



County of Placer  
**North Tahoe Regional Advisory Council**  
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**REGULAR MEETING MINUTES – Final approved September 8, 2022**

**6:00 pm, Thursday, August 11, 2022**

**Meeting Location: North Tahoe Event Center 8318 N Lake Blvd, Kings Beach, CA 96143**

**Online via Zoom**

**1. Call to Order**

FULDA called the meeting to order at 6:18 PM. A quorum was established.

MEMBERS PRESENT: Fulda, Chillemi, Hill, McFadden, Herrick, Roeder, Hanson, and Lutkemueller,

MEMBERS ABSENT: Steakley

STAFF PRESENT: Gustafson, Hopkins, and Friedman

There were 14 additional participants, including County staff and applicants.

**2. MAC Member Introductions**

**3. Approval of August 11, 2022 Agenda**

**HILL/HERRICK/UNANIMOUS**

**4. Approval of June 9, 2022 Meeting Minutes**

**CHILLEMI/HILL/Carried with McFadden abstaining**

**5. Reports**

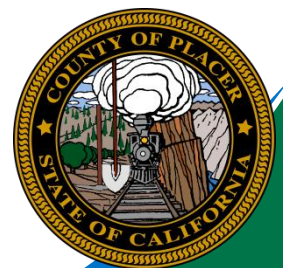
**A. Supervisor/District Director Reports**

Supervisor Gustafson reported on her tour of the command post for missing Truckee teenager, Kiely Rodni. Although the incident occurred in Nevada County, Placer County Sheriff's Office is the lead agency. Joining in the search are FBI and Homeland Security agents.

Gustafson reviewed recent Board of Supervisor's actions, including approval of an MOU for a North Tahoe/Truckee Biomass Task Force. Recruitment continues for a new County CEO.

Gustafson encouraged everyone to run for one of the 180 Special District offices that will be in this year's election.

Gustafson described the County's many housing programs, including the Workforce Housing Preservation Program, Lease to Locals incentives, and changes to income limits so Tahoe employees can qualify for workforce housing. Tahoe employees may earn more than other workers in the County, but the cost of living here is much higher. Gustafson explained how that impacts projects such as Hopkins Village, noting "affordable housing" has specific guidelines that are not realistic for this area.





Of the 3,900 Short Term Rental permits available, only 3,082 have been issued. Complaints have gone down dramatically and there are three code enforcement officers assigned to this area.

Gustafson reviewed the local projects the County is involved in, including a partnership with the SNOW Sports Museum on the EIR and redevelopment projects including the Boatworks and Laulima (now the Kings Beach Lakeside Redevelopment). Work continues to get the environmental work done for the Dollar Creek Crossing, which will consist of three types of housing in about 100 – 110 units.

The County is working with Ritz Townhomes on a scope of work and the level of environmental review that will be required. The Court found four or five deficiencies in the Village at Palisades EIR. The Board will hear an update in September or October.

The County is getting more involved in options for the old Tahoe City fire house. The California Climate and Wildfire Institute is bringing forth a proposal that could combine the space for community use, a science center, and visitor information. A joint effort is needed for any project to be sustainable.

Gustafson described [simplicity.app.link/placer](https://simplicity.app.link/placer) as a new way to get updates on events and happenings in the County.

The County is considering space for the Tahoe City library in the Bechdolt Building and perhaps at the Dollar Creek Crossing site eventually. An MOU with Truckee and Nevada County is being considered. It would provide more practical options than depending on staff to come from Auburn.

TART Connect has been very successful and carried thousands of riders. Clean Tahoe is a trash initiative in the area.

The Tahoe Summit is scheduled for Sand Harbor on August 16. Later that day, there is a ribbon cutting for the Martis Valley Trail, which connects Northstar to the Town of Truckee.

### **B. Community Reports**

Justin Broglio, PIO with NTPUD, reported on construction in the area, including the water main project on Highway 28 and the line replacement Southwest Gas is doing. There will be night work and the projects should continue through October, except for Labor Day weekend.

NTFPD Fire Marshall Brent Armstrong reported on the number of calls the District has responded to, infrastructure projects being done, and defensible space and chipping programs.



TCPUD Communications Specialist Denise Springsteel updated the group on the West Shore Storage Augmentation Project, for which seven sites are being considered, the West Lake Tahoe Regional Water Treatment Plan, and Smart Meter Replacement project in the Highlands and Dollar Hill neighborhoods. It will take about three years to replace 3,500 meters that use new technology.

### **C. NTRAC Members Reports**

Hill reported the postponed 4<sup>th</sup> of July drone shows will be featured in Tahoe City on September 4 and Kings Beach on September 2.

### **6. Public Comment**

Truckee Tahoe Airport District Board member Mary Hetherington introduced herself and described her reasons for running for re-election.

TTAD Board member David Diamond explained why he is supporting candidates Hetherington and Chris Henderson.

### **7. Action Item**

#### **A. Selection of Chair and Vice-Chair- Each year RAC members select a chair and vice chair to lead the monthly RAC discussions.**

Chillemi explained that typically, the Vice-Chair is appointed Chair. That would be Steakley, who is not here tonight. This item was tabled.

### **8. Information Item**

#### **A. Kings Beach Mixed Use Redevelopment Project**

The applicant will provide an informational overview of a proposed mixed-use redevelopment project located at 8716 North Lake Boulevard in Kings Beach. The project proposes a total of 16 tourist accommodation units (TAUs), 11 market-rate multi-family dwelling (MFD) rental units and approximately 1,400 square feet of professional office space across two buildings. The highway fronting building will be three-stories (56 feet tall) and contain the office space, 10 TAUs and the six MFD residential units. The TAUs and MFD units will be comingled on the same floors. The rear, two-story building will contain the remaining six TAUs. The primary entitlement for the project is a conditional use permit and the level of environmental review required is still under consideration.

**Presenters: Tyler Wallace, TFWA Architecture, Applicant, Reza Shera, Neptune Investments LLC, Owner, Heather Beckman, Placer County Planning Services Division**

Beckman presented the project. She explained the required environmental process is still being determined. This project was reviewed by the Tahoe Basin Design Review Committee (TBDRC) in



detail. TBDRC voiced concerns about snow shedding and icing issues and felt the overall design did not “feel” like Tahoe. To improve the architecture and feel, they offered suggestions regarding articulation and materials.

The applicant’s representative Tyler Wallace provided more detail on the proposed project.

Council members asked questions clarifying the presentation, including confirmation that the housing component will be at market rate, the overall square footage of the project and the percentage that will be commercial, parking, and building materials. The roof line, snow shedding, and potential for icy sidewalks was discussed.

It was noted the occupancy will be a combination of nightly rentals and full-time residents.

The topic was open to public comment. John Radabol asked how run-off is being handled. Julia Powers voiced concern about shade, given the building heights, and icy sidewalks.

Public comment was closed. A lengthily discussion followed. Concerns were voiced about the mix of nightly rentals and full-time residents and the “feel” of the project.

There were comments about how this project fits in with other proposed development in the area, noting impacts from all proposals need to be considered when talking about environmental issues, traffic, and evacuation.

There were suggestions on how to design the project to be more in keeping with the area, use of materials, parking, and landscaping,

## **9. Future Agenda Items**

- Selection of Chair and Vice-Chair
- Update on Area Plan
- Parking in Town Centers; increase pedestrian safety
- Resort Triangle Transportation Plan update

There was a brief conversation about the roles of various committees. It was pointed out that DRC meetings are to consider design elements and MAC meetings are to consider community impacts. Obviously, there could be some overlap. However, the public is welcome to attend both meetings and give comment. Both are hosted by the County and staff takes all comments.

## **10. Adjournment at 8:46 PM**