

North Tahoe Citizen Action Alliance

PO Box 289, Tahoe Vista, CA 96148

Office: 530-546-8125

www.ntcaa.org

Jerry Wotel, Temporary Newsletter Editor

NTCAA Newsletter - March 2008

NTCAA and some of its members have been actively opposing the Redevelopment Agency (RDA) planned construction of a three-story parking garage for the Tahoe City Marina. As you should be aware, the funding has been withdrawn and it will not be built. We feel that good judgment has prevailed, and the funds can be used to benefit the North Shore in many better ways, such as improving truly blighted communities and housing, fire prevention, infrastructure improvement, and many other projects. This is further discussed later in this newsletter under the Tahoe Vista and Tahoe City headings.

NTCAA will be presenting its mission to the public attending the **Community Involvement Fair** at the Resort at Squaw Creek on Thursday, April 3, 2008. The Fair Opens: 6:00 pm. There is a no host bar at 6:00 pm, and a presentation, **Finding Your Passion: Philanthropy and Volunteerism** by John Chapman, Board Member of Green Belt Alliance, Local Initiative Support Corporation, Brentwood Agricultural Land Trust, Great Communities Collaborative, Diablo Valley Masterworks Chorale, and East Bay Community, beginning at 7:00 pm. You may return to the exhibits during Q & A until about 8:30 pm.



This is part of a Civic Engagement series being offered. The Community Involvement Fair will be preceded on Thursday, March 27 at 7:00 pm by **The Importance of Civic Engagement for a Healthy Community**. The guest speaker is Mike Howe, Chair, National Task Force On Community Leadership, John W. Gardner Center for Youth & Their Communities and Interim Executive Director, Greenbelt Alliance. There is a \$10 charge.

Finally California Secretary of State, Debra Bowen will speak on **Participating in the Political Process**, on Thursday, April 10 at 7:00 pm, preceded by a no host bar from 6:30 - 7:00. There is a \$10 charge.

More information is available at the website <http://www.squawvalleyinstitute.org/events/index.html>

Lake Tahoe Issues

At the February 27 meeting of the TRPA Governing Board, the pre-applications for the Community Enhancement Program (CEP) were accepted with commodity reservations for commercial floor area, tourist accommodation units, and mixed use residential units. TRPA had many questions on viability of the projects, some of which are given for Kings Beach and Homewood. The applicants now have a year to prepare a project application followed by environmental reviews. If the project is approved, the commodities will be awarded.

Kings Beach



TRPA has responded to the CEP developers with a list of “requirements for continued participation”. In this first cut of evaluation by the TRPA staff, some of the following concerns were expressed about the Kings Beach Town Center - BB, LLC. “Staff recommends a substantial decrease in the proposed height and we look forward to working with you on an appropriate height...” and more specifically, “TRPA cannot recommend the proposed height of 66 feet for Building 7. This proposed height is nearly 2X greater than the allowed (36 ft), is inconsistent with overall heights in Kings Beach....”

NTCAA has expressed this concern of height since the project was first proposed. In addition, NTCAA has expressed concern over the three-story concrete parking garage (35 ft in height) extending from the Kings Beach Post Office east to within one lot of Fox St. The scale, massing, and height of a concrete structure are not appropriate aesthetically and cast a huge shadow on adjacent residential property. A two-story garage would be more appropriate to the community character if it was dressed up.

TRPA staff continues, “TRPA recommends that a new approach to the parking garage should be incorporated into the design of the façade to ensure it is more compatible with the adjacent residential neighborhood. Please note that the maximum height for the parking garage would need to be consistent with the current Code of Ordinances...”

The Placer Board of Supervisors voted to continue looking at the site on the corner of Fox St and Salmon as the preferred site for the consolidation of Placer County Offices. The proposed site was first presented conceptually by Steven Brown, developer of the Kings Beach Town Center and current owner of the property. Most of the local community is in favor of this Government Center in Kings Beach. Perhaps it represents the first step in Placer County understanding our area better so that wise decisions can be made about the expenditure of our property taxes.

Tahoe Vista

The Sandy Beach development of interval ownership housing Draft EA/EIR public review is completed, with comments being submitted by March 8.

Members of NTCAA, and others, will be submitting suggestions for public improvements in Tahoe Vista. These are now being compiled and will be submitted to the Placer County Redevelopment Agency and Department of Public Works. When submitted, it will be on the NTCAA web site. Tahoe Vista has not been the recipient of any RDA funding, unlike Tahoe City and Kings Beach, but are equal contributors of RDA funds based on tax revenues.

Tahoe City

As mentioned previously the Tahoe City Marina Parking Garage RDA funding has been withdrawn. NTCAA has been opposing this expenditure of public funds for a year. Reasons given for construction of this project were blight and/or public parking



needs. According to Placer County's own statistics, Tahoe City has the best and fastest growing economy of the North Shore. More serious blight exists in Kings Beach and Tahoe Vista, the other Redevelopment Areas.

All parking studies do not support the community need in that area (Gordon H. Chong & Partners for Placer County), and was not the approved Transit Center project to provide community parking with transit service within Tahoe City? Hopefully the RDA tax revenue will now be used to support other areas of greater need.

The Tahoe City Marina Expansion has been approved by the TRPA APC. There will be 81 new boat slips. Twenty-nine surface parking spots will be added, requiring the removal of some old-growth trees. Is this necessary? Can a "work around" be implemented? Final TRPA project approval will be requested at the Governing Board meeting on March 26.

Homewood Community

Our latest update concerning Homewood Mountain Resort (HMR) came from the TRPA Governing Board meeting on 2/5/08. Resolution 2008 Exhibit 7 gave Conditional Reservation of Allocations to HMR. TRPA Staff wrote "There are many positive aspects to this project; but, the pre-application proposal needs improvement to be accepted by TRPA for action as a qualified CEP project."



The TRPA "requires substantial land coverage reduction for this overall project." Staff notes that in order to be approved, HMR must commit to substantial environmental improvements, such as scale, height, community character, scenic/visual analysis, environmental improvement program, Green Building improvements, housing, promoting transit oriented development, and both parking and especially transportation improvements.

TRPA staff requested of the developer, "In your presentations you described that the mid-station lodge would be available for the public to use (pool, access to hiking, etc.) In your pre-application you limit this access substantially. Evaluate the potential impacts of the project associated with reduced public access to the mid station lodge/pool and explain reasons why this change is desirable". How can you remove the local Community from a Community Enhancement Plan?

Crystal Bay

The Boulder Bay development in Crystal Bay NV is also an applicant to the CEP. Because of its proximity to Kings Beach and the effects it will have on that community as well as its own, NTCAA will be monitoring that development and offering our observations and questions. A community meeting was held on March 19 to review the current project concept. Community questions focused on road design and traffic.

Upcoming Events/Key Date

Agendas for TRPA Governing Board and APC, and also Placer BOS are not available until a few days before the meeting. Therefore, it is difficult to provide a meaningful emphasis to the meeting. Attendance at events shown in bold type is encouraged. Other meetings/events not shown here will be announced by email.

Wednesday, March 26	TRPA Governing Board <i>TC Marina Expansion, KBCCIP</i>	9:30 am, Chateau, Incline Village
Thursday, March 27	Bruce Kranz Coffee	9 am, Gar Woods Restaurant
Thursday, March 27	Civic Engagement Series <i>The Importance of Civic Engagement for a Healthy Community</i>	7 pm, Resort at Squaw Creek
Wednesday, April 2	NLTRA Board Meeting	8:30 am, TCPUD Board Room
Thursday, April 3	Civic Engagement Series <i>Community Involvement Fair</i>	6 pm, Resort at Squaw Creek
Thursday, April 10	Civic Engagement Series <i>Participating in the Political Process</i>	6:30 pm, Resort at Squaw Creek
Tuesday, April 8	NTPUD Board Meeting	3 pm. NTCC in Kings Beach
Wednesday, April 9	TRPA APC Meeting	9:30 am, Chateau, Incline Village
Thursday, April 10	NTRAC Meeting	6 pm, TCPUD Board Room
Wednesday, April 16	NTFPD Board Meeting	6 pm, TCPUD Board Room
Friday, April 18	TCPUD Board Meeting	8:30 am, TCPUD Board Room
Wednesday, April 23	TRPA Governing Board	9:30 am, TRPA, Stateline
Thursday, April 24	Bruce Kranz Coffee	9 am, Gar Woods Restaurant

TRPA – Tahoe Regional Planning Agency
 NLTRA – North Lake Tahoe Resort Association
 TCPUD – Tahoe City Public Utility District
 NTCC – North Tahoe Conference Center

APC – Advisory Planning Commission
 NTPUD – North Tahoe Public Utility District
 NTFPD – North Tahoe Fire Protection District