

North Tahoe Citizen Action Alliance

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NTCAA Newsletter – April 2010

Redevelopment Plans for North Tahoe

The Placer County Redevelopment Agency (RDA) is proposing new boundaries to the 1996 County approved redevelopment area maps which affect large areas of North Stateline, Brockway, Kings Beach, Tahoe Vista, Lake Forest and Tahoe City. The intention is to amend the maps concurrently with the proposed but yet unapproved TRPA Regional Plan in which Chapter 15 of the code of ordinances discusses redevelopment. The RDA proposed boundary changes are based on TRPA redevelopment criteria and TRPA's requirement that the County install Best Management Practices and Environmental Improvement Projects.

In this plan, Placer County along with TRPA is promoting increased allowed density, height, coverage, and affordable housing on Lake Tahoe's North Shore. The code language of "hi-density, compact Pedestrian Transit Oriented Developments "(PTOD)" will be encouraged in these areas". The Boulder Bay and approved Domus affordable housing developments are demonstration projects for these changes. Allowed density was increased from 15 to 30 units per acre and allowed height was increased from 32' to 48' with Domus. Boulder Bay extra height from 45-75 feet applies to 10 buildings instead of one.

The original redevelopment boundary map recorded in 1996 was created for tax-increment collection to fund the Placer County Redevelopment Agency. No separate code increasing height, coverage and density for affordable housing was associated with the map. Placer County already allows a 100% density increase for affordable housing.



The Redevelopment Plan Map purports to include blighted parcels. However residential areas in historic Brockway are included where homes have an average value of \$700k and do not meet any definition of blight. Once defined, a blight designation becomes virtually permanent, yet in the county plan the definition of blight is so broad it is meaningless. This new map will be a cloud on the title of affected parcels. It will depress property values and force disclosure of the potential for development of other than single family homes in residential areas. A blight designation makes all properties within a redevelopment area subject to eminent domain for the benefit of other private interests. Your home may be given to a developer; your business to a competitor.

TRPA's definition of Transect Residential Zoning in the proposed Regional Plan is 1-8 units per acre. Currently Placer County requires a 10,000 square feet lot for a single family home. TRPA's plan would allow one home per 5445 square feet with double density of 16 units per acre for affordable housing in Placer County.

Lack of adequate BMPs, sidewalks, or storm water treatment facilities are a determining factor to qualify as a blighted parcel. Isn't this a failure of enforcement by TRPA? Or is Placer County redefining "deficient infrastructure" to justify zoning changes?

What provisions allow these changes to be exempt from our community plans without adequate vetting? How is the Public made aware? Shouldn't all property owners be notified of potential zoning changes?

The RDA must redo the proposed map and only include parcels in areas that meet a meaningful definition of blight. Eminent domain rights must be specifically omitted as a potential outcome. The County must analyze the impacts of project massing, increased density, height and coverage, community character, neighborhood compatibility, preservation of vegetation, open space, traffic, conformance with thresholds and cumulative impacts. Reliable explicit criteria must be established.

Kings Beach Commercial Core Improvement Project

During the first week of April there were three notable actions regarding Placer County's implementation of a lane reduction on State Route 28 and installation of single-lane roundabouts at Coon St. and Bear St.

First, a Federal Highway Administration (FHWA) investigator from their Office of Civil Rights was in Kings Beach for five days to examine the project area and conduct a numerous interviews. This was in response to a complaint of Federal civil rights violations due to highway traffic being rerouted through the residential neighborhoods.



Second, at the April 8th meeting of the North Tahoe Regional Advisory Council Dan LaPlant, KBCCIP Manager for the Placer County project made a surprising announcement. Placer County's recently awarded a \$3.9 million contract for further design of the project was rejected by Caltrans due to failure of meeting Federal requirements of Disadvantaged Businesses provisions. According to LaPlant this will result in a 3-4 month delay in the project.

Third, on April 9th the FHWA, on behalf of Caltrans, recorded in the Federal Register a final action for the KBCCIP called a Finding of No Significant Impact (FONSI). This one page document is the official record of a decision that Caltrans has made, that the lane reduction/single-lane roundabouts alternative "has no significant impact on the human environment." Under a special agreement (NEPA Delegation) Caltrans assumed FHWA's role to comply with all Federal responsibilities that normally are under the jurisdiction of the FHWA. This notice begins a 180 day limit for any claims of judicial review of Caltrans' decision.

Biomass Plant in Kings Beach?

Placer County is pursuing the installation of a power plant burning forest residue primarily from thinning operations. The location is next to the current NVEnergy 20 megawatt back-up generating station

just north of Speckled Ave. The combustible slash will come from within a 30-mile radius of Kings Beach (much of it outside the Basin to ensure sufficient quantities) to be burned 24/7 to produce 1-3 megawatts of power.

The forest material must be trucked first to the Cabin Creek Disposal Facility (along Hwy 89 near Truckee) for grinding, processing, and storage to ensure adequate fuel feedstock. Two to four large chipper vans will then deliver the material daily via Hwy 267 to the Kings Beach Cogeneration plant for producing electricity, and the waste heat utilized to heat public buildings and possibly sidewalks.



Brett Storey is the project lead for Placer County. In a recent interview he said that the combustion plant could not be located at Cabin Creek because they are already “out of attainment” for air quality emissions. But Kings Beach, in the Tahoe Basin, is in attainment and a plant could be permitted. Placer County is comparing air emissions with the equivalent material being openly burned. They are building their support coalition and appear intent to push this through in the Basin as a test case.

Placer County has received \$650,000 to move the facility concept through the pre-development stages. There are also \$2.5 million in Federal and State funds “awarded” to assist in construction. NTCAA is committed to following this project and its technical and economic viability. For more information see the Placer County website and click on Biomass.

Did You Know...?

The Placer County Department of Public Works' (DPW) Tahoe Engineering Division has moved its staff from offices in Truckee to 7717 North Lake Tahoe Blvd. (the old AAA Building). The move will put the Tahoe staff closer to the constituents and customers they serve. DPW will have the same telephone numbers it had in Truckee.

Placer County Redevelopment Agency says your property is blighted if there is:

- Inadequate public improvements or water and sewer utilities.
- Substandard design, deterioration/dilapidation.
- Defective design.
- Faulty/inadequate utilities depreciated property values.
- High business vacancies.
- Abnormally low lease rates.
- Declining retail sale taxes.
- Lots that are irregularly shaped, inadequate in size, and/or under multiple ownership.
- Depreciated or stagnant property values and impaired investments.
- Abnormally high business turnovers, low lease rates and abandoned buildings or vacant lots.
- Serious lack of neighborhood commercial facilities.
- High crime rates

Upcoming Events/Key Dates

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

April 28, Wednesday	TRPA Governing Board	9:30 am, TRPA Stateline Office
May 5, Wednesday	NLTRA Board Meeting	8:30 am, TCPUD Board Room
May 11, Tuesday	NTPUD Board Meeting	10 am, NTEC, Kings Beach
May 12, Wednesday	TRPA APC Meeting	9:30 am, TRPA Stateline Office
May 13, Thursday	NTRAC Meeting	6 pm, NTEC Kings Beach
May 17-18, Monday	Placer County bOS Mtg.	8:30 am, TBD
May 19, Wednesday	NTFPD Board Meeting	6 pm, TCPUD Board Room
May 21, Friday	TCPUD Board Meeting	8:30 am, TCPUD Board Room
May 26, Wednesday	TRPA Governing Board	9:30 am, Chateau, Incline Village

TRPA – Tahoe Regional Planning Agency
 NLTRA – North Lake Tahoe Resort Association
 TCPUD – Tahoe City Public Utility District
 NTEC – North Tahoe Event Center (NTCC)
 BOS – Placer County Board of Supervisors

APC – Advisory Planning Commission
 NTPUD – North Tahoe Public Utility District
 NTFPD – North Tahoe Fire Protection District
 NTRAC- North Tahoe Regional Advisory Council

***“Our lives begin to end the day we become silent about things that matter.”....
 Dr. Martin Luther King Jr.***

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