



North Tahoe Citizen Action Alliance

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Gentlemen:

The community of Tahoe Vista is an equal contributor of the Redevelopment District at North Lake Tahoe, but has not been the recipient of any community redevelopment improvements, and little public works contributions. As such, the North Tahoe Citizen Action Alliance (NTCAA) has taken a survey of its Tahoe Vista community members, and other community members, to identify infrastructure improvements for your consideration.

The suggested community improvements in this document are not to be construed as a community plan. They are solely to be considered as suggested community improvement projects. However, the Tahoe Vista Community Plan adopted April 1, 1996, needs to be updated as soon as possible to address the many land use developments being proposed for this community area, and to implement the visions described therein. These proposed visions are shown in italics where appropriate in this document.

A. Central Commercial/Industrial/Residential Area (National Avenue Corridor)

A.1 Tahoe Vista Recreation Area Parking Lot

Two significant Tahoe Vista assets and the North Shore in general, are the North Tahoe Regional Park and the Tahoe Vista Recreational Area (TVRA). Both of these are adjacent to one of the most blighted areas on the North Shore, the National Avenue corridor. On the western side of National Avenue starting at S.R. 28, is property owned by the North Tahoe Public Utilities District (NTPUD), which is planned for construction of a parking lot to serve the TVRA. The community supports this project wishing to remove the parking on the streets of both Route 28 and National Avenue, which has become a public safety issue. “... *an attractive outdoor commercial/reception area at the National Avenue intersection. This area should focus on its position as a cross road area linking roads, transit, and recreation trails.*”

A.2 Pedestrian/Bicycle Pathway from S.R. 28 to Regional Park Entrance

Sidewalks and lighting must be included along National Avenue from the Regional Park entrance to S.R. 28. A significant pedestrian public safety issue now exists along National Avenue. The NTPUD can then be requested to provide a sidewalk along its property on Donner Road to the park facilities.

A.3 TNT Batch Plant Property Redevelopment

Further north on National Avenue (Gun Club Road) is the vacant TNT Batch Plant property. As we understand, this property may be purchased by Placer County with grant funding, and converted to a Stream Environmental Zone (SEZ) and an adjoining park area. Again, this is supported by the community. The portion of the property west of the National Avenue easement has had historical commercial use with all utilities installed and should be considered for redevelopment as light commercial. This would encourage private ownership within a commercially zoned area and contribute to the property tax base.

A.4 Tahoe Vista Trailer Park Redevelopment

The trailer park in that area, by any definition is blighted. This is significant for the community and also the residents of the trailer park, and was an issue in Pathway 2007. The adjoining property to the west has been proposed for rental apartments as an affordable housing development including for sale moderate rate housing. NTCAA would support this combined development as replacement housing for the trailer park residents, subject to review of density considerations, and conversion of the trailer park into additional affordable housing and light commercial use fronting Gun Club Road. This would resolve the public safety concern of children, and trailer park residents, from conflicts with commercial/industrial traffic on Gun Club Road. *“...maintaining a residential area of affordable housing on the upper National Avenue compatible with the existing uses. The area would be low density mix of residential uses well buffered from the surrounding area”*

The above suggestions as well as the remaining light commercial/industrial area, including the NTPUD facilities, should also be redeveloped, so that the result would be an attractive gateway into the North Tahoe Regional Park facility. We are aware that the NTPUD has investigated the redevelopment of its properties in that area. *“... the implementation of the industrial park concept of contained service/industrial uses with a screened and buffered area. Open space and landscaping would be concentrated to the boundaries of the area along National Avenue and Snow Creek.”*

The Tahoe Vista Post Office location at the intersection of National Avenue and S.R. 28 presents significant public safety issues. We fully support the post office relocation to a more accessible and safe area. Numerous residents have signed a petition to this relocation.

B. S.R. 28 Scenic Corridor Redevelopment

B.1 Utility Undergrounding for District 10 and 11

Undergrounding utilities is currently scheduled for 2015 from the Woodvista Lodge, where they surface, to the Tahoe Sands hotel. However, this project should be immediately implemented because of public safety and scenic improvements. Funding from RDA could accelerate this process. *“...the construction of sidewalks, curbs, drainage system, landscaping, utility undergrounding and lighting.”*

B.2 Pedestrian Enhancements

In compliance with the county's current interest in walk able communities, and for public and tourist safety, the following sidewalk projects are shown in the order of preference. Maintenance will be an issue primarily for the winter months. "...a pedestrian tourist village relying on shared parking, interconnecting walkways along the Lake and S.R. 28 and small plaza areas."

Phase 1. A sidewalk and curb should be built from the North Tahoe Marina, incorporating the recently installed TVRA sidewalk, to the Tahoe Sands hotel on the lake side of S.R. 28. Environmental improvements must be made to pump and treat storm water runoff before release to Lake Tahoe. Lighting should be included as well as crosswalks to mountainside commercial business.

Phase 2. The sidewalk, curb, lighting and water quality improvements should be extended eastward from the North Tahoe Marina to the North Tahoe Beach Center in Kings Beach.

Phase 3. The sidewalk, curb, lighting and water quality improvements should also be included from Pino Grande to Tahoe Sands hotel on the mountainside of S.R. 28.

B.3 Public Transportation Shelters

Weather friendly TART bus stops need to be constructed at focal points such as the western commercial gateway at Tahoe Sands hotel, Sandy Beach, and TVRA (National Avenue).

C. East End Residential Area

In addition to the suggested improvements discussed previously, the following must be seriously evaluated. Safety signage should be placed at the pond on the north side of S.R. 28 warning of the depth of the pond for both summer and winter use when it is frozen over. Improved access to Moon Dunes Beach should be implemented.

D. West End Residential Area

D.1 Erosion Control

Erosion control measures are planned in 2008 for the Tahoe Estates and Tahoe Marina Estates residential areas, as well as replacement of Laurel Drive with pervious concrete and water line replacement. In addition, paving and maintenance are requested for the unpaved portion of Wild Rose Drive. Building of an erosion control wall on Stag Drive is also planned. The community fully supports and is looking forward to these efforts.

D.2 Residential Roads

The roads in the Tahoe Estates and Tahoe Marina Estates areas are in poor condition and a constant source of complaints. It is requested that repaving with asphalt be performed, or chip seal be used as a minimum.

E. Infrastructure

E.1 Water/Fire Protection Storage Capacity

County partnering in the funding of a NTPUD storage tank to benefit both Tahoe Vista and Kings Beach for any incremental growth due to redevelopment is recommended. Storage capacity is currently inadequate for summer use and more importantly fire suppression demands.

E.2 Internet Service

Implementation of high-speed Internet service and/or community wireless networking is recommended. This enhances not only the quality of life for full and part-time residents but also the tourist industry in the area.

The Tahoe Vista Community members who have contributed to this document realize that financial planning of redevelopment funds must be prioritized to implement the above community improvements. We thank you for your consideration, and request your response to our suggestions.

Sincerely,
North Tahoe Citizen Action Alliance



Gerald J Wotel, President
For the NTCAA Board of Directors

Cc: Placer County Executive Office
Placer County Board of Supervisors
TRPA Governing Board
North Tahoe Public Utilities District
North Lake Tahoe Resort Association
North Tahoe Citizen Action Alliance Members
Tahoe Vista Community Members
Sierra Sun
Moonshine Ink