

North Tahoe Citizen Action Alliance

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NTCAA Newsletter - November 2008

The Tourist Accommodation Unit (TAU) policy continues to be a hot issue. The TRPA public discussion continues to be delayed. It was not allowed to be discussed at the recent Regional Plan Update Workshops because of litigation issues (see Tahoe Vista section). In addition, The TRPA Governing Board meeting on November 19th at the Chateau in Incline Village will not be discussing the TAU policy. They wish to have an open, public forum. However, TRPA says there is litigation, of which they are a party, concerning the Sandy Beach Fractional Ownership project which prevents open discussion. Current plans are to have the TAU discussion at the December 17th meeting, which is scheduled to be at the TRPA offices in Stateline.

The TRPA Legal Department says that while discussion of TAU policy is not allowed because of the project-specific litigation on Sandy Beach, the TRPA can approve other TAU transfers. So, while we cannot talk about TAU policy because of the Sandy Beach litigation, further TAU project approvals may be given that will compound the problem of TAU morphing to larger sizes. Already pending is the fractional ownership project across from the Tonopalo Resort in Tahoe Vista by "6731 Tahoe, LLC" the developer that is planning on morphing TAUs to a larger size and therefore stressing community and environmental impact.



Thus, we seem to be in limbo as far as TAU discussion (and action for policy change?). If the litigation goes on for some time, how many more projects are waiting in the wings with a large project? If they are approved and there is community opposition, what then? More litigation?

Kings Beach

The Kings Beach Business and Citizens Alliance (KBBCA) recently filed a lawsuit against Placer County over the Board of Supervisor's decision September 23, 2008 to choose the alternative that reduces the lanes on State Highway 28 through Kings Beach from the current four lanes to two through lanes with single-lane roundabouts. The Tahoe Regional Planning Agency had rejected this alternative on June 25, 2008 due to the environmental degradations of congestion, traffic cutting through a residential neighborhood, and loss of timely public transit services.

The KBBCA is supported by 130 local businesses and about 500 individuals who signed a petition in favor of the \$50 million Kings Beach Commercial Core Improvement Project retaining the current four lane capacity in accordance with the Community Plan. State Highway 28 through Kings Beach is the only roadway connecting Incline Village, Nevada with California. Under the first Amendment right to

“petition the government for redress of grievances,” the KBBCA believes Placer County staff’s alternative recommendation in the Final EIS/EIR released May 22, 2008 was the result of errors in the process and content of the EIS/EIR under CEQA, NEPA, and SAFETEA-LU regulations.

Retaining the four lane capacity is the most economical alternative that allows for wide sidewalks, and much needed aesthetic and water quality improvements to Kings Beach. The enhanced and beautified four lanes enables redevelopment to occur in the downtown without the negative impacts of traffic congestion, residential cut through traffic, loss of parking along the highway, and public transit disruptions. (KBBCA News Release, October 31, 2008)

Tahoe Vista

Sandy Beach – The League to Save Lake Tahoe has filed a Petition for a Writ of Mandate against the TRPA dated October 14, 2008 in United States District Court. This challenges the TRPA’s action of July 23, 2008 for approval of the timeshare resort development proposed by the Sandy Beach Fractional Ownership Development. The Writ requests an order requiring preparation of an Environmental Impact Study (EIS), and setting aside the project approval.

Causes of Action are Violation of TRPA Code of Ordinances including 1) Creation of Unauthorized Tourist Accommodation Units, 2) Failure to Prepare Required Environmental Impact Statement, and 3) Failure to Make Required Findings.



6731 Tahoe, LLC – This developer is seeking approval of a fractional ownership redevelopment project at 6731 North Lake Blvd (across SR 28 from the Tonopalo Resort).

The property is about five acres with approximately 25% of the rear of the property left natural. It will have 20 tourist units at two stories in height with two-car garages underneath. There will also be some commercial floor area required.

As you face the property, looking north across SR 28, there is planned a single entrance road which splits into a loop road bordering the east and west boundaries of the property. Inside the loop road are six buildings with two residences each, having three bedrooms each. On the north side of the loop road are four more buildings, also two residences, and three bedrooms each. The size of the residences will be on the order of 1800 ft² to 2200 ft². Coverage and TAU requirements are currently undefined.

Parking will be both surface and on the first floor, cut into the hillside where possible. The developer indicated that there would be three parking spaces per residence. The units will not exceed TRPA height restrictions and requests for any variances are not anticipated. By the time you read this, the developer should have met with the staffs of both the TRPA and Placer County.

Upcoming Events/Key Date

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. Attendance at events shown in bold type is encouraged. Other meetings/events not shown here, or changes, will be announced by email.

Wednesday, November 19	TRPA Governing Board <i>Regional Plan Update</i>	9:30 am, Chateau, Incline Village
Wednesday, November 19	NTPFD Board Meeting	6 pm, TCPUD Board Room
Friday, November 21	TCPUD Board Meeting	8:30 am, TCPUD Board Room
Wednesday, December 3	NLTRA Board Meeting	8:30 am, TCPUD Board Room
Tuesday, December 9	NTPUD Board Meeting	10 am, NTCC, Kings Beach
Wednesday, December 10	TRPA APC	9:30 am, Chateau, Incline Village
Thursday, December 11	NTRAC Board Meeting	6 pm, TCPUD Board Room
Wednesday, December 17	TRPA Governing Board <i>TAU Issue?</i>	9:30 am, TRPA Offices, Stateline
Sunday, December 21	Happy Hannukah	
Thursday, December 25	Merry Christmas	

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