was that the area is losing market share, mainly due to deficiencies in lodging offered in the Basin. Challenges include increased costs to developers given the regulatory environment, seasonality of the area, and that the perception that a lot of money can be spent and a project not approved. The climate for development seems much easier in Northstar or Squaw Valley.

Solutions include streamlining the entitlement process so there is a reasonable rate of return in a reasonable amount of time, offsetting extraordinary costs, and developing public-private partnerships. Now is the time to incentivize investment because economic fundamentals are improving with low interest rates and opportunities to reuse blighted development, such as the Henrikson property in Tahoe City. Actions recommended to the Board of Supervisors include the County facilitating a multi-agency process for a two-year approval process, help with navigating the complicated process, strategies to address parking requirements, and acquisition of Transient Accommodation Units (TAUs). The next step is to develop a business plan that includes a financial review, criteria for projects to be assisted by the County, and how the County will be repaid.

KUPEC asked for a definition for “redevelopment.” MERCHANT said the criteria developed will be consistent with the Area Plan and definitions for Town Centers. KUPEC asked about a residential property that was changed to commercial and now wants to be residential again and could provide employee housing. She is in favor of mixed use and providing employee housing.

HILL asked if this study is specific to lodging. MERCHANT said there are other opportunities. Mixed use development could meet the goals and include retail and restaurants. TAUs and parking were the two areas that needed to be addressed first.

JEWETT asked if TAUs are reserved for Town Centers. MERCHANT said yes, as required by the TRPA RPU.

LOWY asked if vacation rentals are factored into the lodging numbers in the study and if the number of people staying in the new lodging could be adversely affected by vacation numbers. MERCHANT noted many vacation rentals are outside the Town Center boundaries. The recommendation calls for 400 units to be built or renovated in two years.

The topic was open to public comment. ELLIE WALLER is looking forward to the Area Plans being approved in January 2016 and hopes this plan goes beyond Town Centers in the incentives being offered.

C. Purchase of the Lake Tahoe Inn at South Shore for the acquisition of Tourist Accommodation Units for North Shore economic development – Jennifer Merchant

JENNIFER MERCHANT reported that at its February 25 meeting, the Placer County Board of Supervisors authorized staff to enter into an agreement to purchase the AMA Motel in South Lake Tahoe for approximately \$1.5 million. The motel has 34 TAUs that could be used elsewhere in the Basin. Due diligence on the property will be done during escrow and staff will make a recommendation on completing the sale. The sale is being considered because the property is in a stream environment zone (SEZ). If blighted properties in an SEZ are restored, the TAUs can yield a 3:1 bonus. Per the above presentation, this purchase could meet the County goal's of securing TAUs to spur development. SUPERVISOR MONTGOMERY said direction was given to staff to continue looking for appropriate properties within the County. This transaction will need to be approved by TRPA and the City of South Lake Tahoe, which could want additional extractions. It was made clear that the County will need to be repaid for TAUs and any other entitlements. The Council asked question clarifying the proposed purchase.

10. Action Item

KUPEC left the meeting prior to these votes.

A. Election of a Chair and Co-Chair for 2015

Motion to appoint JEWETT as Chair of NTRAC for 2015. ROEDER/HILL/UNANIMOUS

Motion to appoint HILL as Co-Chair of NTRAC for 2015. HILL/ROEDER/UNANIMOUS

11. Future Agenda Items

- Tahoe Public Art presentation
- Speedboat Beach Master Plan

12. Date and Time of Next Meeting – April 9, 2015 at the North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, California

13. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 8:18 PM.

Respectfully submitted,

Judy Friedman, Recording Secretary