



County of Placer
North Tahoe Regional Advisory Council
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REGULAR MEETING MINUTES – Final approved 10/18/22
6:00 pm, Thursday, September 8, 2022
Meeting Location: Palisades Conference Room Building 5
1960 Olympic Valley Rd, Olympic Valley, CA 96146
Online via Zoom (link below) | Meeting ID: 951 0393 0579

1. Call to Order

FULDA called the meeting to order at 6:18 PM. A quorum was established.
MEMBERS PRESENT: Fulda, Chillemi, McFadden, Herrick, Roeder, Hanson, Steakley, and Lutkemuller
MEMBERS ABSENT: Hill
STAFF PRESENT: Gustafson, Hopkins, and Friedman

There were 14 additional participants including presenters and County staff. Approximately 18 people attended via Zoom.

2. MAC Member Introductions

3. Approval of September 8, 2022 Agenda
ROEDER/LUTKEMULLER/UNANIMOUS

4. Approval of August 11, 2022 Meeting Minutes
CHILLEMI/HERRICK/UNANIMOUS

5. Reports

A. Community Reports

OVPD General Manager Mike Geary reported the District is working on the West Tank Recoating project.

The Community Wildfire Protection Plan should be completed next month. The fire department received a grant to do about 120 acres of fuels reduction work.

There is a vacancy on the OVPD Board that will be filled by Board appointment. Applications are being accepted.

A representative from Calfire in Truckee reported just under 14,000 acres have burned in the Mosquito Fire. A lot of resources are coming in from around the region to fight it.

The MAC 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.





Denise Springsteel from TCPUD reported the District continues to work with NTPUD on the Joint Recreation Needs Assessment to see what the community wants and will be willing to fund. A joint Board meeting is scheduled for September 30 at the Kings Beach Event Center from 8:00 AM to 5:00 PM to get a full presentation from the consultant. The public is invited.

TCPUD, NTPUD, and the North Lake Tahoe Fire Protection District is meeting with the CSDA Legislative group on September 15 to tour the area, highlighting the need for defensible space and water for fire suppression.

Lutkemuller reported the Truckee Tahoe Community Foundation is hosting a Forest Futures Salon webinar on September 22 at 4:00 PM. It will address forestry workforce development.

B. Supervisor/District Director Reports

Supervisor Gustafson apologized for not being at this meeting in person. She is hosting a Town Hall for those impacted by the Mosquito Fire. About 3,000 people have been evacuated and 12-15 homes lost.

Gustafson reported the Board of Supervisors approved an agreement with the Town of Truckee and Nevada County to consider construction of a biomass facility. Gustafson explained a project had been approved but not constructed and there have been some changes since then. TTCF and other districts are also contributing to the effort.

The Tahoe One Big Bin Program eliminates the need for blue bag recycling as everything will be done by hand. TOT funds will be used for the contract with Clean Tahoe for arrange for more trash pick-ups.

Gustafson updated the group on the investigation into ways to offer the most efficient library services in Tahoe City and Kings Beach. In response to a question, she noted discussions with the new owners of Boatworks Mall about a possible spot in Tahoe City. Other sites could include the Bechdolt Building and eventually, in the Dollar Creek Crossing area.

The Dollar Creek Crossing project is moving forward with a new design and mix of housing opportunities. It aims to be more responsive to Tahoe workers, who earn more than the "affordable housing" requirements identify. Gustafson hopes the project will be approved in 2023.

Applications for the new Placer County CEO are being accepted until September 11, 2022. TRPA is also conducting an Executive Director search since Joanne Marchetta has announced her resignation.



There was a ribbon cutting for the Martis Valley Trail on August 16. The trail connects Northstar to Truckee and is a collaboration of many local, state, and federal agencies, as well as the Washoe tribe. The next phase will connect the trail into the basin.

Gustafson noted upcoming meetings, including the Board of Supervisors meeting in Tahoe on October 25.

C. NTRAC Members Reports

McFadden asked for clarification on how defensible space is being enforced.

Roeder said the Martis Trail looks great, but took longer than expected. He announced Northstar is planning to open on November 18.

6. Public Comment

There were no comments on items not on the agenda.

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.**

Motion to appoint Steakley as Chair and Hanson as Vice-Chair through 2023.

ROEDER/MCFADDEN/UNANIMOUS

Fulda was thanked for serving as Chair for three years.

8. Information Items

- A. Palisades at Tahoe Specific Plan (formerly, Village at Squaw Valley Specific Plan) An amendment to the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO), and associated entitlements, including a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Large Lot Tentative Map, along with an Environmental Impact Report (EIR) was approved/certified by the Board of Supervisors on November 15, 2016. The project was subsequently litigated and the appellate court determined the EIR analysis had technical deficiencies on five specific issues. The applicant has engaged Placer County to evaluate the five issues through the CEQA process in order for the applicant to bring the project back through the public hearing process for reconsideration. An informational presentation will be provided on the history of the 2016 SVGPLUO project, status of the lawsuit, and potential revisions to the EIR to address the deficiencies. Presenters: Patrick Dobbs, Planning Services Division, and Jason Hansford on Behalf of Alterra Mountain Company, Applicant**

Fulda announced a possible conflict as Ward Young is doing work for Palisades Tahoe.



Alex Fisch introduced County staff working on the project, including County Counsel Clayton Cook and Patrick Dobbs, Senior Planner on this project. Also present were Jason Hansford, Vice-President of Palisades Tahoe and Dee Byrne, President of Palisades Tahoe.

Fisch provided background on the project, including special features, zoning, and entitlements. He described past actions leading to approval. County Counsel Clayton Cook provided more detail on the past approval process and explained the court decisions and process. The suit brought by Sierra Watch was centered around CEQA findings.

There were four areas the County did not prevail on: Lake Tahoe water quality given that vehicle miles traveled (VMT) could ultimately impact the lake, wildfire impacts related to evacuation and traffic control, noise impacts within 50' of the project, and transit. Cook described the next steps. The Court ruled the County has to correct those four deficiencies.

The Committee asked for clarification on the process and the lawsuit. There were questions about how the many conditions that have changed since the original EIR was done are being addressed, for example, water, traffic, and fire threats. Cook and Fisch responded. The County will be addressing the four issues raised by the Appellate Court based on conditions in 2011 when the project started.

It was noted that there could be changes to the actual project when it is resubmitted and the entitlements would be considered on the new project. The Board of Supervisors are expected to rescind the project approval and decertify the EIR, at its October meeting. After that, a new application can be submitted.

Committee members asked about how various scenarios may be addressed, such as increased demand on the aquifer and additional legal challenges. In response to a question, Fisch explained the Squaw Valley General Plan, which is more like a Community Plan and part of the County General Plan, was adopted in 1983. The Squaw Valley Specific Plan, on which this project is based, was adopted in 2016. There are currently no plans to update the Squaw Valley General Plan.

Chillemi asked for clarification about the Development Committee. Fisch explained it is comprised of staff and considers potential impacts of many components, including transit, greenhouse gases, and impacts of increased population. Katie Jackson from Department of Public Works described how the Regional Transportation Plan and Resort Triangle Plan fit in with the transit considerations.



Discussion continued as potential changes in the scope of the project were considered and how they might be considered during the approval process. Fisch answered a question about potential public benefit by noting the environmental impacts of restoring the trapezoidal channel to pre-Olympic times and the applicant's requirement to build a fire house at the west end of the Valley.

The topic was open to public comment. Tom Mooers from Sierra Watch encouraged everyone to stay engaged in this process because the project could impact the entire North Shore region. He asked the County to convene a collaborative planning process.

Three others spoke. There was question about how the proposed Granite View Condominiums would be considered in the EIR. Fisch said the EIR for that project included the Village. There were concerns voiced about the environmental changes since the EIR was first done in 2016, using 2011 data, and the need to consider cumulative impacts.

In response to a question, Dee Byrne offered her cell phone number and email address to an owner in the Village.

Public comment was closed. The Committee offered final thoughts. There was agreement that the County should consider updated information in responding to the Court order, and go beyond the requirements. The cumulative impact of all potential development in the region needs to be considered

9. Future Agenda Items

- Cell tower at Northstar
- Dollar Creek Crossing

From the August 2022 meeting:

- Update on Area Plan
- Parking in Town Centers; increase pedestrian safety
- Resort Triangle Transportation Plan update

10. Adjournment

The meeting was adjourned at 8:17 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary