

North Tahoe Citizen Action Alliance

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Jerry Wotel, Temporary Newsletter Editor

NTCAA News

The Homewood Community Workshop was attended by about 35 people. An active and comprehensive discussion ensued about the proposed Homewood Mountain Resort covering a wide range of topics such as environment, wildlife, skiing facilities, water supply, traffic impact, and resort size. Hopefully everyone left with a better understanding of community concerns and recommendations.

As part of our organizational growth plan, other than encouraging all of you to interest your friends and neighbors in joining with us, is a program of grant solicitation. While we await our 501(c)3 tax exemption status approval we have pursued a grant from the Truckee Tahoe Community Foundation. We have been unsuccessful with them because they do not support our method of operation. We recently requested funding for our community educational program that we have been pursuing. The following is their feelings toward our operation: *"The strong consensus is that at this point there is not alignment in the values of respectful dialog and community inclusivity and therefore this application was not recommended for funding."*



Happy Thanksgiving

To us respectful dialogue means stating the truth about all pertinent impacts, and inclusiveness should include all reasonable concerns expressed by any citizen. We do not cut off and/or define the dialogue to suit anyone, and certainly do not exclude the interests of the general citizen who is only involved because of concern for their community. Our community educational program has proven this. If you are interested in seeing our grant proposal and the full context of the TTCF email, contact me.

Jerry Wotel, President

North Tahoe Issues

Environmental Thresholds

The debate continues concerning the accuracy of TRPA's position regarding, among other thresholds, the water clarity threshold. The following excerpt (received from a scientist) shows the subtle nuances of claims and counter claims: "To comment on "X's" comments, his response regarding the change in the clarity chart is misleading. The TRPA was charged with providing only the information that was needed to show an increase in clarity, making it completely biased. They failed to represent the whole 30 year data set, which showed an overall decline, despite the recent secchi depth released in April.

He stated that all development is held to the highest standards. The problem is that these BMP's and other 'mitigation' methods still result in a net loss. No mitigation is 100% and BMP's are only designed for the 20 year one-hour storm event. They don't take into account the additional water that comes from the melting snow that is on the ground when we get rain on snow events. This expert's view is that the Best Management Practices (ie BMPs) and other mitigation methods

"still result in a net loss" in Lake clarity. The Sierra Club, is frustrated that many of the currently approved TRPA thresholds are incorrect or incomplete. Basically TRPA is permitting development partly on the basis that the Lake is doing pretty well as measured by their questionable thresholds, when it's not, and it's based on the further belief that further development if accompanied by strict mitigation methods will result in a net gain for the Lake. The opposite occurs; more development/any development negatively impacts the Lake.

Ron Grassi, Advisory Board

North Shore Community Issues

Kings Beach

Major developments are underway for Kings Beach. Five developers have pre-applied for Community Enhancement Program (CEP) commodity awards.



Kings Beach Housing Now – provides 79 affordable housing units on five separate parcels totaling 3.2 acres on which 32 units now exist. Parking spaces will increase from 24 to 138. The housing will vary from studios to three bedrooms. Modular housing construction is being considered. A typical site elevation is shown to the left.

Kings Beach Town Center - The project area encompasses 4.3 acres, an entire block on the eastern edge of town. It is a mixed-use, pedestrian-oriented development comprised of seven buildings including a 397-space parking garage.

Planned are 30 market-rate condominium units, 20 condo-hotel units, 10 fractional ownership units, 10 workforce housing units, 39,500 sq ft retail/commercial use, 33,000 sq ft office space, and 24,000 sq ft for Placer Government Center (if located here). An elevation of the proposed four-story building on North lake Blvd. And Coon Street is shown to the right.



Ferrari Family Resort – The new resort spans both sides of Rt. 28, linked at the second floor by a pedestrian overpass, (shown on the left) open to the public and connecting a four-level parking garage on the north side. On the lake side will be a three-story resort with café, restaurant, and a 50-ft view corridor. On the mountain side will be 38 units

in three sites in three-story buildings. 16,000 sq ft of commercial space is proposed on the existing Rite Aid site.

Kings Beach Lakeside Resort – will consist of 30 fractional ownership units with 15 one-bedroom, 14 two-bedroom and one three-bedroom units. There will be 34 studio hotel



rooms, all next to the Conference Center. There will be 8560 sq ft of one-story retail shops and a new restaurant of 3580 sq ft with 1400 sq ft of outside deck and 210 seats.



Foothill Motel Site– A mixed-use eco-office park is planned near Beaver Street on 0.26 acres. There will be residential and office units.

Tahoe Vista

Sandy Beach – This fractional ownership development's revised EIR/EIS may be released for public review by the end of November. Issues re-evaluated from the original EIR/EIS were noise, recreational, and fire access. This development of about 6 acres is designed to remove over 400 trees, 85% of the total.

Tahoe Sands – At the TRPA APC meeting on November 14, the architect presented six alternate approaches to the project. The preferred approach was described in our October 1 newsletter. One alternate was to just update BMP's. The others were downscaling of the preferred design. The EIS/EIR effort has just been offered for bid, and it may be 12-18 months before it is completed.

The Tahoe Estates (and Tahoe Marina Estates) Erosion Control Project was opened for bid. Start work is anticipated for May 2008. This will replace Laurel Dr. with pervious concrete and new water and sewer lines. A wall will be built on the uphill side of Stag Dr. and the road resurfaced. Improvements to the water and sewer line are also being contemplated. Some runoff drainage pipes and resurfacing will also be done on Rim Dr.

The parking plans are near complete for the Tahoe Vista Recreation Area but the NTPUD does not anticipate work on the parking lot on the NE corner of National and Rt. 28 in 2008. Installation of courtesy docks around the TVRA boat ramp area and dredging of the ramp will be completed first. NTPUD is hopeful that a full EIR will not be required but that only a Mitigated Negative Declaration will be needed.

The Tahoe Vista Post office has approval to plan a move. A site evaluation of a newly proposed location will take place the first quarter of 2008. Public hearings will be required to ensure community support.

Ellie Waller, Secretary

Tahoe City

On Sept. 5, Placer County zoning administrators approved a variance allowing county planners to reduce the Marina Parking Garage stalls from the 9-by-20-foot standard size to 8.5-by-18 feet. The variance and the prospect of a garage full of mini-parking spaces ignited a controversy.



Three weeks ago, the Tahoe Boat Company Owners Association, a group of 160 boat slip owners in the Tahoe City Marina, retained legal counsel and asked the zoning department to reverse its decision. The boat association will continue to oppose the structure's construction and will likely raise not only safety concerns at

the TRPA Governor's Board meeting, but parking rights, according to the association's attorney. They are concerned with the new parking plan that involves their easement rights. They have 160 non-exclusive rights to parking spots.

The Tahoe City Garage project has been removed from the November 28 agenda of the TRPA Governing Board at the request of Placer County Redevelopment Agency. The project may be presented at the January 23, 2008 meeting, also in Kings Beach.

West Shore Community Issues

Homewood

The Homewood Mountain Resort (HMR) plans are becoming more definitive with information provided by JMA's Volume 5 newsletter.

North Base - will include a 5-Star hotel of 50-60 rooms and 40 two-bedroom, two-bath condo/hotel suites to be sold to private owners and available for rent. Some of these suites can be configured as separate 1 bedroom, 1 bath units for short term hotel stays. The top floor of the building will include 30 individually-owned penthouses. The hotel will include a restaurant and a spa facility. This totals 120-130 units in the hotel/lodge building with a conservative estimate of 230 bedrooms.

The North Base also has another 42 residential condominiums, some units located above 25,000 sq ft of retail space. A new 40,000 sq ft base mountain facility will house all skier services. All parking for the hotel and residential units will be underground. An above-ground parking lot of 1 to 2 levels will be for day skiers in the winter and boat trailers in the summer. There will be 12 on-site workforce housing apartments. This totals 54 units and an estimate of 108 bedrooms.

South Base - will accommodate 120 multi-family condos (some will be fractional ownership) and 11 single-family residences. This totals 131 units and an estimated 273 bedrooms. This is mostly new development on currently vacant land.

Additionally, the plan is to cap the sale of daily ski tickets to around 3,300 skiers to reduce day-skier parking spaces and curtail traffic. However, this should also reduce the number of tickets available to locals and general public to make room for new skiers from the hotel and condos.

On October 24th the TRPA Governing Board approved their staff request to amend the Eligibility of some participants in the Community Enhancement Program. This permits projects currently undergoing either a community plan or a master plan, such as HMR to be eligible for CEP awards before approval of the plan. NTCAA, the League to Save Lake Tahoe, and Tahoe Area Sierra Club objected to the amendment.

Upcoming Events/Key Dates

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, November 21	North Tahoe Fire PD	6 pm, TCPUD Board Room
Tuesday, November 27	Placer Board of Supervisors	9 am, NTCC Kings Beach
Wednesday, November 28	TRPA Governing Board	9:30 am, NTCC Kings Beach
Thursday, November 29	Bruce Kranz Coffee	9 am, Gar Woods Restaurant
Wednesday, December 5	NLTRA Board	8:30 am, TCPUD Board Room
Tuesday, December 11	NTPUD Board	3 pm, NTCC Kings Beach
Wednesday, December 12	TRPA APC	9:30 am, NTCC Kings Beach
Thursday December 13	NTCAA <i>Lahontan, Harold Singer</i>	6 pm, NTCC Kings Beach
Thursday, December 13	NTRAC	6 pm, TCPUD Board Room
Wednesday, December 19	TRPA Governing Board	9:30 am, TRPA Stateline
Wednesday, December 19	NT Fire Protection District	6 pm, TCPUD Board Room
Friday, December 21	TCPUD Board	8:30 am, TCPUD Board Room
Thursday, December 27	Bruce Kranz Coffee	9 am, Gar Woods Restaurant