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**MINUTES OF THE REGULAR MEETING OF  
NORTH TAHOE REGIONAL ADVISORY COUNCIL  
July 9, 2015**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday July 9, 2015 at the Tahoe City Public Utility District 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, Chillemi, Roeder, Hill, McFadden, Drake, and Rosenberg

MEMBERS ABSENT: Kupec and Lowy

STAFF PRESENT: Montgomery, Kastan, and Friedman

**2. MAC Member Introductions**

Everyone introduced himself or herself.

**3. Approval of Agenda**

**DRAKE/CHILLEMI/UNANIMOUS**

**4. Approval of Minutes of June 11, 2015**

**ROEDER/HILL/Carried with abstentions from Chillemi and Drake**

**5. Supervisor / Tahoe Field Representative Reports**

SUPERVISOR MONTGOMERY reported the California State Fair begins this weekend. The Placer County booth is highlighting visitors. The County has banned unlawful camping on all County owned properties other than campgrounds. MONTGOMERY said that in 2014, the County had the highest value of agricultural crops in 20 years. Unfortunately, much of that has to do with lumber taken from the King Fire.

Lake Tahoe basin fire restrictions will remain in effect through fire season. The Tahoe City Farmer's Market has moved to Tahoe Lake School for the summer. Information on the Dewitt Center Master Plan Update is available online.

MONTGOMERY announced Movie Mondays continue at the Tahoe Vista Recreation Area through mid-October. Project MANA has partnered with Northstar for the Children's Culinary Competition, which is a fundraiser for Project MANA. The Board of Supervisors will meet in Tahoe July 20 and 21 at the Resort at Squaw Creek. Agenda items include the Tahoe Vista Animal Shelter.

**6. Community Reports**

CHIEF MIKE SCHWARTZ from the North Tahoe Fire Protection District (NTFPD) thanked everyone for the relatively quiet 4<sup>th</sup> of July weekend. The rain slowed down the impacts of the weekend. That said, the District was still very busy. The recent lightning strikes have caused numerous small fires, but the District continues to work with County, State, and Federal partners to make sure there is a pro-active approach to the current fire danger. The District is considering adopting local ordinances to deal with fires in the basin.

Two new fire trucks have been delivered to NTFPD, both specifically designed and built for the Tahoe area. SCHWARTZ reported on staffing changes at the District. He was asked about "turning in" a neighbor who has not done defensible space and explained the process for evaluating the neighborhood.

The Placer County Sheriff's POP (Problem Oriented Policing) Deputy said if anyone has issues in the community, he is available to assist.

## **7. NTRAC Member Reports**

There were no reports from MAC members.

## **8. Public Comment**

ANNE NICHOLS announced the Tahoe Basin Area Plan NOP comment period is open until August 3. She distributed a handout with items she felt, as a member of the Plan Team, were not addressed in the Plan, including concerns about height.

ELLIE WALLER reiterated the concerns addressed by ANNE NICHOLS. She explained how people can find information for each of the plan areas on the Placer County website.

SANDY THRELFALL, a Homewood resident, voiced concern about how lake frontage is addressed in the Area Plans. She said the shoreline should not be allowed to be fenced because everyone has a right to access it.

FRANK ROSSMAN of Tahoe City voiced concern about the height and density in town centers as noted in the Area Plan NOP, given the already high traffic during holiday and busy times. Fairway Drive is used as a bypass for people to get out of traffic on the main road and that poses safety concerns. ROSSMAN fears high density of the pilot project will cause lighting, traffic, view, and water use problems.

## **9. Information Non-Action Items**

**A. The Tahoe City Lodge Pilot Project (the former Henrikson property) – the demolition of the existing commercial buildings and the construction of two new condo hotel structures for a total of 120 units, conference facility, lobby, an activity center, swimming pool and hot tub, recreation room, food and beverage outlets, and parking.**

**Steve Buelna, Supervising Planner, Community Development Resource Agency and Samir Tuma, Kila Tahoe LLC**

STEVE BUELNA explained this project is in the County review process. "Pilot project" is a bit of a misnomer as this is a standalone project going through environmental review. Currently it is in the scoping phase to determine what needs to be analyzed. It is going through the process concurrently with the Area Plan to help inform the review process.

The applicant, SAMIR TUMA introduced himself and described similar projects Kila has done. He discussed the proposed project as it exists today after many meetings with residents, businesses, environmental groups, the County, and TRPA to determine the needs and issues. A feasibility study has indicated 120 units with a mix of hotel rooms and one and two bedroom suites will be a viable project. The vision is to provide high quality lodging, using the nearby amenities including lake access, the Golf Course, and surrounding restaurants and retail. This will be a LEED-level project with a green building program and green hotel operations. TUMA said the existing site has many issues, including drainage, environmental, and visual. Private/public partnerships are being considered with both the County and Tahoe City Public Utility District, owners of the adjacent Golf Course to accomplish goals having to do with parking improvements and a new or remodeled multi-use club house. TUMA answered questions of the Council and the public clarifying the proposed project, the amenities, proposed SEZ restoration, the anticipated timeline for approvals, and additional opportunities for public comment.

There were 6 comments from the public asking for clarification on specific components.

**B. The Stanford Chalet Residential Subdivision Project – the demolition of the existing commercial building and the construction of 18 half-plexes of approximately 3,000 square feet.**

**Steve Buelna and Carla Sammis, Project Engineer, Gary Davis Group and Chris Nelson,**

### **Principal, Capstone Partners LLC**

STEVE BUELNA presented this proposed project, which would convert the existing Stanford Chalet into residential units. The applicant has submitted an environmental questionnaire and the County has not yet determined the level of environmental review that will be required.

CARLA SAMMIS showed photos of the site, saying there will be no changes to the existing zoning. She discussed the timeframe for the County review.

The applicant, CHRIS NELSON, discussed the existing use of the lodge, owned by the Stanford Alumni Association. The Association has asked Capstone Partners to consider renovations that, when developed into permitted plans, can make the sale of the property more viable. The proposed project will be 18 townhomes in 9 buildings. A brief discussion followed. A neighbor asked about fire access mitigations and voiced concern about noise from weddings and other events.

### **10. Future Agenda Items**

- Tahoe Budget
- Tahoe Truckee Disposal Contract and Loan Program for Bear Boxes
- Tahoe Expedition Academy in Martis Valley
- JEWETT asked for a presentation from Northstar Public Service District, given the recent presentations from TCPUD and NTPUD

### **11. Date and Time of Next Meeting – August 13, 2015 at the North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, California**

### **12. Adjournment**

There being no further business to come before the Council, the meeting was adjourned at 7:45 PM.

Respectfully submitted,  
Judy Friedman, Recording Secretary