



**MINUTES OF THE REGULAR MEETING OF
NORTH TAHOE REGIONAL ADVISORY COUNCIL
April 14, 2016**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday April 14, 2016 at the North Tahoe Event Center in Kings Beach, California.

1. Call to Order

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

MEMBERS PRESENT: Hill, Chillemi, Drake, Roeder, Fulda, Lutkemuller, and Jewett

MEMBERS ABSENT: Kupec

STAFF PRESENT: Montgomery, Kastan and Friedman

2. MAC Member Introductions

A. Welcome new members, Don Fulda and Nicole Lutkemuller

Everyone introduced himself or herself.

3. Approval of Agenda

DRAKE/CHILLEMI/UNANIMOUS

4. Approval of Minutes of March 10, 2016

CHILLEMI/ROEDER/Carried with abstentions from Jewett, Fulda, and Lutkemuller

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported the Placer County Board of Supervisors is meeting at the Resort at Squaw Creek on April 19. MONTGOMERY reported Placer County is recruiting poll workers for the June and November elections. National Library Week is April 10 – 16. A public meeting is being scheduled for the Placer County Government Center Master Plan. MONTGOMERY reported on local winners at the recent 26th Annual Placer County Economic Development awards breakfast.

Placer County has received federal funding for housing vouchers. Up to 297 families in the County are eligible for subsidized housing, but the vouchers will first be awarded to veterans needing assistance. The Board approved the proposal for Secondary Dwelling Units, which opens opportunities for workforce and low cost housing. MONTGOMERY is on the Committee that awards Clean Air Grants. Grant recipients were announced today, including Northstar Fire District for fuels reduction, the bus shelter in Kings Beach, and three others in eastern Placer County.

The agenda for the Supervisor's meeting on April 19 includes action on a proposed ordinance regarding parking near Speedboat Beach, the North Lake Tahoe Economic Guidelines, and updates on TART and the North Lake Tahoe Resort Association Tourism Master Plan.

In response to a question last month, KASTAN reported the Steven Brown property, the Kings Beach Town Center, is not on the market, but the Swiss Mart parcel is. There will be an information update on the Tahoe Basin Area Plans at the June NTRAC meeting and action requested in the fall.

6. Community Reports

Pat Dillon from North Tahoe Fire Protection District reported that with spring coming, property owners need to focus on defensible space. Burn permits for pine needles can be requested from NTFPD or the materials can be taken to the dump. NTFPD's Defensible Space crew will be available to do inspections beginning in May.

PAUL LONG from Placer County Sheriff's Office said there has not been any significant activity in the past month.

7. NTRAC Member Reports

LUTKEMULLER reported she is coordinating car pools for the pre-primary Democratic caucuses near Placerville.

8. Public Comment

JOY DOYLE, Executive Director of the North Tahoe Business Association (NTBA), gave an overview of the organization and its mission. Now that the Kings Beach Commercial Core Improvement Project is wrapping up, NTBA is working on program to get 20 event banners installed on light posts. DOYLE announced upcoming events including the July 3rd celebration and Music on the Beach.

9. Information Item

A. The Martis Fund's removal of the deed restriction on workforce housing in the sale of Martis Fund property for the Tahoe Expedition Academy project, and the resolution on the use of those funds (4 million dollars) for promoting workforce housing in the Martis Valley region – Terry Watt, Grants Administrator, The Martis Fund

Don Fulda announced a conflict of interest and recused himself from Items 9 and 10.

RICHARD TAYLOR was at the meeting on behalf of Terry Watt. He gave an overview of the Martis Fund, including how and why it was formed, its mission, how it is funded by transfer fees from sales in Martis Camp, and how those funds are distributed. In addition to habitat restoration and open space conservation, the Martis Fund focuses on workforce housing. The Fund participates in a first-time home buyer assistance program that offers low or no interest loans of up to \$50,000 for qualified first time homeowners to use as down payments. The program is administered by Placer County. To date, 14 families have been able to take advantage of the loans. TAYLOR explained how the Martis Fund acquired this land, including 42 acres of land off of Schaffer's Mill Road, in a settlement agreement having to do with Hopkins Ranch.

The original plan was to use the land for workforce housing, however it was a challenging area for workers, given the lack of amenities and transit services. The Fund was approached by Tahoe Expedition Academy (TEA) about purchasing the property. The Fund's Board determined that selling the property and using the monies to provide workforce housing in another area would be beneficial. One of conditions of the sale was that TEA agreed to institute a \$200,000 scholarship fund for local students to attend the school. TAYLOR answered questions, using maps and site plans to show the location of the parcels being discussed. He explained how the Fund is working with the County to determine the need and opportunity for workforce housing to serve the region.

The deed restriction on the 42 acres was clarified. The restriction was an agreement between 2 private parties, not with a public agency (Placer County) and therefore can be amended if both parties agree, which they have in this instance.

The Council asked questions clarifying the proposed workforce and affordable housing, including possible sites. There were no comments from the public.

10. Action Item

A. Recommendation of approval of a Use Permit and Boundary Line Adjustment for the Tahoe Expedition Academy project – the project proposes to develop a private school facility in Martis

Valley. Upon completion of all construction phases, the Academy would include a mix of one and two story buildings (16 individual buildings) including classrooms, dormitories with onsite parking for approximately 350 students ranging from pre-Kindergarten through Grade 12 during the traditional school year from August through June. The school dormitories could hold up to 40 students and faculty members during the school year. The facility may be used for summer classes outside the regular school year. The project proposes a recreation field, parking, and a vehicle access road on the adjoining Open Space area. Parking and vehicle access roads areas that are located in the Open Space zoning district, however, will be made available to the public on weekends and federal holidays at no charge – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services and Keith Franke, Martis Valley Education Foundation

ALLEN BREUCH reported public comment on the proposed Mitigated Negative Declaration closes April 20 and it is expected to go to the Planning Commission at a meeting in Tahoe on May 12. Today's action is for a recommendation on a Minor Use Permit to allow the school to be on this property and a boundary line adjustment. Using maps, BREUCH showed the proposed school buildings, administration buildings, dormitories, common areas, and outdoor amphitheater, all of which will be built in 4 phases from 2016 to 2022. MONTGOMERY added that the Truckee Tahoe Land Use Committee has unanimously approved the use as being consistent with the General Plan.

MARK KUSHNER, TEA's CEO and Head of School, told of his background as an educator and Board member of many organizations. He discussed his vision for TEA and said this site is appropriate for the school, which is based on academics, building character, and outdoor adventure learning. TEA is committed to making this site work. He reiterated that TEA is providing \$200,000 in scholarships to the local community.

KEITH FRANKE provided background on the 200 acre Hopkins Ranch and the originally approved plans. In 2007, a scaled down project known as Hopkins Village was approved. Included in the mitigations for that was a requirement for workforce housing. The proposed TEA project is in that area, but adjusted to better protect the land and surrounding open space. Only 12 acres of the 42 acquired by TEA is being developed. FRANKE explained in detail the proposed project, the location on the parcel, and proposed phasing. The Truckee Donner Land Trust has surrounding property, so it will be protected as open space. FRANKE discussed the concerns voiced at previous NTRAC meetings about this project and solutions, including traffic circulation and parking.

The Council considered the project. In general, there was agreement that the traffic questions have been addressed.

The topic was open to public comment.

KEN MARTIN, Board Chair of TEA, discussed the positive economic impacts of a school such as this to an area. The students are also involved in the Kings Beach clean-up day, cultural efforts with the Washo tribe, and other community projects. MARTIN stressed that the school needs a permanent home.

CYRUS JOHNSON, the parent of 4 TEA students, described his children's good experiences in the school. He believes this "destination" school serves the destination area well.

ALEXIS OLLER of Mountain Area Preservation reported MAP has closely reviewed the environmental documents and met with Keith Franke to further clarify questions and address concerns regarding specific species in the area, visual impacts, and the impact of the proposed buildings. MAP has found no huge red-flags with the project.

DAVE LAPLANTE has 2 children at TEA. He read an article about how many people, including philanthropists and those in tech fields in a position to give back to the community, want to live in this area but can't because there are not good educational options. TEA is the right answer to attract more people to the area that can make things better.

Public comment was closed and Council members considered the action before them.

Motion to recommend approval of a Minor Use Permit and Boundary Line Adjustment for the Tahoe Expedition Academy as proposed. ROEDER/CHILLEMI/UNANIMOUS

11. Future Agenda Items

- Martis Valley West Project for action
- Gondola Project in June (Squaw to Alpine) for information item
- Update on Area Plans information item in June (action on EIR in August)

12. Date and Time of Next Meeting – May 12, 2016 at the Tahoe City Public Utility District Board Room, 221 Fairway Drive, Tahoe City, California

13. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 8:01 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary