

# North Tahoe Citizen Action Alliance

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*Jerry Wotel, Newsletter Editor*

## **NTCAA Newsletter - August 2008**

NTCAA has published a Position Paper on the transfer of Tourist Accommodation Units (TAUs), and the requirements for parking spaces that may be read on our website at [ntcaa.org](http://ntcaa.org). In summary, NTCAA recommends that a more realistic approach to the TAUs available onsite or transferred should be based on number of bedrooms. This would more accurately reflect the development impact. According to the TRPA Code of Ordinances, Chapter 2, "*Tourist Accommodation Unit: One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis.*" How can this be interpreted as applying to a four-bedroom fractional/timeshare unit? Also the number of parking spaces should also be based on number of bedrooms, with an allowance for boat trailer parking of one space for each unit.

This may result in a scaled down project. The direct benefits would be environmental improvements to Lake Tahoe by reduction of land coverage, decrease of vehicle trips, less air pollution, and preservation of the scale and character of individual communities. The practice of allowing a TAU to grow several times its initial size, at the discretion of the developer, is not a reasonable approach, and is irresponsible to the community and environment.

As an example of the unequal effect of a current TAU transfer, consider the Sandy Beach Fractional Ownership project in Tahoe Vista under appeal with Placer County. The largest residence is 3,277 square feet. It has four bedrooms and one parking space. It is unreasonable to assume that eight to ten people will only need one parking space. The land coverage is near 1100% more, based on the increase in unit size from the 300 ft<sup>2</sup> transferred TAU. The water/wastewater needs are a minimum of 400% more which also reflects the infrastructure in general. This is certainly not an equitable TAU transfer in terms of the infrastructure and the environment.

Additionally, the Tonopalo Private Residence Club in Tahoe Vista has 19 units, 18 of which have 3 bedrooms, averaging 2,100 square feet. There is one four-bedroom unit of about 4,000 square feet, for a total of 58 bedrooms. The TAUs allocated under the current system were 19. There are also 19 onsite parking spaces between the structure and S.R. 28. This has proven



totally inadequate with overflow parking on the highway year round, except when prohibited for snow plowing. Some of this parking is across the highway making an extremely hazardous situation for crossing the highway which has no crosswalk within several hundred feet.

Other citizen based organizations around the Lake are signing up to NTCAA's request for TRPA to revise the TAU transfer procedure to a more equitable method to the community. This will be forwarded to the TRPA.

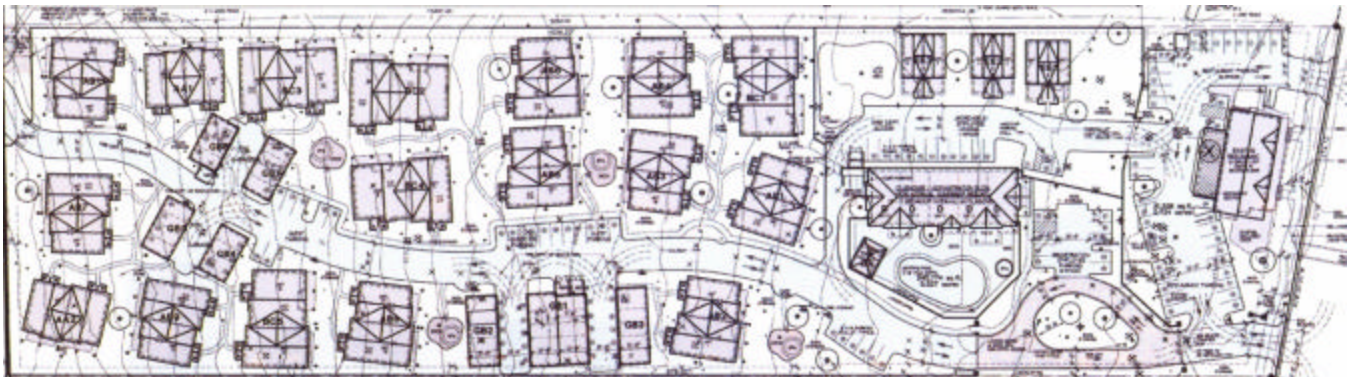
### **Kings Beach**

At their June 25 meeting the Governing Board of TRPA voted down by 7-6, Placer County's preferred alternative to reduce the lanes of Highway 28 through Kings Beach. On July 22 the Placer County Board of Supervisors voted 4-1 in favor of the lane reduction alternative.

At TRPA's Board meeting on July 23rd a motion was made to reconsider the KBCCIP based on new information and the BOS vote and the need for greater detail regarding proposed mitigation of cut-through traffic, assumptions of the traffic study, specific details of the County's parking plan (including lot locations and cost), and to present the County's modified three-lane alternative 2 and the enhanced four-lane alternative 3 in parallel rather than each alternative separately. That motion passed, so the issue will be presented again for a TRPA Board vote at a meeting yet to be determined.

### **Tahoe Vista**

The Sandy Beach Fractional Ownership Development had a public hearing before the TRPA Governing Board on July 23, 2008. Although under no requirement to review the project, the TRPA Governing Board heard the project proponents' presentation and the public comments. Since an appeal to review the project was filed with Placer County Board of Supervisors, the TRPA Governing Board voted to accept the project proposal with the contingency that the appeals hearing by the Placer County Board of Supervisors accepts it with no changes. The appeals hearing date has not been set at this time, but may be in October when the Board of Supervisors meets in Kings Beach.



Sandy Beach – Alternate E Final EA/EIR

In the Final EA/EIR, Alternate E was identified as the preferred design. It reduces the project by about 16% from that of the Draft EA/EIR preferred Alternate A in the number of units, units per acre, bedrooms, population, vehicle trips, water/wastewater service and trees removed. However, because of an increase in unit size, from Alternates A to E, total housing area was only reduced by 7% and impervious land coverage by only 2%. Alternate E was designed in response to Tahoe Vista Community input.

The 20 buildings of Alternate E contain two units, in addition to the five units above the community/administration center. The smallest affordable housing buildings have a footprint of 2234 ft<sup>2</sup> (two

units of 1117 ft<sup>2</sup> apiece), and the fractional ownership buildings are 5000 ft<sup>2</sup>, and 6027 ft<sup>2</sup> (also containing two units apiece). Many community members objected that these building sizes are well beyond the scale of the community, while some business owners supported the project.

Members of the community felt that the Alternate E was not a true alternate but more a token gesture. This resulted in a petition requesting another reduced scale alternate. Some community members presented a plan to reduce the number of units to 25 fractional ownership units and five affordable houses, reducing land coverage by about 42% with an attendant reduction in total unit area of 51%. Vehicle trips in the winter would be reduced by 45% and water/wastewater by 41%.

The Sandy Beach project has the potential to change the character of the Tahoe Vista community. Wyndham Hotels and Resorts will be the owner of Sandy Beach, and will add it to their system of destination resorts for their members. They have already opened a sales office in Tahoe City.

### **Homewood**

Due to process issues between the applicant, TRPA, Placer County, and consultant, the TRPA APC scoping for the proposed Homewood project has been moved to September 10, 2008.

### **Boulder Bay**

Boulder Bay LLC is proposing a project on the site of the Biltmore Casino and former Tahoe Mariner site that will change the landscape of North Shore forever. The developers have proposed adding a new page to the Code of Ordinances of the North Stateline Community Plan (NSCP). These changes are taken from the existing South Shore Plan zoning.

The Special Height Ordinance will allow height that is 25% below the existing tree canopy based on visual simulations from appropriate scenic units. This needs further definition. Part of Boulder Bay's proposal is to remove 222 trees. This ordinance has a tag on it that will increase the current allowed density by a factor of three. The allowed 40 hotel units per acre without kitchens will jump to 120 units/acre. Fifteen units per acre with kitchens will therefore multiply to 45 units. Currently timeshares with kitchens are not an allowed use in the NSCP. Boulder Bay also requests an expanded definition of timeshare use which will allow a density multiplier of 2.5.

Although these changes will apply to the properties in the NSCP that are above Hwy 28, potentially there will be a dangerous precedent with this spot zoning for other properties in the NSCP. The



NSCP includes the Tahoe Inn property which is currently owned by JMA Ventures, the developers of Homewood Mountain Resort. Can they build timeshares in Homewood with a density multiplier of 2.5? The Boulder Bay project proposes 421 units in 11 structures comprising 875,000 square feet of build out with structures ranging in height from 55 to 85 ft high. There will be up to 4 stories of underground parking. The resident population will be approximately 1067 and the onsite total, also considering the units, casino, spa and retail is about 2448 people per the developer's own numbers.

The impact on our environment, local infrastructure, local and Incline Village recreational amenities will be significant, because timeshare/fractional use has a higher occupancy rate..

On August 13, 2008 the TRPA APC extended the deadline to submit written questions on the scoping of the EIS/EIR for the Boulder Bay Project until September 2, 2008. Submit questions or comments or concerns by mail to TRPA, PO Box 5310, Stateline, NV 89449.

**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.

Tuesday, August 26	Placer County BOS Meeting	9 am, BOS Chambers, Auburn
<b>Wednesday, August 27</b>	<b>TRPA Governing Board</b>	<b>9:30 am, TRPA Office, Stateline</b>
Thursday, August 28	Bruce Kranz Coffee	9 am, Gar Woods Restaurant
Wednesday, September 3	NLTRA Board Meeting	8:30 am, TCPUD Board Room
Tuesday, September 9	NTPUD Board Meeting	12 pm, NTCC, Kings Beach
Tuesday, September 9	Placer County BOS Meeting	9 am, BOS Chambers, Auburn
<b>Wednesday, September 10</b>	<b>TRPA APC</b> <i>Homewood Resort EIS/EIR NOP Scoping</i>	<b>9:30 am, TRPA Office, Stateline</b>
Thursday, September 11	NTRAC Board Meeting	6 pm, NTCC, Kings Beach
Wednesday, September 17	NTFPD Board Meeting	6 pm, TCPUD Board Room
Friday, September 19	TCPUD Board Meeting	8:30 am, TCPUD Board Room
Tuesday, September 23	Placer County BOS Meeting	9 am, BOS Chambers, Auburn
<b>Wednesday, September 24</b>	<b>TRPA Governing Board</b>	<b>9:30 am, TRPA Office, Stateline</b>
Thursday, September 25	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  
 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