

North Tahoe Citizen Action Alliance

North Tahoe Citizen Action Alliance
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Paul Vatistas, Newsletter Editor

Welcome to our First Newsletter!

NTCAA has passed another milestone by issuing this, our first, newsletter. Our group continues to grow and we now have over 100 members.

Our community education program is underway and during August we sponsored a meeting on Fire Prevention, and a showing of "Resorting to Madness", where we had a special treat by also showing "The Lost People of Mountain Village". These meetings were well attended and highly educational, and they provide a forum for members to meet.

Your Board has met with the Placer County Board of Supervisors, Executive Office, and the Redevelopment Agency to inform them of our objectives. We have introduced ourselves to the TRPA Governing Board and met with senior TRPA executives. I encourage you to approach and encourage your friends and neighbors to join NTCAA. Increased success for our group in protecting and enhancing our community and quality of life will be achieved by membership growth and activity.

Your Board has tried to keep this Newsletter as brief as possible while providing a good overview of what is happening in our region. I would appreciate your feedback on the length and format!

Jerry Wotel, President

Upcoming Events/Key Dates

We are trying to arrange a presentation from the TRPA on their Community Enhancement Program (CEP) for the evening of Tuesday, October 9, but do not have confirmation yet. The first formal public input to TRPA on the CEP is in early November, and all CEP project applications are supposed to go to the TRPA Board in late November.

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| Tuesday, September 18 | Placer County BOS Meeting <i>Agendas at www.placer.ca.gov/bos/Agenda.aspx</i> | 9 am Auburn |
| Wednesday, September 26 | TRPA Governing Board <i>Agenda available from the TRPA web site 9/21</i> | NTCC, Kings Beach |
| Thursday, September 27 | Coffee with Kranz <i>Speak directly to our Placer County Supervisor</i> | 9-10 am Garwoods |
| Tuesday, October 2 | Placer County BOS Meeting <i>Agendas at www.placer.ca.gov/bos/Agenda.aspx</i> | 9 am Auburn |
| Wednesday, October 3 | NLTRA Board Meeting <i>Agendas available 9/28</i> | 8.30 am NTCC, Kings Beach |
| | NLTRA Annual Member Lunch | 12 pm NTCC, Kings Beach |

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| Tuesday, October 9 | Proposed NTCAA Forum | Kings Beach <i>Understanding the CEP with a speaker from TRPA</i> |
| Wednesday, October 10 | TRPA Advisory Planning Committee | Kings Beach <i>Agenda available from the TRPA web site in October</i> |
| Thursday, October 11 | NTRAC Meeting | 6-8 pm NTCC, Kings Beach |
| Monday, October 22 | Placer County BOS Meeting | in North Lake Tahoe <i>Agendas at www.placer.ca.gov/bos/Agenda.aspx</i> |
| Tuesday, October 23 | Placer County BOS Meeting | in North Lake Tahoe <i>Agendas at www.placer.ca.gov/bos/Agenda.aspx</i> |
| Wednesday, October 24 | TRPA Governing Board | Kings Beach <i>Agenda available from the TRPA web site 10/19</i> |

Monthly Roundup

The Board and the Advisory Group of NTCAA met in July to identify the key issues that we should be focused on over the summer. This list is included on Page 4. We will be updating this list later this year, so if there are programs or projects that you are concerned about, please let us know.

Kings Beach

There is a lot of activity proposed for the Kings Beach and Tahoe Vista areas. There is significant agreement in our community that the center of Kings Beach needs redevelopment - to provide an improved community environment, deliver greater economic prosperity to the area, and to address many of the significant (and bad) water runoff issues. The Kings Beach community is still struggling with the Alternatives for its roadways and on-street parking and a decision on these difficult topics is likely at the Placer County Board of Supervisors (BOS) meeting when they meet here in Tahoe in late October.

SK Brown has a proposal on the table to regenerate the area between Fox and Coon streets. The proposal includes office space, housing and a walkable area. While much of the proposed project seems very attractive, we have some concerns about the size of the building on highway 28 (4 stories and nearly 60' tall), and need to know more about the proposed 3-storey parking structure. The proposed Placer County Government Center may be part of this development bringing year-round jobs to Kings Beach.

Tahoe Vista

Tahoe Vista is facing a large number of proposed and possible projects over the next 5 years, and our members feel strongly that a new Community Plan is needed for this area. TRPA Governing Board member, Norma Santiago, expressed some support for this need when community plans were discussed in the TRPA/Placer County Place-Based meetings.

Tahoe City

The legal struggle over the proposed Transit Center on 64 Acres continues. The economic driver for this project seems to remain a desire by the business community for more parking on 64 Acres.

Placer County Redevelopment Agency (RDA) is proposing to spend up to \$14 million dollars in support of a 3-storey parking structure adjacent to the Tahoe City Marina. This is therefore RDA's number one priority (in terms of dollars committed) and a larger figure than the \$10 million that it has set aside for the Kings Beach Commercial Core Improvement project. The vast majority of the RDA money committed or spent to date has been on parking lots or parking structures, and we have not yet seen any initiatives to improve the housing available to current trailer park tenants. Our members expressed serious concern about the level of spend on the Tahoe City parking lot, and has asked the Board to engage with RDA (in the form of Rich Colwell and Rae James) so as to better determine what are RDA's priorities for our region. Some of our members are so concerned that they have initiated a Grand Jury investigation of the Tahoe City parking lot funding, but NTCAA has no part in this action.

There are rumors circulating that there may be another investor interested in building a hotel on the golf course, but nothing is confirmed as yet. The Board would be very concerned about any building that exceeds 3 stories.

Homewood

The big news for Homewood is the proposed redevelopment of the Ski Resort and its real estate potential. The owners of Homewood are a pre-applicant for exemptions under the Community Enhancement Program (CEP), and this would give the owners flexibility on height, density and parking requirements if they are accepted. Public input on CEP applicants will take place at TRPA meetings in early November.

Sue Gearhart is our Board lead on the Homewood hotel, condo, and ski area development, and provided your editor with the following summary of the key points.

Art Chapman of JMA Ventures is requesting the following:

North Ski Area (North Bowl): A Hotel/Restaurant with 80 rooms, 30 timeshares, a Spa at 10,000 sq. ft, ice skating pond, grocery store/market @ 8,000 sq. ft., hardware store @ 7,000 sq. ft., amphitheater for 1500 people, parking on previous wetlands behind the Maritime Museum, a swimming pool on mid-mountain.

South Ski Area (South Bowl): the request is for 120 timeshares when only single family homes are built currently, and a parking structure that is partially underground.

Overall. It will be a summer/winter full season development. Homewood's population is presently 840 (including children) and the proposed tourist accommodations will have at a minimum rooms for over 1,200 over guests; plus more for employees for the hotel/restaurant timeshares and commercial.

NTCAA is concerned that the Ski Area Project is not being fully and fairly presented to the public. There have been presentations highlighting the new lifts, forest thinning, and limited ticket sales (which are good things), but little discussion of increased traffic in the summer from Tahoma to Tahoe City, 4-storey hotel structures, and adequate onsite affordable housing.

Our concerns about air & water quality and about more traffic congestion that will continue to choke our neighborhoods will not be discussed. The recent "Workshop" at Homewood turned out to be a well orchestrated event at which only JMA employees and their consultants were allowed to speak – yes, no member of the public was actually allowed to speak to the assembled group of concerned and interested homeowners and residents.

The project as currently proposed does not fit into our Community Character in size, and the scale of the proposed residential is also a concern. Our Board continues to engage with JMA Ventures, TRPA, and Placer County on ways to improve this project in Homewood.

What are our current areas of concern? (from our July meeting)

Basin-wide:

- Fire issues/Blue Ribbon Commission
 - We need an economic and environmentally sound way of thinning fuels
- TRPA Demonstration projects
 - Which projects will be chosen?
 - Do they deliver the triple bottom line (community, environment, economy)?
- TRPA Regional Plan, and future rules and regulations
 - Do new regulations protect the scale and character of our communities?
- TRPA Shorezone plan, and its relationship to Placer County projects
 - Can private parties own the Lake? E.g., North Tahoe Marina

Placer County region:

- Community Plan updates, e.g., Tahoe Vista
 - Older community plans need updating to match Pathway 2007 input
- Homewood Village
 - Appropriate scale and character? Does it deliver triple bottom line?
 - Concerns about proposed TAU transfer mechanism
 - 90-130 room 4-storey hotel, 120 condos, improvements on the hill, plus facilities
- Kings Beach Commercial Core Improvement project
 - Kings Beach community is split on road Alternatives
 - County needs to clearly tabulate pros and cons of each Alternative
- North Tahoe Marina
 - Will not deliver triple bottom line
 - Encroachment of private development on state-owned lands (the Lake)
 - More than 9x growth in slips not acceptable; scale issue
- Placer County Redevelopment Agency priorities and funding
 - Where will the first \$100m of RDA funding go? Too many parking lots?
 - Improving the quality of life for trailer park residents and neighbors (Kings Beach)
 - Tahoe City Marina parking structure (\$10m to \$14m). Appropriate?
 - Workforce housing funding priorities. How is this funding allocated?
- Sandy Beach
 - Significant environmental issues (e.g., land coverage, tree removal)
- Tahoe City Transit Center
 - Citizens' comments overruled during the public process. Now in litigation.
- Tahoe Sands
 - EIR/EIS in progress; scoping presentation already made to the TRPA APC
- Villas at Harborside
 - 'Keeping them honest' (monitoring)
- Vista Village
 - 40 to 50 units is appropriate scale

Areas of emerging concern:

- Crystal Bay Area development
- Possible hotel in Tahoe City. More than 3 stories?