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**MINUTES OF THE REGULAR MEETING OF  
NORTH TAHOE REGIONAL ADVISORY COUNCIL  
March 13, 2014**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday March 13, 2014 at the North Tahoe Event Center, 8318 North Lake Blvd., in Kings Beach, California.

**1. Call to Order**

RENEE KOIJANE called the meeting to order at 6:01 PM. A quorum was established.  
MEMBERS PRESENT: Koiijane, Chillemi, Hill, Siig, Jewett, Hymanson, and Drake  
MEMBERS ABSENT: Kupec and Roeder  
STAFF PRESENT: Montgomery, Kastan, and Friedman

**2. MAC Member Introductions**

Everyone introduced himself or herself.

**3. Approval of Agenda**

Items may be taken out of order.

**HYMANSON/SIIG/UNANIMOUS**

**4. Approval of Minutes of January 9, 2014**

**HILL/HYMANSON/Carried with abstention from HILL who was not at the January meeting.**

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

**A. B.B., LLC Kings Beach Properties Foreclosure (includes proposed Tahoe Placer County Government Center site)**

SUPERVISOR MONTGOMERY presented background on the title of these properties. In 2007, the Placer County Redevelopment Agency (RDA) entered into a right-for-negotiation to develop the property. The RDA was dissolved in 2012. Since then, the Placer County Successor Agency and Oversight Board have been managing all properties acquired by RDA, including this one. There has been a history of bankruptcy, foreclosures, and delinquent taxes.

Because the owner has been unable to pay what is currently required, Placer County will move forward with foreclosure sale on March 24, 2014. There are four notes on the properties, which will be offered as 4 separate parcels. Currently \$10.2 million is owed to the banks and \$850,000 in back taxes. MONTGOMERY explained the County can buy the parcels from the Successor Agency, but any full price offer could also be taken. It is hoped the entire 4 parcels are purchased together and developed as one. At one time, the area was being considered for a Placer County Government Center, and that would still be the County's intention.

MONTGOMERY answered questions clarifying the situation.

The topic was open to Public Comment.

LEAH KAUFMAN asked for clarification on the amounts due and potential sale. REGINA STRAVER asked for clarification on the sale. MONTGOMERY explained the County's obligation to the state is to put the

properties for sale at the full amount of the notes. The Oversight Committee paid \$4.6 million and currently holds the notes. But \$10.2 is owed to the banks, as well as back taxes. The pricing schedule is complicated.

ANN NICHOLS asked if each parcel will be auctioned separately. MONTGOMERY explained buyers will bid on one of 4 notes (per parcel).

STRAVER questioned why a buyer would pay more than the appraised value. She asked if the current owner could pay everything due and title return to him. The answer is yes, if that happens between now and March 24.

ELLIE WALLER asked where the County funds will come from to purchase the property and whether or not the Kings Beach Area Community Plan team will have an opportunity to consider these parcels as part of their planning. MONTGOMERY explained this property will not change the overall vision for the area. She will get the answer to what County funding will be allocated to this purchase.

LARRY DOWDLE asked for clarification on current ownership of the land. MONTGOMERY said the Oversight Board has been collecting rents and managing the property, although B.B., LLC is the current owner.

JOHN SHOBERG encouraged the County to encourage as many owners as possible on these properties and maybe not plan it all as one development.

WALLER noted if the County takes the property it will be off the tax role until and unless another developer buys it.

ANDREW RYAN suggested there should be a timeline of when the County will develop the property as it would not be good for the area to have it sitting in limbo. He said the County should be aware of ADA liability issues if they control the property.

There were no additional comments or questions.

## **6. Community Reports**

No reports were given.

## **7. NTRAC Member Reports**

HYMANSON received noted that the updated version of the Lake Tahoe Geographic Response plan is available for public comment until the end of March. He reported his appointment to a Committee working with Placer County to determine the best use of the old Tahoe City Firehouse and adjoining Community Center. Placer County Facilities Director, Mark Rideout, is heading the effort. ELLIE WALLER asked that any decisions be made public as part of the Community Plan effort.

SIIG reported a local boy was diagnosed with lymphoma and a fundraiser is being held next week to help offset medical costs.

CHILLEMI asked about the status of a new courthouse. MONTGOMERY reported sites are being evaluated for a new Sheriff's substation and courthouse. Because of funding issues, the County would have to pay for the project and get reimbursed by the State.

## **8. Public Comment**

ANN NICHOLS reported the California Tahoe Conservancy (CTC) and California State Parks were going to close the Event Center parking lot and adjoining state beach this winter. There is public pressure and legislation proposed to let the North Tahoe Public Utility District (NTPUD) continue operating the site and keep it open. A public meeting about the issue is set for March 20, 2013 at 6pm at the Event Center.

CANDY DOWDLE asked that the fence at Brockway Vista be repaired.

ANN NICHOLS asked the status of the Community Plan process. MONTGOMERY said the County is regrouping and the process will continue to move forward with the Area Teams.

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

### **A. The Tahoe Expedition Academy (TEA) Lakeside Campus project, Kings Beach – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services, and D.C. Larrabee, Co-Head of TEA**

ALLEN BREUCH reported this project is currently going through Design Site Review to consider proposed façade renovations. Twenty-two of the Transient Occupancy Units (TAUs) associated with the properties will continue to exist but not operate. The proposed use is allowed by zoning so only the design is being considered and will be presented to the North Tahoe Design Review Committee. The applicant, D.C. LARRABEE, narrated a Power Point presentation regarding the proposed school, showing floor plans and explaining uses of exterior areas. What is planned are renovations, not new construction. It is anticipated the project will be completed by August 2015, although the first school year will be 2014/15 with 120 students from the 4<sup>th</sup> to 10<sup>th</sup> grades.

DRAKE asked about the use of Brockway Vista Avenue. BREUCH said the County has plans for that in conjunction with the Kings Beach Commercial Core Improvement Project and the Community Plan is identifying improvements for the area. TEA has paid in-lieu fees for the area, which is intended to remain available for public access. DRAKE noted the presentation identified using the Falcon Lodge parcel for parking and asked if there are other options not on the lake side of the highway. LARRABEE said that area is preferable because of safety issues. At a later date, underground parking may be considered along with other improvements.

HYMANSON asked if the parking would be available to the public and about summer use. LARRABEE said the 57 parking spaces are needed for the school. He anticipates a traditional school year of 180 days and a robust 10-week summer program for children and adults. A brief discussion followed regarding public access to the beach.

SIIG asked about issues with the proximity of the school to establishments with liquor licenses. LARRABEE said that has been investigated and any business with an existing license will not be impacted. According to Alcohol Beverage Control (ABC) regulations, the school would have to oppose any requests for new licenses. SIIG asked for clarification on use of the TAUs. LARRABEE said families will be invited to use the rooms for “stay and play” packages that include recreation.

JEWETT asked if a turn lane is needed. BREUCH said LSI did a traffic report and determined no specific lane is needed. HILL asked a question about traffic flows. Discussion followed regarding ingress and egress for drop-off and traffic flows.

HILL asked about proposed fencing and LARRABEE discussed the landscaping plan.

CHILLEMI asked if there is a deed restriction on these properties so only schools will be allowed. She asked if this will be a closed campus. LARRABEE said there is no deed restriction. High school students are allowed off campus. A brief discussion followed regarding security on campus and safety concerns.

It was noted the Crown and Falcon have 80 TAUs. KOIJANE asked what happens to the 60 not being used by the school. MONTGOMERY said they are transferable to whomever in Placer County wants to buy them, but TEA is planning to sell them for use only in Kings Beach or Tahoe Vista.

The topic was opened to public comment.

ANN NICHOLS voiced concern about parking on the lake side and asked when the other properties purchased (the Gold Crest and Falcon lakeside) will be renovated. LARRABEE said there is not enough parking on the other side of the highway. He said the other properties will be cleaned up and painted, but there is no immediate plan to remodel or demolish those buildings.

ANDREW RYAN said in general this is a great opportunity for Kings Beach and he is glad the tenor of the conversation has changed. He asked for clarification on the Brockway Vista area and thinks a boardwalk would be a good idea. RYAN suggested an alternative traffic flow pattern.

REGINA STRAVER believes this is an inappropriate, dangerous place for a school. She voiced concern that there will be casualties and potential lawsuits.

NATHAN CHOREY asked about Brockway Vista. BREUCH reiterated that in-lieu fees will be paid for improvements.

ANN NICHOLS said in addition to traffic and TAUs, the community cares about quality of life in town.

The topic was closed to public comment. CHILLEMI believes if the new Community Plan had been approved, this use would only be allowed with a Special Use Permit. This is a prime place for mixed use and a school changes the complexion on this side of town. She is concerned about potential negative impacts to business and safety and traffic issues. CHILLEMI said this creates a 2-tier educational system, given the average income in Kings Beach is \$37,000 a year and most residents could not afford the regular tuition. She has talked to many in the community and found the opinions are split for and against this use.

**B. Kings Beach Commercial Core Improvement Project (KBCCIP) Update – Dan LaPlante, Associate Civil Engineer, Placer County Public Works Department**

DAN LAPLANTE introduced BRIAN GRAHAM of Q&D Construction, the company awarded the contract for the KBCCIP. LAPLANTE noted a Benefit Assessment District has been formed in Kings Beach to address additional improvements. He said the “core” is only one part of the project. There is 500’ at one end of town and 700’ at the other end that are “gateways to the core” and funding for that, Phase 2, is still being pursued.

Construction is getting ready to start and equipment and materials will be staged, as well as the Construction Manager trailer, which will be available for the community to get information on construction. Q&D’s approach is aggressive but balanced so the work can be done as quickly as possible while not impacting the community more than is necessary. The 3-lanes will be done as soon as possible so there is additional room for parking during construction.

GRAHAM narrated a Power Point presentation outlining the construction plan. He noted the very large projects Q&D has done locally and in Reno, including the Highway 431 Roundabout Project and Reno Airport renovations. GRAHAM provided the anticipated construction schedule, saying work is not scheduled for Highway 28 during July and August. However, Q&D is asking for extended working hours (7:00 AM – 10:00 PM) before July and after September 7 and a larger working area than the current restriction of 800’ at a time in order to expedite the project. Completion is anticipated for 2015.

HYMANSON asked if an excavation variance is being requested. GRAHAM said yes, particularly with the light winter. They are asking to start with a small crew in April. LAPLANTE added TRPA and Lahontan have given approval for that. The work schedule was clarified.

The topic was open for public comment.

LARRY DOWDLE asked about road heights. LAPLANTE said currently the roadway does not meet Caltrans standards for elevation. The new road will match the existing grades.

DOWDLE and DAVE FERRARI asked about speed limits. A brief explanation followed regarding how Caltrans sets speed limits.

BRIAN STEWART of PLACER COUNTY DEPARTMENT OF PUBLIC WORKS said working with the community and Q&D has resulted in a good plan with impacts being kept to a minimum. He noted the current plan with Q&D reduces the project by almost an entire construction season. A brief discussion followed regarding flexibilities in the construction plan.

**C. Programs for Local Veterans – Jonn Melrose, Placer County Veteran Service Officer**

JONN MELROSE is addressing all MACs in the County to get information and assistance to veterans and their families. The Veteran Services office is a conduit between Placer County veterans and the Veteran's Administration. MELROSE explained the services offered and provided statistics, saying there are about 30,000 veterans in the County and 10,000 in the Tahoe Basin.

**10. Future Agenda Items**

- The Highway 89 Revitalization Project
- Truckee River Access Trail (Squaw Valley to Truckee)
- The Fire Chief will be asked to give a report on what is anticipated for this summer's fire season

**11. Date and Time of Next Meeting – April 10, 2014 at the Tahoe City Public Utility District Board Room, 221 Fairway Drive, Tahoe City, California**

**12. Adjournment**

There being no further business to come before the Council, the meeting was adjourned at 8:20 PM.

Respectfully submitted,  
Judy Friedman, Recording Secretary