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**MINUTES OF THE REGULAR MEETING OF  
NORTH TAHOE REGIONAL ADVISORY COUNCIL  
June 11, 2015**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday June 11, 2015 at the North Tahoe Event Center in Kings Beach, California.

**1. Call to Order**

JEWETT called the meeting to order at 6:00 PM. A quorum was established.

MEMBERS PRESENT: Jewett, Rosenberg, McFadden, Lowy, Roeder, Hill, and Kupec

MEMBERS ABSENT: Chillemi and Drake

STAFF PRESENT: Kastan and Friedman

**2. MAC Member Introductions**

Everyone introduced himself or herself.

**3. Approval of Agenda**

**ROEDER/HILL/UNANIMOUS**

**4. Approval of Minutes of May 14, 2015**

**KUPEC/ROSENBERG/UNANIMOUS**

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

KASTAN reported the draft EIR for Tahoe Basin Area Plans has been released for public comment. Also, the draft EIR for the proposed Village at Squaw Valley has been released. There are numerous opportunities for public comment on both documents. KASTAN said the temporary bridge at Alpine Meadows Road and SR 89 has been installed. He reported the Board of Supervisors will meet in Tahoe on July 20 and 21.

**6. Community Reports**

MELINDA MAHLER, Community Services Officer for Placer County Sheriff's Office, announced a town meeting on June 17 at North Tahoe High School, being put on in conjunction with the CHP. The *Sierra Sun* ran stories about high alcohol use in the area. Statistics indicate that although there is a problem in Truckee, North Tahoe is not experiencing a similar problem. The town meeting will focus on that issue.

**7. NTRAC Member Reports**

ROSENBERG reported \$1.5 million in scholarships were awarded to the current graduating class at North Tahoe High School.

KUPEC announced the 10<sup>th</sup> Annual Tahoe City Wine Walk is scheduled for June 20 and the first concert of the summer at Common's Beach on June 21.

**8. Public Comment**

There were no comments on items not on the agenda.

**9. Information Non-Action Items**

**A. 8308 North Lake Boulevard, aka "Sun and Sand" Project introduction – a preliminary presentation on the proposed demolition of the existing Kings Beach Sun and Sand Motel and**

**construction of up to 20 condominium units. Presenters: Andrew Ryan, President, PR Design and Engineering; Dale Cox, Dale Cox Architecture; Todd Davidson, Manager, Peak 10 LLC and Bill Johnson, Consultant**

JEWETT recused himself from this presentation citing a conflict of interest.

ANDREW RYAN introduced the project team and discussed the project, which consists of 2 parcels. He showed pictures of the existing conditions and renderings of the proposed project. The view shed will actually be increased because the parking is being adjusted. Ten multi-residential 3-story units (not 20 units, as indicated on the agenda) are planned for the highway parcel. In addition, there will be 19-20 parking spaces and amenities including a spa.

RYAN stated the existing coverage will be reduced by 10% and density will be reduced from 28 units to 10. Variances will be requested for access and parking, but not for height or density. Permits and entitlements will be requested this summer and RYAN hopes construction can be completed in fall 2016.

The Council asked questions clarifying the presentation. RYAN explained these will be individually owned units. He was not sure whether or not rentals will be allowed and if so, whether or not there will be limits on rentals. Not all units will be the same size and there will be one ADA compliant unit.

The topic was open for public comment.

JOHN BERGMAN encouraged the Council to support the project as this is the tip of the spear of private development dollars coming into Kings Beach.

KASTAN read a letter supporting the project from THERESA MAY DUGGAN.

ALAN BREUCH of PLACER COUNTY PLANNING said this project will come back to NTRAC as an action item. He explained the approval process.

**B. Transient Occupancy Tax (TOT) Audit and Communications Strategy – how TOT is collected and audit to insure operators are correctly collecting and reporting the tax.  
Presenters: Andy Sisk, Placer County Auditor/Controller and Jerry Gamez, Placer County Director of Administrative Services**

ANDY SISK explained how TOT is collected in this area and the audit for both the east and west slopes of the County to insure certificate holders are correctly collecting and reporting the tax. He discussed statistics, including the number of certificate holders, collections for FY 2013/14 by month, and the strategy for the audit. Most will be desk audits, but SISK anticipates about 25 field audits. One of the key findings from the 2012 audit was that operators were not charging tax on Resort Fees and should be. He explained how on-line rental agencies, such as VRBO and AirBnB are being tracked and pending legislation, SB593, designed to insure online rentals comply with local ordinances. SISK and GAMEZ answered questions about the audit process, how private rentals are being tracked, and Placer County statistics.

The topic was open to public comment. SISK explained that any required fees, including cleaning fees, are taxable.

JOHN BERMAN asked about efforts to notify property owners that if they rent their property for less than 30 days, they must collect TOT. GAMEZ said one notification is given when properties are transferred, but there is no other outreach.

**C. North Tahoe Public Utility District (NTPUD) current projects and how the District is responding to the drought. Presenter: Pam Emmerich, Technology and Public Information Administrator, NTPUD**

PAM EMMERICH gave an overview of NTPUD, discussing the water and sewer systems and recreational facilities. She noted the new base facility building under construction and the new parks maintenance building. Contracts have been awarded to rehab the Kings Beach water tank and Dollar Hill Force Main. John Bergman is the newly appointed President of the NTPUD Board, which is considering whether or not to change the election process to at-large elections.

The Parks & Facilities Department is facing significant funding challenges. There will be a needs assessment to determine what the public wants and how they are willing to fund it. Public workshops will be part of that assessment. Current projects including wayfinding signage, a new dog park, striping tennis courts to allow for Pickleball, and special events.

Utilities projects include the on-going efforts to move property services, mainly in the grid, from the back of lots to the street. NTPUD is part of a campaign with all sewer districts to keep “flushable” wipes, fats, oils, grease, and pharmaceuticals out of toilets because those items can clog and/or pollute the water system.

NTPUD is responding to the state mandate to cut water use by 28% by providing informational programs and workshops, distributing collateral material on how to cut water use, addressing leaks, and offering conservation supplies at no charge to customers. A landscaping workshop is being held in collaboration with TCPUD. The Board has adopted a penalty program for non-compliance. Statistics indicate that water use in May 2015 was down 35% from the same time in 2013. For more information, go to [ntpud.org](http://ntpud.org) and sign up for press releases and updates.

HILL asked if any outreach is being done to reduce the use of grass for landscaping. EMMERICH said turf-buyback programs are very expensive, but hopefully by reducing the outdoor irrigation times allowed under the ordinance, water use will be reduced.

During EMMERICH’s presentation, she noted NTPUD is paying the utility bill for street lights. She clarified that Liberty Energy owns the lights and there are 94 within the district.

ROSENBERG thanked NTPUD for providing the drought information in Spanish. KUPEC noted a previous landscaping seminar done by Suzi Gibbons that was very good.

## **10. Future Agenda Items**

- Stanford Chalet in Alpine Meadows presentation
- Tahoe budget
- Truckee Tahoe Disposal contract

## **11. Date and Time of Next Meeting – July 9, 2015 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 7:23 PM.

Respectfully submitted,  
Judy Friedman, Recording Secretary