



**MINUTES OF THE REGULAR MEETING OF
NORTH TAHOE REGIONAL ADVISORY COUNCIL
June 12, 2014**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday June 12, 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 6:00 PM. A quorum was established.

MEMBERS PRESENT: Koiwane, Roeder, Kupec, Hymanson, Chillemi, Jewett, Drake, and Hill

MEMBERS ABSENT: Siig

STAFF PRESENT: Montgomery, Kastan, and Friedman

2. MAC Member Introductions

Everyone introduced himself or herself.

3. Approval of Agenda

KUPEC/HYMANSON/UNANIMOUS

4. Approval of Minutes of May 8, 2014

ROEDER/DRAKE/Carried with abstentions from CHILLEMI and HYMANSON

5. Supervisor / Tahoe Field Representative Reports

MONTGOMERY reported the PLACER COUNTY BOARD OF SUPERVISORS will be meeting in Tahoe July 21 and 22. She briefly reviewed their schedule for the two days, including the ribbon cutting for the CEO and Fifth District Supervisor office in Tahoe City.

HYMANSON asked if there is any news on the disposition of the old fire house in Tahoe City.

MONTGOMERY replied the issue is still in limbo and she has been working with County staff for a resolution.

HYMANSON said he had been appointed to a Committee about options for the site, but the Committee has not met in several months. KASTAN will follow up.

6. Community Reports

No reports were given.

7. NTRAC Member Reports

HYMANSON announced his new position as Associate Director of the UC Davis Tahoe Research Center.

Charles Goldman will make a presentation on the water crisis and what it means for Tahoe on June 17.

JEWETT noted the recent shooting in Kings Beach on property now owned by Placer County.

KUPEC announced the Tahoe City Wine Walk is on June 21 from Noon to 4:00 PM. Tickets are available online.

CHILLEMI asked about the status of the dog care facility in Kings Beach. KASTAN said the application has been withdrawn.

DRAKE updated the group on the Community Garden sponsored by Slow Food Lake Tahoe.

8. Public Comment

There were no comments on items not on the agenda.

9. Information Non-Action Item

A. Current Tahoe Fire Danger Situation – Mike Schwartz, Fire Chief, and Steve Simons, Battalion Chief for Training and Safety, North Tahoe Fire Protection District

North Tahoe Fire Protection District Chief MIKE SCHWARTZ, Designated Meeks Bay Fire Chief TIM ALAMEDA, and Battalion Chief PAT DILLON made presentations regarding the high fire danger in this area, particularly because of extreme drought conditions, and the preparations being made by North Tahoe Fire and neighboring agencies, including CalFire and the Forest Service. They discussed the campaign to educate the community on the risks, how to be fire safe, and fuel reduction programs.

The Council and public had an opportunity to ask questions.

10. Action Items

A. Squaw Valley Park Pickleball Courts - Request for \$225,000 from Area #2 Park Dedication Fees for construction of the courts – Andy Fisher, Parks Planner, Placer County Parks Division

ANDY FISHER presented the request for funds to build 2 pickleball courts in Squaw Valley. He showed 3 potential sites for the courts and discussed the factors used to evaluate the sites. Site 1 in the lower parking lot of Squaw Valley Park is the preferred alternative. Four parking places will need to be removed. The cost for this site is approximately \$202,620. FISHER explained funding sources for Park Dedication Fees, saying they are one-time fees paid at the time of development and can be used for construction and major rehabilitation, but not on-going maintenance. As of April 30, there is \$225,791 in the Area 2 fund. FISHER discussed previous distributions since 2005. He explained the application process, saying in this case, the County is the applicant. The Parks Commission will make a recommendation to the Board of Supervisors, which has final say on distribution of the funds.

The Council asked questions clarifying the request for pickleball courts specifically and Park Dedication Fees in general. It was noted matching funds have not been requested for this project. Also, a needs analysis has not been conducted for pickleball courts.

CHILLEMI asked about other projects that may be eligible for Area 2 funds. HYMANSON asked if there are other courts in the area. JOHN SPROEHNLE, a pickleball advocate and Squaw Valley resident, said there are indoor and outdoor courts in Truckee, Tahoe City, and Incline, but nets need to be set up and these are not dedicated courts; most are shared-use with tennis. HYMANSON asked about maintenance. FISHER said Tahoe City Public Utility District (TCPUD) already maintains Squaw Valley Park by contract with the County and it is expected this would be part of that agreement. Squaw Valley PSD does not have a Parks Department.

KOIJANE said it is difficult to make a decision because requests for Park Dedication Fees are made in a vacuum and perhaps a Master Plan would make decisions easier.

The topic was open to Public Comment.

Squaw Valley resident MARILYN SEWARD said people from all over the area come to play pickleball in Squaw Valley and the courts there currently are not safe.

JOHN SPROEHNLE said Squaw Valley players are part of a national organization of about 6000 people. He discussed the popularity of the sport, saying it is multi-generational and one of the least costly sports.

PETER SEWARD said he plays on a regular basis and noted the safety concerns of the existing court. He spoke to the popularity of the sport on a national level.

NANCY BARGER of Squaw Valley noted the accessibility and fun of the sport.

CINDY GUSTAFSON, General Manager of TCPUD, described the pickleball courts TCPUD has installed indoors and outdoors at Rideout Community Center and said 4 are going into Kilner Park. GUSTAFSON discussed how TCPUD funds Parks and Recreation, saying there is not enough money for all recreational needs. When TCPUD requests funds from TOT, CTC, etc., the grantor always asks about matching funds. She advocated consideration of a Recreation Master Plan to identify mechanisms to fund more and more requests for construction and maintenance of recreational facilities. GUSTAFSON distributed a list showing projects and funding needs, including rehabilitation of the bike trail between Tahoe City and Squaw Valley.

RON TREABESS said a shortcoming of Park Dedication Fees is the lack of a plan of priorities for eastern Placer County. Whoever comes forward first may get funded and other valuable projects may not. A Plan would give an overall view of what is being considered in the area and funding decisions would be made with that information. He voiced concern about 4 parking spaces being lost at the park, particularly if pickleball courts were to increase use.

Public Comment was closed and the Council continued to discuss the request. In response to questions about a Master Plan, FISCHER said that is not a new idea. It was attempted about 10 or 12 years ago, but consensus could not be reached and there was not a lot of headway. Conditions change rapidly and recommendations are made on what is available, funding opportunities, and what has gone through environmental review and is shovel ready. Discussion continued about this project specifically, how much would remain in the Area 2 fund, and what other projects may need to be considered. There was general agreement that pickleball is a viable, growing sport and good for the area, but concern was voiced about funding the project solely from Park Dedication Fees.

Motion to not to recommend the request for \$225,000 from Area #2 Park Dedication Fees for construction of pickleball courts in Squaw Valley.

HYMANSON/KUPEC/Carried 6:2 with ROEDER and DRAKE voting no.

Motion to recommend allocating \$115,000 from Area #2 Park Dedication Fees for construction of pickleball courts in Squaw Valley.

KUPEC/KOIJANE/Carried 7:1 with JEWETT voting no.

B. The Northstar Mountain Master Plan – Gerry Haas, Senior Planner, Placer County Planning Services, and Andrew Strain, Vice President of Planning and Government Affairs, Northstar California

Northstar California proposes a Mountain Master Plan for the expansion of the existing ski resort area. This will involve both project- and program-level components. The project-level improvements include five new ski lifts, associated ski terrain, snowmaking and infrastructure, additional trails and trail widening, five skier bridges, new skier service facilities, improvements to an existing skier service site and relocation of the cross country center. Improvements proposed at the program level include one additional lift with associated terrain and infrastructure, a new gondola connecting the Intercept Parking Lot to the Village area, three new skier service sites, and two group campsite areas.

The applicant requests approval of a Conditional Use Permit to allow the Master Plan document to guide new development and expansion of the Northstar Ski Resort over the foreseeable future. The applicant also requests approval of: 1) an Amendment to the Martis Valley Community Plan Land Use Diagram to exchange and reconfigure two existing land use squares; 2) a Rezone to align two existing FOR (Forestry) zone district squares with the relocated MVCP land use designation squares; and 3) a Zoning Text Amendment (ZTA) to allow for the expansion of existing ski resorts to include development of ski lifts and ski runs within the Timberland Production Zone (TPZ), except where TPZ land exists within the Tahoe Basin. A Final EIR has been prepared consistent with the California Environmental Quality Act, and can be accessed at the following link:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/northstarmmp>

The applicant is seeking the recommendation of the North Tahoe Regional Advisory Council to the Planning Commission on the above mentioned actions.

HILL asked about the timing of this request, since the Environmental Impact Report (EIR) just came out on Monday. MONTGOMERY explained the approval process, saying tonight's recommendation is based on staff's report, not the EIR.

GERRY HAAS presented the request. He noted a letter received today from Aspen Grove Condo Association's attorney regarding an existing code violation. County staff has completed an investigation and concluded there is no violation of County Code. The County is not party to any litigation and finds it is appropriate to make this request tonight.

HAAS presented an overview of the proposed Master Plan. He discussed current zoning and requested changes. HAAS explained the EIR process and how the comments submitted during the draft EIR process have been considered and incorporated. Responses during that process included concerns about drainage, particularly as a result of increased snowmaking, traffic, circulation and parking, and possible impact to the Tahoe Basin. HAAS addressed questions about allowed uses with current zoning and proposed changes. Using site plan overlays, HAAS illustrated three alternatives with zoning: 1) with no project; 2) a reduction of program components; and 3) reduced expansion of new ski terrain. The Planning Commission will hear this project at their June 26 meeting in Kings Beach.

The Council asked questions clarifying the request. CHILLEMI voiced concern about traffic impacts on Highway 267. HAAS said the traffic study indicates there will not be a lot of additional traffic. JEWETT asked if the Zoning Text Amendment would be County-wide. HAAS said yes, any existing resorts in Placer County outside of the basin could take advantage of the change, including Squaw Valley and Alpine Meadows. Water use, traffic flows, and visual impacts were discussed.

The applicant, ANDREW STRAIT, addressed the Council, saying the EIR did a good job of bringing a lot of issues to light. Northstar agrees with the mitigation measures recommended. STRAIT discussed the requirements of the Martis Valley settlement that have been addressed, including the Habitat Master Plan. The Northstar Master Plan sets a 20-year vision, subject to available capital.

The topic was open for Public Comment.

RICHARD BREUER, President of Aspen Grove Condo Association, spoke in opposition of the project and what is included in the EIR. He felt issues addressed in the draft EIR were not in this Report. He said today's letter from legal counsel addresses the issue that while the County is in violation of its own ordinances, this cannot move forward. The Court Order (regarding water damage) is clear and has not been appealed. The Courts have determined the Association is being damaged and yet the retention basin and infiltrators are still in the EIR. Aspen Grove requests that NTRAC refrain from considering or making any recommendation other than to remand the project to staff until these continuing nuisances are addressed.

ELLIE WALLER will submit comments in writing, but asked for clarification on the ZTA and why it would apply to all resorts outside of the basin.

ANN NICHOLS said that since the EIR has only been out for 2 days, this request seems rushed. She agreed the ZTA should be separate if it applies to other resorts.

WALLY AUERBACH said this plan is in keeping with the Martis Valley Community Plan adopted 10 years ago. He urged the Council to approve this request as proposed.

Public comment was closed and the Council continued to discuss the request. HAAS explained the Northstar Master Plan would be an amendment to the Martis Valley plan. He clarified the ZTA request and the litigation referred to by Mr. Breuer. Discussion continued.

Motion to recommend approval of the Conditional Use Permit, MVCP Amendment, Rezone, ZTA, and final EIR. JEWETT/ROEDER/Carried with CHILLEMI voting no and abstentions from KUPEC and KOIJANE

11. Future Agenda Items

HYMANSON asked for an update on the old fire house in Tahoe City

KASTAN will have a report from the National Geographic Response Team

JEWETT asked if there might be a Sheriff's Sub Station returning to Kings Beach

KASTAN will have a presentation from Michelle White on the garbage and recycling survey. Also, the wildlife survey report.

KOIJANE asked for an update on the Dark Skies Initiative. MONTGOMERY is trying to get this included in the General Plan Update.

HILL asked for an update on fuel reduction on Forest Service lands. Since they can't burn, what's happening to the material? MONTGOMERY will ask for an informal white paper.

KUPEC asked about criteria for a Park Dedication Fees Master Plan. JEWETT suggested there be an application form.

12. Date and Time of Next Meeting – July 10, 2014 at the North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, California

13. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 9:34 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary