

# North Tahoe Citizen Action Alliance

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*Jerry Wotel, Temporary Newsletter Editor*

## **NTCAA News**

The NTCAA Forum continues our efforts to present the most current science on key issues guiding the decision making process. However, we also encourage accurate interpretation of the scientific findings by questioning and further qualifying. On December 13 Harold Singer, Executive Director of the Lahontan Water Control Board presentation on TDML (total daily maximum load) of pollutants to Lake Tahoe was held. Fine particulates from the urban areas account for 70% of the loss in Lake clarity. This is where Lahontan will be primarily focusing its efforts. TRPA Transportation representative Keith Norberg showed demographical information on traffic in the basin showing the recent decrease basin wide. However, more traffic measuring stations are needed to accurately describe local trends

NTCAA is now completing its first calendar year of activity (we incorporated in May). We have held three member-only meetings to determine member interest and responsibilities. Our next member-only meeting will be in January. Watch for the email announcement.

Our community education on the issues program has held meetings on fire prevention, resort development, Community Enhancement Program, Homewood Community Workshop, and The Lahontan/TRPA presentations mentioned above.



We are speaking at the various governing agency meetings and receiving recognition as a citizen group. Meetings are underway for possible expansion to include Incline Village and also for collaboration with the Citizens Alliance for Responsible Government of South Lake Tahoe.

2008 should be an active and exciting year with the many CEP programs being developed and existing ones coming closer to fruition. Get involved. Get new members. Get the satisfaction of contributing to the betterment of your community.

*Jerry Wotel, President*

## **Lake Tahoe Issues**

### **Community Enhancement Program**

Nine pre-applications were submitted. The CEP was advertised as a competition to benefit the most deserving developments. According to the TRPA staff, "The review team deliberated on whether there should be a winner to the competition. The review proved that there are many merits to all the proposals, as well as varying concerns and that no one project came out on top. The team felt the best approach at this time was to allow everyone to move forward and start the application stage of the process."

The awards to be distributed are 180,000 square feet of Commercial Floor Area (CFA), 172 Tourist Accommodation Bonus Units, and 850 Multi-residential Bonus Units. Only the requests for CFA exceeded that available, and therefore all requests were reduced by 6.412 %. The following table gives the award levels. The project descriptions are in the November newsletter.

CEP Applicant	CFA	TABU	MRBU
BB LLC – Kings Beach Town Center	46,794	0	10
Ferrari Family Resort	27,234	0	~25
Domus Affordable Housing	13,073	0	47
Kings Beach Resorts	7,019	0	8
Pastore Ryan	2,400	0	max 4
Boulder Bay LLC-Crystal Bay	0	40	48
Homewood Mountain Resort	23,397	50	12
Mikasa – South Lake Tahoe	44,173	0	max 24
South Y – South Lake Tahoe	15,910	0	max 45
Total	180,000	90	178
Total available commodities	180,000	172	850
Remaining Commodities	0	82	672

The PRC passed a motion to advise the APC and request that they make a motion to forward a recommendation to the TRPA Governing Board that the commodities (CFA, TABU, MRBU) from the Special Projects pool be reserved for CEP pre-applicants.

### **North Shore Community Issues**

#### **Kings Beach – by Dave McClure**

Kings Beach Housing Now – The project rates high for answering a community imperative for affordable housing with minimal cumulative impacts on traffic, water and sewer infrastructure, parking, local scale and character, and the environment. Installation of BMP's and elimination of dirt driveways/parking areas are sufficient environmental gains given the overwhelming need for affordable housing. However, the 42 net increase in units should be utilized for replacement housing of the next phase for Domus, and not counted as meeting the affordable housing needs of other CEP projects. As with any affordable units the management must be responsible for strict maintenance and operation of the properties, especially those located in the scenic corridor of Highway 28. A typical site elevation is shown to the left.



Kings Beach Lakeside Resort – Overall this project needs only minor adjustments to the existing Regional Plan and produces negligible incremental growth, and therefore negligible cumulative impacts. BMP installation, demolishing Motel California, willingness to include the La Petite building for some community use, and enhancing the accommodations adjacent to the Conference Center are sufficient benefits to the community and the environment. This is a project that demonstrates what can be done in the renewal of Kings Beach to retain local scale and character while completely displacing old buildings. One problem is the location of 50-75 additional parking spaces off site. That problem must be resolved, but the improvements to the lakeside are setting a positive precedent.



Foothill Motel Site– Just prior to the eastern gateway to Kings Beach this project is the smallest of the CEP projects. It is more a “process” than a final project but its significance lies in the scale. It promises to redevelop a blighted site with an Eco-office Park on a .26 acre site. Historically the “demonstration projects” had to be large in order to contribute to EIP projects. But as the CEP evolved the intent is to inform an updated Regional Plan, and small projects must be allowed to compete and demonstrate what can be done on a small scale that will retain a variety of buildings and character. The only real consensus in the Pathways process for Kings Beach was that its redevelopment not be like South shore with large homogenous projects. Cumulative impacts are negligible as the owners (also occupiers of the building) are committed to adopting the highest standards for minimal impact on the environment. BMP installation, conversion of an existing blighted structure, and only incremental increases over the existing Regional Plan make this a promising CEP project.



### Tahoe City

The Tahoe City Marina Parking Garage project and the expenditure of \$14 million of Redevelopment Agency funds is being investigated by the Placer County Grand Jury. The project may be presented at the January 23, 2008 at the Chateau in Incline Village.

### Homewood

Environmental: We are studying such issues as whether a substantial portion of the new Homewood ski Area will be situated on wetlands and SEZ.

Traffic: The ski area will add approx. 500 cars to an already overly congested Hwy. 89, especially in July and Aug, as well as key ski weekends. These cars will most certainly be used by visitors to tour the Lake, visit Truckee, etc. Just think about the current crunch on the West Shore and then add up to 500 more cars. And then think about the results in the event of a fire in late July--there's no magic to Hwy. 89--it's 2 lanes and the emergency vehicles will want to get through. JMA's suggested dial a ride program will have to be extremely successful to alleviate this additional traffic.

Water: Where will the larger amount of water to service approx. 1000 guests on key ski weekends and July and August be obtained from, and add to that the fire requirements. Some fire districts last summer experienced their worst nightmare: no more water from the hydrants.

Engaging the Public: Hundreds of people have viewed the HMR presentations. Generally, it has been the ski development that was emphasized with only a brief mention of the real estate development. After some public pressure, JMA Newsletter #5 presented the numbers of hotel rooms, condos, and residences. We generally agree that Homewood needs to be improved, but we seriously question the proposed size. Reducing the scale will reduce most of the issues with this development. This has been requested many times. Let's see if JMA responds.

## 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.

Friday, December 21	TCPUD Board	8:30 am, TCPUD Board Room
Thursday, December 27	Bruce Kranz Coffee	9 am, Gar Woods Restaurant
Wednesday, January 2	NLTRA Board	8:30 am, TCPUD Board Room
Tuesday, January 8	North Tahoe PUD	3 pm, NTCC Kings Beach
Wednesday, January 9	TRPA APC	9:30 m, TRPA Stateline
Thursday, January 10	NTRAC	6 pm, NTCC Kings Beach
Wednesday, January 16	North Tahoe FPD	6 pm, TCPUD Board Room
Friday, January 18	TCPUD Board	8:30 am, TCPUD Board Room
<b>Wednesday, January 23</b>	<b>TRPA Governing Board</b>	<b>9:30 am, Chateau Incline Village</b>
Thursday, January 31	Bruce Kranz Coffee	9 am, Gar Woods Restaurant