

North Tahoe Citizen Action Alliance

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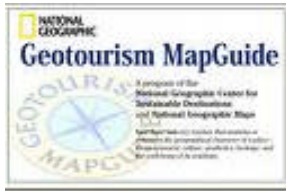
NTCAA Newsletter - April 2008

Happy Anniversary NTCAA! On April 11, 2007, a group of North Tahoe citizens met in Steamers in Kings Beach to discuss the formation of a citizens' action group. The rest is history. Since then we have played a role in shaping development efforts on North Tahoe. Our mission to provide a citizens' voice for planning the future of our communities through community outreach/education and presenting our view to the local governing agencies and developers has been successful.

We are currently monitoring the seven North and West Shore TRPA CEP applicants, and also other developments not in that program, such as the Sandy Beach Fractional Ownership, North Tahoe Marina Expansion, Tahoe Sands and Tonopalo expansions, and the Kings Beach Commercial Core Improvement Program.



Experience has taught us that the more members we have, the louder our voice is heard, and our voice needs to be heard now, with the near \$1 billion of proposed development at North Tahoe.



Plan on attending our meeting on GeoTourism on March 29 at 6:15 pm at the NTCC in Kings Beach. Jacquie Chandler, Outreach Coordinator for Geo Tahoe, will describe the National Geographic initiative for sustainable destinations and invite you to share activities you do that would attract and bring out stewardship in others. It is a must attend if you care about the health of our lake.

District 5 Supervisor Election

We are rapidly approaching June 3 and the election of our Placer County District 5 Supervisor. NTCAA is non-political and therefore does not endorse candidates or issues. But at times other factors that may influence the election are within our area of concern. We strive to present a citizen voice concerning the structure of our communities, and firmly believe the citizen voice, as well as developers, must be listened to before decisions on development are made by both TRPA and Placer County. However, we have a valid concern that campaign contributions, no matter the size, may affect the supervisor's vote when it affects contributors' development plans.

There's nothing illegal about contributing large sums of money to a county supervisor and resultant TRPA Board member who, at the same time, may be casting a vote regarding approval or denial of a project belonging to one of their large contributors. And while there is likely no written promise that any supervisor will be influenced by a large contribution, many people believe that it defies credibility that they will not be influenced.

Therefore, you might visit the Placer County Government website link at http://www.criis.com/DUA_Elections/ then select "Form 460" and type in the candidate's last name to review candidate contributors and the size of their contributions. Many of those listed don't explain their background, making it difficult to determine the status of about half the contributors shown.



If you're concerned regarding the influence of big contributions to Board members who vote on big projects, then ask your representative in Auburn if there's a better way, perhaps modeled after the federal law.

Lake Tahoe Issues

On March 19, The TRPA Governing Board gave direction to the Staff to move forward with completion of the Shorezone ordinance amendments and associated environmental impact statement documents. Once finalized, these documents would be made available to the public and brought to the GB for approval in a public hearing. A framework has been agreed upon and a Preferred Alternative approach accepted by both NV and CA lieutenant governors. TRPA will continue to work with agencies of both states on details of the ordinances and supporting documentation. Staff recommends bringing forward a complete package for public and agency review prior to Final EIS certification. Staff target date is June 2008. Implementation could begin as early as summer 2009. Additional information is available for review at TRPA.org

Redevelopment Agency

The Placer County Redevelopment Agency (RDA) has been the subject of research by NTCAA for the last two years. Since inception in 1996 the RDA has collected \$22 million in property taxes designated for redevelopment in Tahoe Vista, Kings Beach, and Tahoe City. The annual tax collections are now approaching \$6 million for the current fiscal year. The RDA has borrowed another \$20 million to be paid from future taxes giving them over \$40 million in cash for redevelopment. The management of these funds is questionable with few results in the ground, little local input, and excessive administrative costs exceeding \$1 million per year.

Tahoe Vista

The Sandy Beach fractional ownership housing development was reviewed at the invitation of the developers. About 30 residents attended the March 31st meeting at Spindleshanks in Tahoe Vista. Many opinions were expressed by citizens but the theme repeated over and over was to reduce density. It is currently planned for 45 fractional ownership and 10 workforce housing units on a 6.5 acre parcel that would be 62% coverage. The developers have promised to incorporate what they heard and present a revised plan.

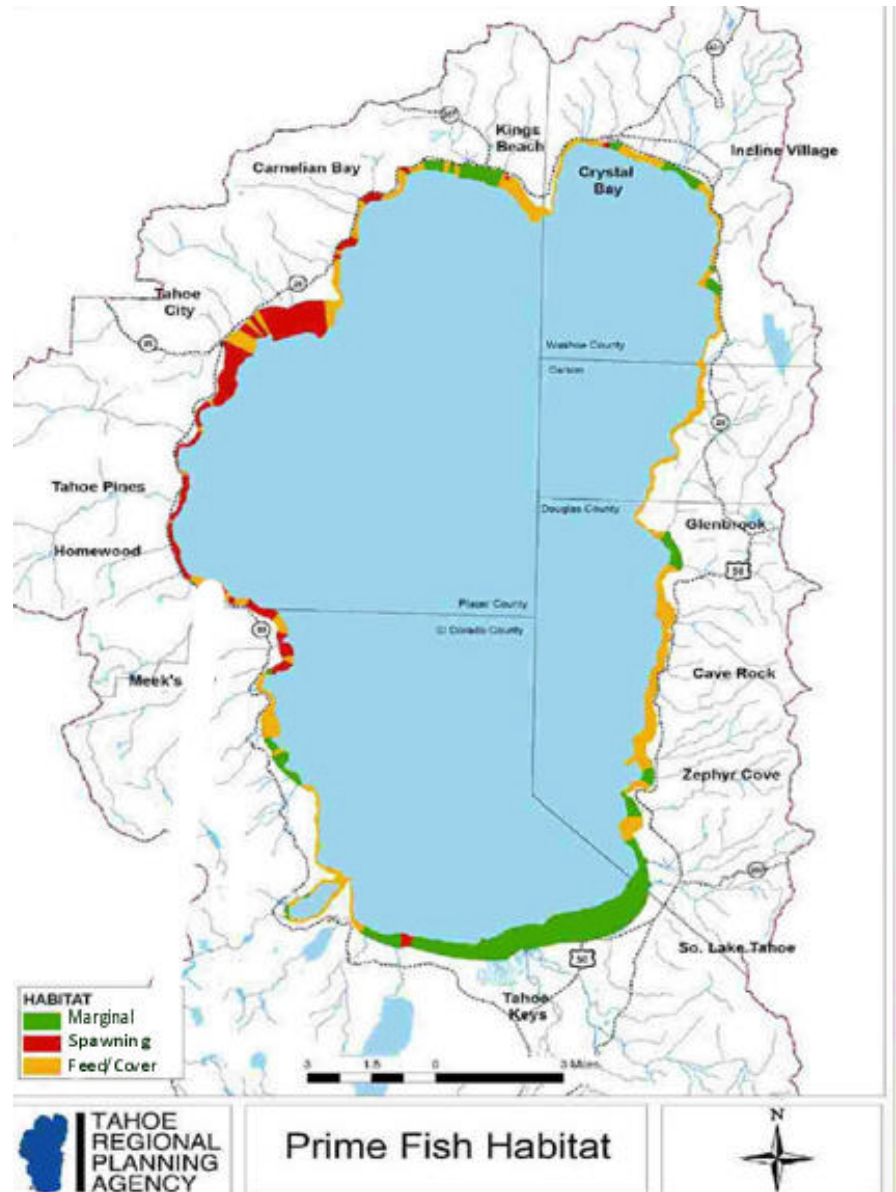
Since Tahoe Vista has not been the recipient of any RDA funding, unlike Tahoe City and Kings Beach, but are equal contributors of RDA funds based on tax revenues, a list of community improvements was compiled by residents and submitted to the Placer County Redevelopment Agency and Department of Public Works for their review and comment on March 28. The letter is on the NTCAA web site.

Homewood Community

TRPA comments have been given to JMA Ventures, developer of Homewood Mountain Resort, on 1) scale, massing, height and community character, 2) specific percentage of land coverage reduction proposed for this overall project, 3) and the increase in density and height should result in an overall reduction in land coverage. "A scenic/visual analysis of roadway unit and portions of the project will be visible from Lake Tahoe with an analysis of how the scenic threshold will be potentially impacted; Environmental Improvement/Environmental Improvement Program (EIP); Housing; Parking/Transportation; Recreation; Provide verification of existing land coverage and CEP Miscellaneous Items:

- ? Change the current PAS 157 and will need to incorporate these into the new Master Plan document- Multi-Family Residential and Timeshare Residential.
- ? The West Shore General Plan concerning PAS 157 Homewood Ski (HMR) states “The establishment of new uses not listed shall be prohibited within this Plan Area”. A master plan should not alter the General Plan just because we have no Community Plan“

The Placer County Department of Public Works has written to TRPA with concerns concerning EIP Water Quality Benefits Related to CEP Project Applications for developing and delivering capital erosion control and stream environmental zone restoration projects that help the county make progress towards the EIP water quality threshold standards and applicable storm water quality discharge standards. It appears we all might have the same hope of keeping this Watershed healthy and preserving or restoring streams and wetlands and not building in sensitive habitats.



Crystal Bay

The former Tahoe Mariner site in Crystal Bay is subject to a 2001 Agreement ("Agreement") between the TRPA and the current owners of the property, Boulder Bay LLC. This property is also an important element of inclusion in the Boulder Bay's proposed redevelopment of the present Tahoe Biltmore site. The Boulder Bay redevelopment plans as proposed would require changes to key provisions of the Agreement particularly with respect to the open space, public access and residential density stipulations.

Citizens, including the "Friends of Crystal Bay/Brockway", are concerned with the Boulder Bay redevelopment project, most importantly the proposed scale. There is also community interest in the proper disposition and utilization of the former Tahoe Mariner site, and concern that the inclusion of the property to the Biltmore project inappropriately adds to the size of the project.

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.

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| Wednesday, April 23 | TRPA Governing Board <i>Effect of Global Warming on Lake Tahoe</i> | 9:30 am, Stateline, TRPA Offices |
| Thursday, April 24 | Bruce Kranz Coffee | 9 am, Gar Woods Restaurant |
| Tuesday, April 29 | NTCAA GeoTourism Meeting | 6:15 pm, NTCC Kings Beach |
| Wednesday, May 7 | NLTRA Board Meeting | 8:30 am, TCPUD Board Room |
| Thursday, May 8 | NTRAC Meeting | 6 pm, NTCC, Kings Beach |
| Tuesday, May 13` | NTPUD Board Meeting | 3 pm, NTCC, Kings Beach |
| Wednesday, May 14 | TRPA APC Meeting | 9:30 am, Stateline, TRPA Offices |
| Friday, May 16 | TCPUD Board Meeting | 8:30 am, TCPUD Board Room |
| Wednesday, May 21 | NTFPD Board Meeting | 6 pm, TCPUB Board Room |
| Wednesday, May 28 | TRPA Governing Board | 9:30 am, Chateau, Incline Village |
| Thursday, May 29 | 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