



County of Placer

North Tahoe Regional Advisory Council

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REGULAR MEETING MINUTERS - FINAL

6:00 pm, Thursday, June 9, 2022

Tahoe City Public Utility District
221 Fairway Dr, Tahoe City, CA 96145

1. Call to Order

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

MEMBERS PRESENT: Fulda, Chillemi, Hanson, Hill, Steakley, and Herrick

MEMBERS ABSENT: McFadden, Lutkemuller, Roeder

STAFF PRESENT: Holloway and Friedman

There were 16 additional participants, of which 7 were County and applicant presenters.

2. MAC Member Introductions

3. Approval of June 9, 2022 Agenda

HILL/CHILLEMI/UNANIMOUS

4. Approval of October 14, 2021 Meeting Minutes

HILL/CHILLEMI/UNANIMOUS

5. Reports

A. Supervisor/District Director Reports

District 5 Deputy Director Hopkins reported the Board of Supervisors will meet in Tahoe on June 27 and 28. A dedication ceremony for the Dollar Creek Trail and recognizing Larry Sevison's 50 years of service to the community is scheduled for June 27 at the Dollar Creek Trail.

Hopkins read a statement regarding Todd Leopold's termination as CEO of the County. Jane Christensen will serve as Acting CEO.

Senior Management Analyst Nick Martin reported the Board of Supervisors received a report on the Library Services Study that considers the most efficient delivery models. Although there are concerns about the current library site in Tahoe City given the Boatworks project, alternative locations being considered, such as the Bechdolt Building and including it in the Dollar Creek Crossing project. No decisions have been made and there will be ample opportunity for public input when a change is being considered.

B. Community Reports

North Tahoe Fire Protection District Fire Marshall Brent Armstrong reported it has been busy as staff transitions equipment and training from winter to summer operations. NTFPD received a commendation for a two-year Fire Risk Reduction Program, which could better the





District's position to receive Calfire grants. Armstrong noted the many large projects coming up to address fuels reduction. In response to a question, Armstrong referred people to the website to see the schedule for green waste clean-up days.

Denise Springsteel, TCPUD Communications Specialist, updated the group on capital improvement projects schedule for this summer, including the smart meter replacement program. Construction on the West Lake Water Treatment Plant has begun. The Tahoe City Golf Course, Lake Forest Boat Launch, and Lake Forest Campground are all open.

TCDA Executive Director Katie Biggers reported the first Concert at Commons Beach scheduled for this Sunday may be moved to Moe's because of weather. The Food & Wine Classic is this Saturday in Tahoe City. The 4th of July will feature a drone show rather than fireworks.

C. NTRAC Members Reports

Chillemi is already seeing cut-through traffic in the Kings Beach grid. There are dogs running around without leashes and a lot of bikes. There have already been incidents and accidents.

Steakley reported the Kings Beach Summer Music Series begins soon. The 4th of July weekend will feature music on the beach and a drone show on July 3.

Fulda said work has begun on the Base-to-Base Gondola.

6. Public Comment

Brady McClintock stressed the importance of having local, brick and mortar libraries in both Kings Beach and Tahoe City.

7. Information Items

A. Boatworks Redevelopment

The applicant will provide an informational overview of a proposed mixed-use redevelopment project located on a 3.8 acre developed site located at 790 North Lake Boulevard, Tahoe City. The project area, currently known as the Boatworks Mall, is comprised of three contiguous parcels and seeks to redevelop the site with an 80 to 85-unit hotel facing Lake Tahoe, with conference facilities and associated amenities, 31 residential condominium units (branded with the hotel), and 8,000 square feet of commercial retail space fronting North Lake Boulevard. Existing structures onsite will be demolished prior to construction. The primary entitlements for the project include a conditional use permit and a tentative map. The applicant has elected to process a joint Environmental Impact Report and Environmental Impact Statement with Placer County and the Tahoe Regional Planning Agency respectively.



Presenters: Wyatt Ogilvy, Ogilvy Consulting, Applicant, Marie Murphy, Applicant, Vinton Hawkins, Applicant, Heather Beckman, Placer County Planning Services Division

Beckman announced this presentation is being recorded. She provided an overview of the project and the environmental review process. There will be many opportunities for public comment on the project.

The applicants Marie Murphy and Vinton Hawkins provided more detail on the process and their philosophy in redeveloping the Boatworks. They have chosen to go through a full EIR/EIS process. Murphy explained the other projects she is involved in, including extensive workforce housing.

Wyatt Ogilvy, also on the development team, explained there are four parcels totaling 2.8 acres included in the overall project, which will consist of 31 condominiums, 80-85 hotel units, underground parking, and space for retail and restaurants. He showed renderings from various vantage points.

Beckman expects the Notice of Preparation to be released in 2022, with the final EIR/EIS being considered for adoption in late summer/early fall 2023.

The Committee asked questions clarifying the presentation. Chillemi asked for the ratio of retail to residential and rental units and from where TAUs are being secured. She suggested a presentation be given to other stakeholders in the community, including what was the Tahoe City Area Plan team.

Steakley asked for clarification on the level of environmental review. Ogilvy explained the Placer County environmental questionnaire may have required a lower level of review, but to save time and answer any questions that may come up, the applicant chose to do the full review. Murphy and Hawkins agreed, acknowledging this is a critical site in Tahoe City and a large project.

Steakley asked about management of the property.

Hansen voiced concerns about the amount of parking, snow storage, and challenges with the library location. A brief discussion followed about the amount of surface and underground parking. There may be an opportunity to provide space for a library in the retail component.

Fulda confirmed the square footage and what is allocated for what purpose. He urged the developers to make the site not just open to the public, but welcoming. Fulda asked about the wood on the existing building. Hawkins said as much as is useable will be incorporated into the new structures.

The topic was open to public comment. Linda Sheldon recognized the need for something to be done on the site. She echoed previous comments about welcoming the public, noting the Resort at



Squaw Creek charges \$40 for parking. Sheldon encouraged the applicants to maintain the local feel and charm. She commented on the scale of the project compared with other buildings in town.

Shannon Barter suggested it is hard for the Boatworks to find tenants right now because the structure will be torn down. She asked how many employees the site will have and about workforce housing. Murphy reiterated her commitment to workforce housing. As a employer in town experience staffing challenges, she is very familiar with the issue.

Jim Phelan gave a history of the site, noting the original plan when Moana purchased it in the early 70's was for a hotel. He supports this project as being appropriate for the area. Phelan agreed with previous comments about making the property welcome and available to residents.

Public comment was closed.

Fulda noted the comments on “exclusivity” and making the space welcoming for locals. In response to some questions asked during public comment, Ogilvy said at the time the Mall was sold, only 40% of retail space was filled. A brief discussion followed regarding workforce housing requirements and Murphy’s background with the issue in Tahoe and other areas.

Hill is happy to see redevelopment in Tahoe and for the space to be reactivated with more pedestrians walking, dining, and shopping in Tahoe City.

Chillemi noted other projects that have been considered in town centers, but nothing has happened. Fulda agreed. It seems projects need ancillary support, such as restaurants and shopping. Truckee has found a balance to provide a walkable core with services and restaurants. Steakley noted the sense of urgency from this developer. The project seems to be moving quickly, but thoughtfully. Discussion followed regarding timing of the project, noting the library, workforce housing and parking are areas of concern.

8. Future Agenda Items

- CDRA Project Updates
- Vote for Chair
- Report on forest health
- 2015 EPS Economic Study
- Other properties (old fire house, etc)
- Resort Triangle project to understand parking....and associated transit

9. Adjournment at 7:57 PM