



County of Placer
North Tahoe Regional Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact ▪ Sophie Fox ▪ (530) 889-4010

REGULAR MEETING AGENDA

6:00 pm, Thursday, September 14th, 2023

Tahoe City Public Utility District

221 Fairway Dr, Tahoe City

1. **Call to Order**
2. **Welcome & MAC Member Introductions**
3. **Approval of September 14th, 2023 Agenda**
4. **Approval of August 10th, 2023 Minutes**

5. **Public Comment: (15 minutes – if additional time needed, comments at end of meeting)**

This is the time for members of the public to address the MAC on any matter NOT listed on the agenda including upcoming community events or announcements. Please note that the MAC is not permitted to take any action on items addressed during public comment. Comments will be limited to three minutes, at the discretion of the Chair. If comments cannot be heard within the [3-minute time limit](#), the Chair may move the remainder of Public Comment to the end of the meeting.

6. **Reports:**

A. Community Reports

- i. Placer County Sheriff's Office
- ii. CAL FIRE
- iii. North Tahoe Fire Protection District
- iv. North Tahoe Public Utility District
- v. Tahoe City Public Utility District
- vi. Tahoe Regional Planning Agency
- vii. North Tahoe Community Alliance
- viii. Tahoe City Downtown Association
- ix. North Tahoe Business Association

B. NTRAC Member Reports

C. County Supervisor Report

7. **Action Item(s): None**

8. **Information Item(s):**

A. Ritz-Carlton Residences, Lake Tahoe Mountain Chalets

The applicant will provide an informational overview of the proposed buildout of residential condominium units approved with a Conditional Use Permit (CUP) in 2005 for Northstar Highlands, Phase I (PSUB20040898). The project site is adjacent to the existing Ritz Carlton Hotel to the east. The original approval allowed for 41 residential condominium units, whereas the current proposal is for 38 condominium units with the option for the unit to be rented through the Ritz Voluntary Rental Program as condo-hotel units. The proposed project

The RAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.





includes parking for the condominium units and employee parking to support the hotel, some of which would be located in a garage below the development, as well as a new tunnel and elevated walkway connection between the existing hotel and the condominium parcel. The primary entitlements for the project include a modification to the original CUP and a tentative map. An Addendum to the 2005 Environmental Impact Report (EIR) is the proposed California Environmental Quality Act (CEQA) compliance document.

Presenters: Wyatt Ogilvy, Ogilvy Consulting, Applicant; Shannon Hill, Placer County Planning Services Division

B. NCSD Wood Energy Facility

The Northstar Community Services District (NCSD) proposes to develop an approximately 6,000 square foot Wood Energy Utility Facility that would combust woody biomass to heat water which would be conveyed through a thermal energy distribution pipeline to approximately 14 buildings within the Northstar California community, including residential and commercial space heating, domestic hot water, swimming pools/spas, and potentially snow melt in the Village at Northstar plaza. The system would be thermally-led (meaning that it would produce energy in proportion to the heating demand required by the connected facilities) and operated year-round to serve a wide range of heating loads currently served by natural gas-fired boilers in the connected facilities. The facility is expected to consume 3,800 bone dry tons of woody biomass per year and generate approximately 50,000 million British thermal units of energy. The proposed project would enhance NCSD's forest fuels management and defensible space programs, which have been implemented in the community since 2008 to reduce the risk of catastrophic wildfires. The primary entitlement for the project is a Conditional Use Permit (CUP). The NCSD prepared an Initial Study/Mitigated Negative Declaration as the Lead Agency for California Environmental Quality Act (CEQA) compliance. Placer County is a Responsible Agency under CEQA.

Presenters: Andrew Ryan, PR Design and Engineering Inc., Applicant

C. Correspondence

- i. Correspondence received for RAC between August 10th and September 14th

9. Future Agenda Items

10. Next Meeting Date: October 12th, 2023