MEET AND GREET YOUR NEW DISTRICT 5 SUPERVISOR CINDY GUSTAFSON
5:00 PM, Thursday, May 9, 2019
North Tahoe Event Center
8318 N Lake Blvd
Kings Beach, CA 96143

REGULAR MEETING MINUTES - FINAL
6:00 PM, Thursday, May 9, 2019
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1. Call to Order
LYANS called the meeting to order at 6:00 PM. A quorum was established.
MEMBERS PRESENT: Chillemi, Fulda, Lutkemuller, Roeder, McFadden, Steakley, and Lyans
MEMBERS ABSENT: Hill
STAFF PRESENT: Gustafson, Romack and Friedman
PUBLIC: 7

2. MAC Member Introductions

3. Approval of Agenda for May 9, 2019
CHILLEMI/ROEDER/UNANIMOUS

4. Approval of Minutes of April 11, 2019
STEAKLEY/LUTKEMULLER/Carried with abstention from Fulda and Chillemi

5. Reports:
   A. Supervisor/District Director Reports
Newly appointed District 5 Supervisor Gustafson was sworn in on April 22 and has been working
to come up to speed. Issues on the west side of the District will be her immediate focus. She
will be in Tahoe on Mondays and Fridays and in Auburn Tuesdays, Wednesdays, and Thursdays,
but is always available should constituents need to contact her. The County staff in general and
Romack in particular have been extremely helpful during this transition. Gustafson thanked
NTRAC members for volunteering their time to serve the community.

A public meeting for the Dollar Creek Crossing (on the Nahas property) is scheduled for Monday
May 20 from 6-8 PM at the Tahoe City PUD Board room.

The draft Placer County Parks & Trails Master Plan has been released for public
comment through May 30. Also on May 30, the Placer County CEOs office is
hosting a live streaming workshop on Social Media Strategies from 9am to noon.
B. Community Reports
Stacie Lyans reported for TCPUD, saying the Tahoe City Golf Course will be opening soon, depending on the condition of the grass after the difficult winter. The Tahoe City Farmer’s Market is scheduled to begin on May 16 at Commons Beach. The Concerts at Commons Beach line up is available online. Tahoe City Clean Up Day is schedule for June 1.

C. NTRAC Member Reports
Lutkemuller announced the North Lake Tahoe Historical Society is hosting a Clean Up day on May 18. The Annual Gathering is scheduled for July 6.

Stacie Lyans asked about safer pedestrian crossings between the West Shore Market and Firesign Café. Gustafson said it is a Caltrans issue, but she will make note to Placer County DPW.

Lyans noted the challenges with securing daycare in North Lake Tahoe. Steakley said that seems to be an issue throughout the state. Governor Newsom is allocating funds that could help the issue. Steakley offered to give a presentation to NTRAC on the topic.

Chillemi said the number one issue she’s hearing about in Kings Beach is summer traffic. She suggested this be a future agenda item. Romack noted the pilot studies being conducted for four days this summer (2 in Tahoe City and 2 in Kings Beach) to see how best to address pedestrian issues. Chillemi is also hearing from neighbors who can no longer get insurance because of fire, or their premiums are doubling. Gustafson said this indeed an issue and being addressed statewide.

Fulda reported a meeting will be held next week of the Gazex Advisory Committee to gauge how the system worked this winter and impacts to residents. The intent is to compile information leading to a valley-wide meeting to present results of the studies conducted this winter.

Steakley reported NTBA Clean Up Day is also scheduled for June 1. Music on the Beach is being scheduled. NTBA is conducting an Executive Director search.

McFadden said there is a lot of interest in the Dollar Creek Crossing project.

6. Public Comment
Jim Garner said he sent an email to Jennifer Merchant about conditions in Kings Beach, including cars parking on sidewalks, abandoned cars, graffiti, trash, speeding, and noise. He would like this to be an agenda item for NTRAC to consider remedies. He has called the Sheriff’s Office for parties and noise, but there was no response.

7. Action Item
A. Squaw Valley/Alpine Meadows Base-to-Base Gondola
The MAC is being asked to make a recommendation to the Planning Commission on the proposed Squaw Valley/Alpine Meadows Base-to-Base
**Gondola project.** The proposed project requires certification of the Final Environmental Impact Study/Environmental Impact Report, and approval of amendments to the Squaw Valley General Plan and Land Use Ordinance, a Rezone of land within the Alpine Meadows portion of the project, and approval of a Conditional Use Permit. If approved, the project would result in the construction of an aerial gondola connecting the Alpine Meadows and Squaw Valley ski resorts.

**Presenter: Heather Beckman, Placer County Planning Services Division**

**Applicant: Ron Cohen, Squaw Valley Ski Holdings**

Beckman presented the final EIS/EIR for the project and explained the requirements for each, given a portion of the alignment crosses US Forest Service land. Both CEQA and NEPA are required. Beckman showed the project map and described the four alternatives considered, including a “no project” option. The Gazex exploders have been removed from the project. The eastern most alignment, Alternative 4, was preferred in the environmental documents, as well as by the applicant. Beckman described the studies done to gauge impacts of the project, including the Skier Visitation Analysis, which also considers vehicle trips. Significant/Unavoidable Impacts have to do with transportation and traffic circulation during high skier days. The mitigation is to change the timing of the street light at Squaw Valley Road and SR 89. Other impacts were minimal from visual and noise during construction as helicopters will be used to reduce the need to cut roads. The gondola is only scheduled to operate in the winter time, when both Alpine Meadows and Squaw Valley ski areas are open. Significant increases to skier days are not anticipated.

Analysis showed that this project is more of a transportation option than an amenity. Data indicates there will be a “curiosity factor” in the first year, but that bump diminishes to 0% by year 5, so there is not an overall jump in skier numbers. Beckman noted comments during the draft comment period focused on the Granite Chief Wilderness, impacts to Five Lakes, traffic, and environmental concerns on the other alternatives.

Construction impacts include helicopter use for approximately 20 days, which lessens the need to use roadways. There was concern from the Squaw Valley MAC about summertime use, but that would require a new analysis and public process. They also discussed construction access and impacts including noise, and asked that specific construction notifications be posted at Five Lakes trailheads.

The applicant, Ron Cohen, addressed the group. He gave a historical perspective on the discussions of connecting the Squaw and Alpine ski areas that have been going on for at least 50 years. Cohen said this project is about more than the limited number of new skiers expected. It is more about retaining existing customers who want new experiences and to keep this area competitive.

The Council asked questions regarding the presentation. Lutkmuller feels the EIR downplays unintended environmental impacts, which could have a global effect. Mitigation measures never
outweigh impacts. She has major concerns about construction, noise, visual impacts, the Granite Chief Wilderness, Five Lakes and those issues should not be ignored or minimized.

Roeder wants to insure it will only operate in the winter. He noted the good skiing experience at Whistler/Blackcomb. He feels this would reduce the transportation needs between the two areas.

Lyans agreed with previous comments about traffic concerns, but the reality is SR 89 already is in gridlock on weekends and that needs to be addressed.

Chillemi attended the SVMAC meeting and reported there was a lot of discussion about the impacts to Five Lakes and the potential White Wolf development. She asked questions clarifying the proximity of the Gondola to the White Wolf project, also being considered by property owner Troy Caldwell. There is a mid-station on his property. Chillemi feels planning in this area is being done piecemeal and does not consider the area as a whole. She believes the Gondola will eventually operate year round. Chillemi asked additional questions regarding tree removal and voiced concerns about density, considering the entire region as a whole, and emphasized it should be only for winter use.

Fulda spoke with homeowner’s associations in Alpine when the draft EIR/EIS came out. He received about 30-40 comments evenly split between support, no support, and not sure. This time, he reached out and only received 7 comments. Concerns center on traffic, the Granite Chief Wilderness, and visual impacts. Five Lakes is already man-altered and trail closures for construction are only temporary. He asked for clarification on where customers can off load. Cohen said on the Alpine side, the mid-station will be closed and people can only get off at the ski area. There will be eventually be exclusive use of the mid-station for White Wolf owners and guests. Fulda shares the concern of summer use. He asked about lighting, hours of operation, and clarification of the traffic and additional skier counts.

Steakley agreed with many of the sentiments already expressed. She asked if any research has been done on how this project may impact people lodging in Squaw instead of Tahoe City, but that doesn’t seem to be an issue. She voiced concern about the potential for summer use.

McFadden discussed local frustration that Alpine is closing early, given the amount of snow still at the area. She feels the traffic analysis should also focus on Fridays and Mondays, not just weekends.

Beckman addressed many of the questions raised, including assumptions of skier visits over the long-term. White Wolf is considered an “independent utility,” meaning that although both projects are on the same land, they are not dependent on each other.

The topic was open to public comment. Four people spoke, including David Stepner, Chair of SVMAC, who reported on that group’s concerns and recommendation. The additional speakers voiced concern about current traffic issues and the potential for additional congestion, details of the
analysis done, the proximity to Granite Chief Wilderness, the potential for summer use, and impacts to the Five Lakes trail.

Public comment was closed. Council members again voiced their opinions and concerns with the project. The group considered whether or not an irrevocable restriction against summer use could be enforced.

**Motion to recommend approval of the:**
1) Amendment to the Squaw Valley General Plan and Land Use Ordinance “Potential future ski Lifts Map” to include Alternative 4
2) Rezoning of .5 acres at Alpine Meadows from Neighborhood Commercial to Open Space
3) Conditional Use Permit
With the following notations:
1) NTRAC is highly concerned about use in the summer and recommends a full environmental review and public comment before any conditional use permit is granted for summer time use
2) End of Winter is defined as when one ski resort closes or May 31 whichever is earlier

**ROEDER/MCFADDEN/Carried with Lutkemuller voting no**

8. **Future Agenda Items**
   - Lakeside Laluma project
   - Northstar Stages
   - Code enforcement clarification
   - Summer traffic procedures

9. **Adjournment at 9:05 PM to the next regular meeting on June 13, 2019 at the Tahoe City Public Utility Office, 221 Fairway Drive, Tahoe City, CA 96145**