

# North Tahoe Citizen Action Alliance

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*Jerry Wotel, Temporary Newsletter Editor*

## NTCAA News

Our community education program continues and during October we will have meetings on the new Community Enhancement Program (CEP) where the TRPA and Placer County will present the program and answer questions, and a Community Workshop on the Homewood Resort Project. These are very important programs concerning development and a *must attend*.

We had a picnic for our members to become acquainted in a social atmosphere. The day was rainy and cold (picked by someone who cannot select the fastest grocery line, me). We transferred the Gearhart's home and had a great time. Here are some of the happy campers.



I will be implementing a new community oriented email policy. You have received an email describing how it will work. I will announce to the individual groups when they are ready.

*Jerry Wotel, President*

## North Tahoe Community Issues

### North Tahoe Public Utility District

The NTPUD has proposed a water rate increase of 55% and a sewer rate increase of 114%. Public comments will be received at their October 16<sup>th</sup> Special Board Meeting at 6 pm, with the approval voted on immediately after that. Your President has written an article for the Sierra Sun which should be published next week and followed by another a week later. We are asking the NTPUD to investigate other sources of financing including cuts in the operating expenses, use of almost \$9M worth of funds on hand, and sales of real estate assets.

### Kings Beach

On the western end of Kings Beach, Dave Ferrari has a conceptual plan for a development which would involve the removal of the existing buildings of the Crown and Gold Crest Motels, and also the properties immediately across the street, and replacement with new tourist and commercial buildings. A 3-story parking garage is being considered on Rainbow St. with a pedestrian overpass on Rt. 28 to the main motel facilities. The lakefront motel buildings would have a 50 ft setback from the high water mark, and include a 50 ft scenic corridor. To accomplish this, three-story buildings would be necessary.

## Tahoe Vista

Tahoe Sands is a motel built as a dormitory for the 1960 Olympic Games and converted to a timeshare facility. There are 2500 owners. Approval is being sought for removal of 67 existing timeshare units and the construction of 103 new timeshare units, six employee housing units and a reception/sales office, on five parcels totaling 7.2 acres on both the north and south sides of State Highway 28. Planned are 76 lakeside units and 33 mountain side, including the employee housing. There are only 67 TRPA verified TAUs available, the remaining to be transferred from

adjacent properties. The buildings will be up to three-stories high and contain both one or two bedroom units with either patios or decks, and other amenities. The development includes two very low income and four moderate income housing units for rent or sale.

There is still a need to identify project plan alternatives. They speak of three alternates, but all have yet to be defined. The EIR/EIS will contain a cumulative impact study for Tahoe Vista. There is no increase in existing coverage. The overall grassy area will increase. A bus stop will be added. Vacant units will be rented.

No estimate of when the EIR/EIR will be available for public review.

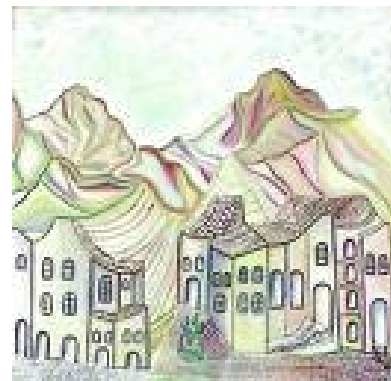
## Tahoe City

It is anticipated that at the TRPA Board of Governors November 28 meeting the Tahoe City Marina Parking Garage will be voted on. However, the Grand Jury complaint that has been filed may delay this decision.

## Homewood Community

The Homewood Mountain Resort plans are becoming more definitive with the publishing of JMA Ventures September newsletter. All the succeeding materials are quoted from that newsletter which you can read at [www.skihomewood.com/development.html](http://www.skihomewood.com/development.html). It states that on the North Base, they have focused on a 4-5 Star, Boutique hotel of 50-60 traditional rooms. In addition, 40 two-bedroom, two-bath condo-hotel suites which would be for sale to private owners which could also be rented. These may be located in the same building. The top floor of the building will include 30 individually owned penthouse units. The hotel will also include a full-service restaurant and a spa & fitness facility. If I am doing the math correctly, this is 120-130 total units to the hotel/lodge building.

Also on the North Base are another 42 residential condominiums of one-, two-, or three-story buildings, some units located above retail space of a grocery store, hardware store, and ice cream parlor in 25,000 sqft of space. Skier services will be housed in a new 40,000 sqft base mountain facility. All parking for the hotel and residential units will be underground, and a 1-2 level above ground parking for day skiers. Attached to the exterior of the parking garage will be 12 on-site workforce housing apartments..



The South Base will accommodate 120 multi-family and 11 single-family residences of up to three stories. There will be no day skier facilities. Maintenance facilities for heavy equipment will be relocated up the mountain.

By my count using two people per bedroom, this will total over 1200 people plus day service staff, and over 600 parking spaces. This would be a community in itself, and about 150% population greater than Homewood is now, and an equal increase in automobiles. Is this maintaining the character and scale of Homewood? Not in my opinion.

**Upcoming Events/Key Dates**

We have arranged a presentation from the TRPA and Placer County on their Community Enhancement Program (CEP) for 6 pm on Tuesday, October 9. The first formal public input to TRPA on the CEP is in early November, and all CEP project applications are supposed to go to the TRPA Board in late November. A community interactive workshop on issues related to the Homewood Mountain Resort will be held on Saturday, October 27. Several local experts will form a discussion panel. Attendance at events shown in bold type is encouraged.

Tuesday, October 2	Placer County BOS Meeting <i>Agendas at <a href="http://www.placer.ca.gov/bos/Agenda.aspx">www.placer.ca.gov/bos/Agenda.aspx</a></i>	9 am Auburn
Wednesday, October 3	NLTRA Board Meeting <i>Agendas available 9/28</i>	8.30 am NTCC, Kings Beach
	NLTRA Annual Member Lunch	12 pm NTCC, Kings Beach
<b>Tuesday, October 9</b>	<b>Proposed NTCAA Forum</b> <b><i>Understanding the CEP with speakers from TRPA &amp; Placer Cty</i></b>	<b>6 pm NTCC, Kings Beach</b>
Tuesday, October 9	NTPUD Meeting	3 pm NTCC, Kings Beach
<b>Tuesday, October 16</b>	<b>NTPUD Rate Increase Meeting</b> <b><i>Public comment followed by Board vote</i></b>	<b>6 pm NTCC, Kings Beach</b>
Wednesday, October 10	TRPA APC <i>Agenda available from the TRPA web site in October</i>	9:30 am NTCC, Kings Beach
Thursday, October 11	NTRAC Meeting	6 pm TCPUD Board Room
Friday, October 19	TCPUD Meeting	8:30 am TCPUD Board Room
<b>Monday, October 22 &amp; 23</b>	<b>Placer County BOS Meeting</b> <b><i>Agendas at <a href="http://www.placer.ca.gov/bos/Agenda.aspx">www.placer.ca.gov/bos/Agenda.aspx</a></i></b>	<b>9 am NTCC, Kings Beach</b>
<b>Wednesday, October 24</b>	<b>TRPA Governing Board</b> <b><i>Agenda available from the TRPA web site 10/19</i></b>	<b>9:30 am NTCC, Kings Beach</b>
Thursday, October 25	Bruce Kranz Coffee	9 am Gar Woods Restaurant
<b>Saturday, October 27</b>	<b>NTCAA Homewood Workshop</b> <b><i>Community discussion with NTCAA experts</i></b>	<b>6 pm, TCPUD Lakeview Rm</b>