



**MINUTES OF THE REGULAR MEETING OF  
NORTH TAHOE REGIONAL ADVISORY COUNCIL  
August 13, 2015**

Pursuant to notice given, the regular meeting of the North Tahoe Regional Advisory Council (NTRAC) was held on Thursday August 13, 2015 at the North Tahoe Event Center in Kings Beach, California.

**1. Call to Order**

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

MEMBERS PRESENT: Jewett, Chillemi, Roeder, Lowy, McFadden, Drake, and Rosenberg.

Kupec arrived at 6:22 PM.

MEMBERS ABSENT: Hill

STAFF PRESENT: Montgomery, Kastan, and Friedman

**2. MAC Member Introductions**

Everyone introduced himself or herself.

**3. Approval of Agenda**

**ROSENBERG/LOWY/UNANIMOUS**

**4. Approval of Minutes of July 9, 2015**

**DRAKE/ROEDER/Carried with abstention from LOWY**

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

MONTGOMERY reported the Board of Supervisors took pending action regarding the abandonment of Mill Site Road in the Martis Valley/Northstar area. The gates are to be opened for emergency vehicles and public transit only, but not for private vehicles. The Board approved a grant for the West Sunnyside Water Quality Improvement Project, an erosion control project. The Department of Public Works and Facilities Services Department have merged. Ken Grehm is the director of the combined agencies. The Board allocated dollars for road maintenance, including \$1.4 million for 6 miles of road work in Carnelian Bay, scheduled to be done this summer. A proposal to allow installation of gray water systems in residences for irrigation is being considered. Nine girders to span the Truckee River are being installed tonight as part of the new Alpine Meadows Bridge.

KASTAN reported Suddenlink is finally coming to Alpine and Squaw Valley.

**6. Community Reports**

BATTALION CHIEF PAT DILLON with North Tahoe Fire Protection District reported on the several wildfires in the state in where local strike teams have been providing assistance. He reminded the group that this is just the beginning of fire season in Northern California. DILLON said there seems to be a misunderstanding of how 911 works on a cell phone. The provider is switching the call via their closest towers and the caller's actual location may not be easily identified. When calling 911, immediately tell the dispatcher, "I have an emergency in North Lake Tahoe, Placer County, California" to help them switch the call most expeditiously.

CHILLEMI asked what to do about neighbors who haven't done their defensible space. DILLON suggested they be told to call NTFPD to get the program explained and suggestions on how to get it done.

## **7. NTRAC Member Reports**

ROSENBERG reported on the recent Fire Safe Council cleanup in Alpine Meadows. She announced the Lake Tahoe Music Festival is presenting a series of five concerts from August 18 to 22, 2015.

## **8. Public Comment**

REGINA STRAVER congratulated the Department of Public Works on the recent award for the Kings Beach Commercial Core Improvement Project. She suggested stop signs are needed at critical locations in Kings Beach for safety reasons. She will follow up with KASTAN.

ANDREW RYAN said a formal presentation on the Sun and Sand project will be done for NTRAC in September. However there will be activity on the site in the meantime as an asbestos abatement project begins.

ELLIE WALLER noted the Brockway Campground proposal has been submitted to Placer County and TRPA. She is looking forward to hearing a full presentation at NTRAC. The proposed 550 campsites on the ridge near Highway 267 are in lieu of the previous proposal for 112 luxury homes. The County is asking for an EIR on the project, but TRPA is only asking for an EA. WALLER will encourage TRPA to require an EIS.

ANN NICHOLS agreed with WALLER's comments and said the proposed campground is so large, it is actually a "community" being built on the ridgeline.

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

### **A. Bear Box Loan Program and Tahoe Truckee Disposal Update – Michelle White. Placer County Environmental Engineering**

MICHELLE WHITE reminded the group of the recent surveys conducted and described how some of the suggestions have been implemented, including battery disposal and greenwaste and hazardous waste disposal. She distributed collateral materials being used to publicize the new programs. Also, in response to concerns about wildlife disturbing garbage, the County has approved a 0%, 5 year loan program for up to \$1200 for a bear box. Contact TTSD to sign up.

WHITE answered questions from the Council and public clarifying the new programs. MONTGOMERY thanked WHITE and KEVIN BELL for conducting the surveys and developing creative solutions for the problems identified.

### **B. The Tahoe Budget – Placer County revenue and expenditures for services in the Tahoe area Andy Heath, Deputy County Executive Officer, Placer County Executive Office**

ANDY HEATH presented information on what revenue is collected in the Tahoe area through taxes and fees and how those funds are spent in this area for County services, including employees in Tahoe and Auburn, snow removal, health and human services, and TART. There are also indirect County costs for Tahoe, including County offices such as the Assessor and the Election Department. It costs the County about \$58.2 million to serve the Tahoe area, which includes snow removal. That is roughly comparable to revenues collected. That said, there are costs not included in the analysis, such as prosecuting a Tahoe crime in Auburn and housing a Tahoe resident in the Auburn jail.

ROEDER asked how the percentage of what is spent relates to the percentage of property tax collected. It's hard to do an apples to apples comparison when, for example, Tahoe may be collecting a higher percentage of property taxes than other areas in the County. He suggested the sales tax, property tax, and TOT collections for this area be compared to the percentage of overall County collections.

KUPEC asked for a one-sheet showing a similar analysis for other areas in the County. Perhaps a chart showing income and expenditures per area so she can justify comments she hears that the County is not spending enough money in this area.

## 10. Action Item

### **A. Proposed Zoning Text Amendment for Secondary Dwelling Units – Zoning Text Amendment that will provide property owners with more flexible options to develop a secondary dwelling unit to accommodate family or a potential renter – Nikki Streegan, Associate Planner, Placer County Planning Services and Crystal Jacobsen, Principal Planner, Advanced Planning, Placer County Planning Services**

JACOBSEN explained this proposed ZTA is consistent with the Housing Element adopted by the Board of Supervisors in 2013. That provides for Program B-10, which states the County shall explore the possibility of streamlining approvals for secondary unit. It is allowed by state law as a means of providing affordable housing, AB 1866, which is the 2003 Housing Law. JACOBSEN described the specific requirements that would distinguish a secondary dwelling, including a self contained apartment with a kitchen or cooking facilities. There are also requirements having to do with location and size of the lot. This is coming forth now because of changing trends, including economic need for people to offset the cost of home ownership, older children living at home, aging relatives, and an increase in smaller households, including young adults and seniors.

JACOBSEN said the proposal includes a 30 year deed restriction on the property (the secondary unit must remain on property for 30 years) and calls for 30 day minimum rentals of the unit. Showing a map, she indicated the areas that would have the right for secondary units. Because of TRPA restrictions, this would not be allowable in the Tahoe basin, but would be in Squaw, Alpine, and some areas of Sierra Meadows. It will be proposed in the Tahoe Area Plan updates for parcels within ¼ mile of a transit route and less than one acre. It is expected that this item will be heard by the Planning Commission in October and presented to the Board of Supervisors in December.

JACOBSEN answered questions about the proposal. She said homeowner association CC&Rs would trump the code.

The topic was opened for public comment.

ANN NICHOLS said there is a lot more to this issue than has been presented. Many of the older subdivisions do not have the protection of CC&Rs. This is a broad brush approach. She bought her home because it was in a single family residence area. There are a lot of questions and this need to be better analyzed and vetted with the public. Also, the allowable size is too big.

ELLIE WALLER asked that a statement be included in the code clarifying that this is not applicable to the Tahoe basin. Also, enforcement is an issue.

PAT DAVISSON, Executive Director of the Contractors Association of Truckee Tahoe (CATT), said CATT has 350 members that represent a cross-section of the building industry. CATT generally supports secondary units and will be submitting comments regarding this issue.

Public comment was closed. The Council asked questions clarifying the proposal. CHILLEMI said she understands how this may be fine for the County in general, but there are a lot of questions regarding this in the Tahoe basin. JACOBSEN said there are two code sections; one for within the basin and one for outside of the basin.

DRAKE supported the fee waiver incentive.

KUPEC felt the proposed ZTA is not clear enough to make a decision. She knows it works in other places and is a generally good idea, but those areas have strict rules.

LOWY asked for clarification on the fee waiver. JACOBSEN explained the ability to offer the waiver is still tied up with the state. Step two of the approval would be approval of the waiver.

Discussion continued.

**Motion to recommend approval of the ZTA as presented with the clarification that it is restricted to outside the Tahoe basin. Further, to support the fee waiver incentive. ROSENBERG/ROEDER/Carried with CHILLEMI and KUPEC abstaining.**

**11. Future Agenda Items**

- Peak 10 Residential Redevelopment (Sun and Sand)
- Placer County Transportation Planning Agency presentation

**12. Date and Time of Next Meeting – September 10, 2015 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 7:54 PM.

Respectfully submitted,  
Judy Friedman, Recording Secretary