

Community meeting: Wednesday, Jan. 8, 2020

Fairway Community Center
330 Fairway Dr.
Tahoe City, CA 96145

Community Comments and Questions

County is preparing and will provide additional information on the website soon

You can view full comments from the Jan. 8 meeting [here](#). Below reflects a write-up of the questions and comments received from the meeting.

Community Recommendations

- Recreation center possibly at the corner of Fabian Way and North Lake Boulevard
- Main entrance and roundabout should be at Fabian due to storms and snow
- Need traffic analysis
- Post list of advisory committee members
- Underground parking consideration
- External storage lockers for tenants
- Create roundabout instead of traffic light at Dollar Hill

Favorable comments and characteristics of housing on the site

- *Access to bike path* – emphasis on alternative transportation and recreation
- *Smaller units* – less density and impact
- *Mixed income neighborhood* – appreciate the range of opportunity, focus on missing middle and local workforce community
- *Early engagement of the community* – over year and a half of local outreach for the initial phase
- *Potential community space* – conversations include community use of a portion of the site
- *Great project for “boomerang kids”* – local young adults who grew up in the area and now need housing opportunities to move back
- *Increased county involvement* – county is now serving as the lead contact for planning the site

Feedback on initial conceptual plan opt

Height & Density

- Reduce number of units -- consider reducing density instead of building out to maximum capacity
- Reduce to 2-story rather than 3 stories
- Add recreation center or other like uses
- Reduce acreage of single-family and commercial zones to recalculate multi-family density

➤ Traffic

- Main road is only two lanes and on a hill
- What mitigation measures will be taken? A traffic light? A roundabout?
- Congestion from school being down the street
- Dollar Hill congestion was a concern of the community
- Parking & trail access – Need more parking to accommodate people who travel up to area specifically to use the trail

➤ Additional questions

- Will the units be deed restricted?
- Is there an on-site management office planned?
- Option 2 – concern that (Main entrance) may decrease home value for people living on Watson
- Option 3 – driveway off Watson is too close to highway
- Is the developer local? What are some examples of previous work?
- Why aren't we looking at the 64-acre land near the transit center?
- Has money been put aside for development? Are tax dollars being ear-marked? [Interest in how financing of the project will work]
- What will the EIR analyze? When will the EIR process begin?
- How does TRPA and Tahoe Basin Plan calculate density?
- What factors went in to deciding on the site location?

Additional presentation comments – Chief Michael Schwartz, North Tahoe Fire District (in response to some of the public feedback)

- Options 2 and 3 are a night and day difference from the first presentation for the site.
- The county has completely engaged the North Tahoe Fire Protection District and have incorporated a majority of NTFPD requests.
- NTFD understands the community's wildfire concerns related to this project and assures that they are involved in the planning process for the property.
- NTFD has proven that they are capable of incorporating fire prevention and safety standards to housing projects through their work in Alpine Meadows.
- While the NTFD is not a land use agency, the residents will have to continue to engage with the county, but the NTFD will continue to be involved through the process to ensure public safety and fire code compliance.

Closing remarks

- The county will be looking at achieving a concept plan for the site this upcoming year, not finalized projects.
- Please sign up for the email updates and continue engaging with the county:
https://public.govdelivery.com/accounts/CAPLACER/subscriber/new?topic_id=CAPLACER_104
- The FAQ is a living document that will be updated as feedback is received.
- This is a long process, and the property is just in the beginning phases of the process.