

North Tahoe Citizen Action Alliance

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NTCAA Newsletter - September 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. In summary, NTCAA recommends that a more realistic transfer approach to the TAUs available onsite or offsite should be based on the number of bedrooms. This position was presented to the TRPA Governing Board. It has received some support and will be considered by the full Board on October 20, 2008. You are encouraged to attend this meeting and voice your support.

Organizations for the environment such as the League to Save Lake Tahoe and the Sierra Club, and organizations for community development such as the Citizens Alliance for Responsible Government, the Kings Beach Business and Citizen Alliance, Friends of the West Shore, and the Friends of Crystal Bay/Brockway have joined NTCAA in expressing their concern about this inequity in TAU policy.

"The Friends of Crystal Bay/Brockway request that the TRPA require that each Tourist Accommodation Unit be limited to a single bedroom unit and that a separate TAU be required for each bedroom in any accommodation having more than one bedroom. The current supersizing interpretation of Tourist Accommodation Units by the TRPA is not endorsed by the Friends of Crystal Bay/Brockway." (Friends of Crystal Bay/Brockway)

"We should be asking that no projects involving the transfer of TAU's be approved until the Regional Plan is updated and approved. TAU transfers need to be evaluated in the broader context of an EIS for the new Regional Plan. I'm afraid that doing otherwise would result in poor policy." (Sierra Club)

"We are definitely in accord with regards to this issue. We will be addressing the TAU issue in association with all applicable projects and Regional Plan discussions." (League to Save Lake Tahoe)

"After polling the membership of our organization and a large number of Concerned Citizens on this side of the Lake, I have had 100% positive support for your organizations stance on TAUs. All comments basically state that the TRPA's rules regarding the TAUs are ridiculous and based on false assumptions regarding the driving and parking habits of users of the larger properties. We stand by to support your efforts to convince the TRPA of their mistakes in any way we can." (Citizen Alliance for Responsible Government)

"The Kings Beach Business and Citizens Alliance fully endorses the position you detailed regarding how Tourist Accommodation Units are currently being misapplied from their original function. The two CEP applicants (Brown and Ferrari) are depending on the use of "motel units" with one parking space to build fractional residential units many times the size of a motel room. The transfer of these units out of town centers such as Kings Beach will have long term effects on the redevelopment of the area." (Kings Beach Business and Citizens Alliance)

"The Friends of the West Shore are in support of the Lake Tahoe community efforts to rectify the current distribution and use of Tourist Accommodation Units (TAUs) in development projects on the North and West shores of Lake Tahoe. In this effort to make the TRPA and Placer County development process fair and equitable, we join with the NTCAA, the League to Save Lake Tahoe, the Sierra Club and numerous other Tahoe environmental organizations, citizen and community groups." (Friends of the West Shore)

Kings Beach

The Placer County Board of Supervisors is expected to approve the staff's updated Findings and Statement of Overriding Considerations at their regular Board meeting September 23 in Auburn. This gives staff the green light on the lane reduction for State Route 28 through Kings Beach, reducing the highway from the current four lanes to two through lanes with single lane roundabouts at Coon St. and Bear St. The Kings Beach Business and Citizens Alliance has expressed their intent to file a lawsuit challenging this decision within the 30 day period. There will be much more coming in the next newsletter.

Tahoe Vista

Sandy Beach. – As a refresher; 27 seasonal campsites currently exist on this 6.9 acre property along with the Spindleshanks restaurant and ancillary outbuildings. The proposed development is for 39 luxury fractional share units ranging in size from 1230 sq ft to 3277 sq ft to be marketed by Wyndham Vacation Ownership. The project also proposes adding 1000 sq ft to Spindleshanks, a swimming pool, four spas, and a 6000 sq ft clubhouse/administration building and seven garage buildings.

The project was heard by the Placer County Planning Commission on July 10 in Auburn. The citizens of Tahoe Vista collected 81 signatures and sent a representative of the community to the hearing and requested a continuance that was denied and the project approved. The community decided to appeal the decision and the project will be heard by the Placer County Board of Supervisors on October 20th at the Granlibakken Resort.

On July 23 the TRPA Governing Board heard the project. Four California members during straw poll voted no on the project but changed votes during the actual vote and deferred the final project approval to the Placer Board of Supervisors. The TRPA chair urged the development team to meet with the community and try to come to a compromise on the project which they did not. An organization, The Friends of Tahoe Vista, is currently undergoing detailed discussions with the developers and their representatives regarding addressing community concerns.

Tahoe Sands – The TRPA and Placer County Planning Agencies will prepare a joint document serving as an EIS/EIR. TRPA published a Notice of Preparation (NOP) in November 2007 but Placer County has not yet published a NOP or completed project scoping pursuant to California Environmental Quality Act (CEQA). To provide consistency in procedures with Placer County, TRPA is republishing an NOP and holding a second scoping session at the Advisory Planning Commission. They will be held on Wednesday, October 1 at 4:00 to 6:00 pm at the TCPUD Board Room, and Wednesday, October 8 at 9:30 am to 2:00 pm at the APC meeting at the Chateau, Incline Village.



Homewood

Placer County and TRPA are preparing a joint Environmental Impact Statement (EIS)/Environmental Impact Report (EIR). On September 10, 2008 a public scoping meeting was held by the TRPA APC in South Shore, and on September 23 a scoping meeting was held for the County.

40 acres of the Homewood Mountain Resort are under a request for a land capability challenge for steep slopes and wetlands. The challenge was submitted and stamped by TRPA on May 14, 2008. Of interest is the base of both north and south bases are not just on the present asphalted parking lot and previous ski buildings The TRPA

has verified 384,000 square feet of hard coverage (impervious to water). The north base is partially located on steep slopes defined by Bailey's 1a classification. Several buildings are up the hill, to the west. The 11 parcels are further up the slope than all the development proposed except for the mid-mountain Lodge. The gravel parking lot on Fawn St. is presently classified Bailey's 1b or wetlands. Nothing on Bailey's class 1-3 should be developed but can be challenged.

The key impact areas are described in the Notice of Preparation on the www.trpa.org:

1. Size and Scale of the proposed project and the alternative descriptions
2. Cumulative Effects
3. TRPA Threshold Carrying Capacities
4. Compliance with the CEP Resolution 2008-11 conditions
5. Approval of an Alternative Master Plan process

On www.skihomewood.com the timeline proposed is: Environmental Review for TRPA and Agency Approvals 2008-2009; First Phase Construction: 2010 Spring/Summer - 2012 Summer; Second Phase Construction (South Base): 2013 Spring/Summer – 2015.

NTCAA has retained a consultant for the Environmental issues, we will be able to refer to this for other developments in North Tahoe. All of us need to identify within our Community Plans how it reflects the sustainability of where we live. How are new developments going to change our neighborhoods and is there a way we can make a difference by working together. We all have the right to question; doing this together makes a much stronger wiser force.

Boulder Bay

The Incline Citizen's Advisory Board heard Boulder Bay's application for abandonment/variance on September 3. A good turnout of residents offered an excellent public comment period where concerns about breach of the Mariner Settlement Agreement, traffic, slope, width, easement revocability, lack of sidewalks, and feasibility of a snow melt systems at Tahoe were discussed. All the members of the Board expressed concern that the Mariner Settlement Agreement Deed Restrictions for permanent open space did not allow building the proposed road across the site. (Eva Krause, County Planner, kept maintaining it didn't matter. Brian Helm clearly indicated Boulder Bay is attempting to break the Settlement Agreement). Most of the members thought a 20 ft wide road was too narrow and worried the public easement could be revocable. For some traffic was the issue.



Boulder Bay's application for road abandonment/variance was recommended for approval, subject to: 1) Mariner Settlement Agreement being amended terminated or legally determined to allow building the proposed Road, 2) Wellness Way should be 24 feet wide, and 3) Wellness Way must have an irrevocable public easement.

Our opinion states the project needed the following additional variances: 1) Wellness Way and Boulder Way are too close together where they enter Hwy 28; they definitely need Nevada Department of Highway's approval. Really our scoping period should be extended to consider this impact on traffic and pedestrians. 2) There are inadequate leveling conditions on Lakeview. By code, a 6% or less grade for 100' should be every 400' to allow a landing for cars to recover from continuous steep downhill slopes. 3) A variance is needed since the width of the pavement on Lakeview and Wassou is less than 22, and 4) Wellness Way will serve Spa underground parking, the condominiums and Public traffic. This route may fail during an emergency situation. It only meets code for a gated emergency access road.

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, September 24	TRPA Governing Board	9:30 am, Chateau, Incline Village
Thursday, September 25	Bruce Kranz Coffee	9 am, Gar Woods Restaurant
Wednesday, October 1	NLTRA Board Meeting	8:30 am, TCPUD Board Room
Wednesday, October 1	TRPA APC & County Planning <i>Tahoe Sands Scoping</i>	4 pm, TCPUD Board Room
Tuesday, October 7	Washoe Planning Commission	6:30 pm, Cty. Admin. Bldg., Reno
Tuesday, October 7	Placer County BOS Meeting	9 am, BOS Chambers, Auburn
Wednesday, October 8	TRPA APC & County Planning <i>Tahoe Sands Scoping</i>	9:30 am, Chateau, Incline Village
Thursday, October 9	NTRAC Board Meeting	6 pm, TCPUD Board Room
Tuesday, October 14	NTPUD Board Meeting	3 pm, NTCC, Kings Beach
Tuesday, September 9	Placer County BOS Meeting	9 am, BOS Chambers, Auburn
Wednesday, October 15	NTPFD Board Meeting	6 pm, TCPUD Board Room
Friday, October 17	TCPUD Board Meeting	8:30 am, TCPUD Board Room
Tuesday, October 20, 21	Placer County BOS Meeting <i>Sandy Beach Appeal Hearing</i>	9 am, NTCC, Kings Beach
Wednesday, October 22	TRPA Governing Board <i>TAU Transfer Policy</i>	9:30 am, TRPA Office, Stateline
Thursday, October 30	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
 NTPFD – North Tahoe Fire Protection District
 NTRAC- North Tahoe Regional Advisory Committee