



**MINUTES OF THE REGULAR MEETING OF
NORTH TAHOE REGIONAL ADVISORY COUNCIL
March 10, 2016**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday March 10, 2016 at the Tahoe City Public Utility District Board Room in Tahoe City, California.

1. Call to Order

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

MEMBERS PRESENT: Hill, McFadden, Chillemi, Kupec, Drake, and Roeder

MEMBERS ABSENT: Jewett

STAFF PRESENT: Kastan and Friedman

2. MAC Member Introductions

Everyone introduced himself or herself.

3. Approval of Agenda

DRAKE/CHILLEMI/UNANIMOUS

4. Approval of Minutes of February 11, 2016

KUPEC/MCFADDEN/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

KASTAN reported ROSENBERG has stepped down from NTRAC. JEWETT and his wife welcomed a baby girl two weeks ago.

At last week's PLACER COUNTY BOARD OF SUPERVISORS meeting, the North Lake Tahoe Resort Association recommendations for Transient Occupancy Tax (TOT) expenditures for transportation and infrastructure projects were approved. Projects included bike trails, an ice rink, bus shelters, and signage.

North Tahoe Public Utility District is considering a proposal from Laulima Development to operate and possibly rebuilt the North Tahoe Event Center. Laulima is in escrow to purchase the Ferrari properties.

6. Community Reports

Placer County Sheriff's Office Community Services Officer MELINDA MAHLER said the Snowfest Parade in Tahoe City last Saturday went well. She said the Department is cooperating with other agencies and asking for help from the community to identify those responsible for a recent rash of church vandalism in the area.

7. NTRAC Member Reports

No reports were given.

8. Public Comment

THERESA MAY DUGGAN announced the Snowfest Kings Beach parade is this Saturday, followed by the SnowWhat Building contest and chili tasting with 22 entries. She noted the March 19 Kids First Breakfast at the Boys and Girls Club of North Lake Tahoe. The event is a fundraiser for the Club and DUGGAN and SUPERVISOR MONTGOMERY are 2 of the 19 guest chefs for the event.

9. Action Items

A. Recommendation on the Chalet Road Townhouses project (formerly the Stanford Chalet project) 1080 Chalet Road, Alpine Meadows – the demolition of the existing commercial building and the construction of 18 half-plexes of approximately 3,000 square feet – Steve Buelna, Supervising Planner, Placer County Community Resource Development Agency, Carla Sammis, Project Engineer, Gary Davis Group and Chris Nelson, Principal, Capstone Partners LLC

STEVE BUELNA reminded the Council of the project, which was presented to NTRAC last July. The plan is to replace the existing Stanford Alpine Chalet with 18 half-plexes. The project is within current zoning requirements and no variances are being requested.

The applicant, CHRIS NELSON, discussed the existing use and proposed re-build of 18 townhomes in 9 buildings. Fourteen of the townhomes will be approximately 3000 SF and the remaining four will be 2500 SF. NELSON has met with surrounding homeowner associations, North Tahoe Fire Protection District, and the Alpine Springs County Water Board part of his community outreach.

CARLA SAMMIS with JKDG (formerly Gary Davis Group) described design elements and the decision to go use reduced road widths, which was approved by North Tahoe Fire. Using a site map, she showed the roads that were narrowed and traffic flows.

BUELNA discussed the environmental review for the project and mitigations to some of the impacts, mostly having to do with construction.

The Council asked questions clarifying the project. It was noted that Capstone Partners plan is to get and sell the entitlements, not to build the project. There was no public comment.

Motion to recommend approval of Conditional Use permit and Mitigated Negative Declaration for the Chalet Road Townhouses. CHILLEMI/KUPEC/UNANIMOUS

B. Proposed Medical Marijuana Ordinance – in light of the October 9th, 2015 passage of the California Marijuana Regulation and Safety Act (MMRSA) regarding commercial medical marijuana cultivation, Placer County is in the process of drafting an ordinance that seeks to balance the legal rights of patients and caregivers with those of adjoining neighbors and other community members with regards to the cultivation, production, and distribution of this product in the unincorporated areas of the County. County staff will provide an overview of the recently passed state legislation (MMRSA) and an overview of the proposed Medical Marijuana Ordinance. The proposed ordinance will be presented to the Board of Supervisors for action at a future date – Josh Huntsinger, Placer County Agricultural Commissioner, Bekki Regan, Deputy County Executive Officer, Placer County Executive Office and George Rosasco, Supervising Planner, Placer County Planning Services

JOSH HUNTSINGER said the purpose of tonight's meeting is to get input and present a general overview of the proposed approach. At this point, there is no draft ordinance. He showed a short video outlining the issues being considered.

BEKKI REGAN said this ordinance is being discussed as a land use issue, not the merits of medicinal use. She discussed the changing landscape of marijuana laws across the country. REGAN said 28 states have revised their approach to marijuana. She noted California Proposition 215 passed by voters and the Senate bill, however the laws did not have regulation guidelines, which led to other issues. In October, the Medical Marijuana Regulation and Safety Act (MMRSA) was passed in California. It addressed licensing of dispensaries and physician recommendations and allowed local jurisdictions to retain regulatory authority to establish fees and a tax structure. That said, taxes must be approved by the electorate. If a jurisdiction does not establish an ordinance by March 1, the State will do it. Therefore, on January 5, 2016, the Placer County Board of

Supervisors had a first reading of an ordinance asserting County authority and appointed the Placer County Agriculture Department as lead agency.

HUNTSINGER reviewed the goals established by the County to guide development of an ordinance, which will be dynamic and reviewed and adjusted as needed. He anticipates a strict set of regulations and a high level of accountability, including zoning addressing parcel sizes and setbacks for grows. He explained the mechanisms by which that will happen including annual permitting and inspections, strict enforcement, and a “Track & Trace” system to insure the inventory remains in the state of California and every part of any grow is accounted for whether it’s used for testing or retail sales. HUNTSINGER discussed personal versus commercial grows and proposed standards.

GEORGE ROSASCO reviewed the proposed action items for tonight’s meeting, which were clarified at the end of the presentations and comments.

The Council asked questions clarifying the presentation, including how taxes and fees will be determined, environmental impacts addressed by land use regulations, how other jurisdictions (i.e., Washoe County and Colorado) have addressed the issue, and the differences for licensing between private and commercial growers.

The topic was open for public comment.

ED MILLER suggested there are many benefits for commercial grows to be indoor, including the quality of the product, not using fertilizers or insecticides, which can impact patients already suffering from compromised immune systems, and odors. He described the situation in Washoe County. MILLER complimented Placer County on taking a progressive attitude and stance and looking at the issue professionally. He encouraged the use of tax revenues for education and prevention programs in the schools.

THERESA MAY DUGGAN applauded Placer County for being progressive and looking forward. She asked where she can log a complaint against a neighbor growing a crop now. DUGGAN noted a comment made at the SVMAC meeting last week questioning why this would be taxed as medicine, when other prescription medicines are not.

HERB STEVENS introduced himself as a cultivator, manufacturer, and medical user. He has family members active in the issue in Colorado. STEVENS described the manufacturing side of producing marijuana oil, and the high cost.

JUDY FRIEDMAN asked if TRPA land use regulations would trump an ordinance from Placer County, citing outlawed chicken coops in the basin.

DAVID ABARRTA from Green Trees Wellness in Truckee, said the quality of indoor versus outdoor grows is comparable but sometimes it is better with real sunlight. He read a statement in support of licensing and regulating medical marijuana, noting the benefits realized in Boulder, Colorado.

Public comment was closed and the Council considered the action items.

1) Motion to recommend that Placer County implement land use regulations to control the location and operation of medical marijuana businesses and facilities in unincorporated Placer County.

ROEDER/DRAKE/UNANIMOUS

2) Motion to recommend the industry bear the cost of regulation through licensing fees and general taxes.

KUPEC/DRAKE/UNANIMOUS

3) Motion to recommend a comprehensive framework for regulation of medical marijuana including:

Allow and regulate outdoor cultivation

Allow and regulate indoor cultivation

Allow regulate dispensaries
DRAKE/ROEDER/UNANIMOUS

10. Future Agenda Items

- Tahoe Expedition Academy

DRAKE asked for an update on the Brown properties in Kings Beach.

CHILLEMI asked for an update on the Community Plans.

11. Date and Time of Next Meeting – April 14, 2016 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 8:06 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary