

Shirlee Herrington

From: Nicole Hagmaier on behalf of Placer County Planning
Sent: Thursday, January 09, 2014 8:56 AM
To: Shirlee Herrington
Subject: FW: Legal Notice: INTERIM ORDINANCE PROHIBITING CERTAIN USES WITHIN THE TAHOE CITY, KINGS BEACH AND NORTH STATELINE COMMUNITY PLAN BOUNDARIES
Attachments: Interim Ordinance - Legal Notice.pdf; Spot_hot_DomusTrees_web_2-2.jpg

"188~1011,~1~"~#

#

Thank you,

Nicole

Placer County Planning Services Division
530-745-3117
nhagmaie@placer.ca.gov

#

From: Jon Krauss [mailto:jonkrauss@sbcglobal.net]
Sent: Wednesday, January 08, 2014 8:07 PM
To: Placer County Planning
Cc: melegado@moonshineink.com
Subject: Fw: Legal Notice: INTERIM ORDINANCE PROHIBITING CERTAIN USES WITHIN THE TAHOE CITY, KINGS BEACH AND NORTH STATELINE COMMUNITY PLAN BOUNDARIES

This is very sad, Placer County.

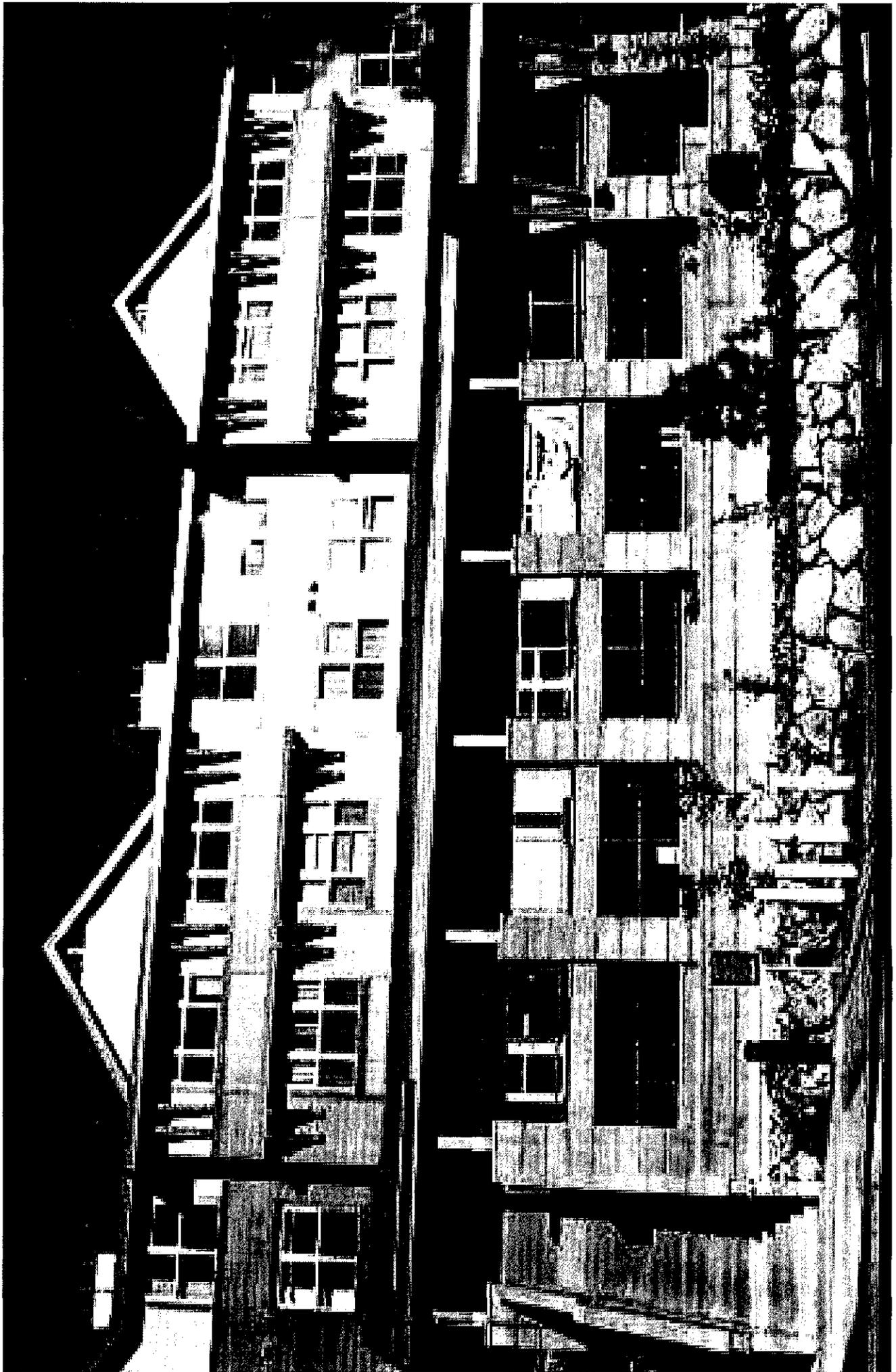
For those of you who are not informed, this "Interim Ordinance" is directly aimed at the Tahoe Expedition Academy, which is currently located on Speckled Ave. in Kings Beach. The TEA is a private school that is outgrowing it's location and in negotiations to purchase several "hotels" on Hwy 28 in downtown Kings Beach. By "hotels", we include both the former "crack house" Falcon Lodge, unoccupied and empty for over a year, and the successful-but-struggling Crown Resort next door. The Crown struggles with the off-seasons and weekend only income of a less that luxurious but tidy hotel. The usual fate of such a location is conversion to a time-share or tear-down and replacement by high end condominiums, not particularly desirable in Kings Beach but apparently more desirable to the Planning Department than a school. Hard to imagine a Tonapolo in downtown Kings Beach. So should we ask why we have this sudden interest in the welfare of Kings beach from the Planning Department which is in the heat of converting Kings Beach into sidewalks and traffic circles? The answer isn't the welfare or safety of the students. The Placer County Planning Dept. has no such qualms about allowing the TEA to occupy two buildings on Speckled Avenue that are zoned industrial. No problem with a dozen 60' semi trailers using the street daily or numerous heavy equipment loaders frequenting yard immediately adjacent to the school's rented buildings. Not even a school-zone sign in place after 3 years of use. We have only the tremendously successful "Community Quieting Plan" to thank for the one speed bump, 1/4 mile away from the school. Disappointingly, the Placer County Planning Department is more concerned with the possibility (and likelihood) that the White Elephant also referred to as the Kings Beach Vision Plan will not transform Kings Beach into the vibrant, economic rebirth of Disneyland, merely with the planting of 22 million bucks worth of sidewalks, benches, traffic circles and streetlights. After all, who would would want to visit the revitalized Kings Beach if 200 feet of the main drag were dedicated to education and not

Knick-Knacks and T-shirts? Wouldn't the Falcon Lodge be needed to house the thousands of tourists flocking to the new crown jewel of the North Shore? A School Zone in the middle of the this masterpiece of community revitalization is like a slap across the face with a fresh Mackinaw. The Tahoe Expedition Academy isn't a cheap school to attend and the families who send their kids there are pretty well off. Somehow, they seem to have a waiting list for students to get in. Tahoe Lake School, where the locals have attended for 70 years, just misses the ax in Tahoe City by being just out of Zones 1 through 5. Being well funded, the TEA plan to re-develop an eyesore and a struggling area with their own funds unfortunately competes a bit too much with the Department that gave us the magnificent structure at the corner of Chipmunk and Hwy. 28, a vision that Kings Beach residents should be proud of!

----- Forwarded Message -----

From: Placer County Planning <Planning@placer.ca.gov>

To: "2rwhitehouse@gmail.com" <2rwhitehouse@gmail.com>; "zantoman@yahoo.com" <zantoman@yahoo.com>; "yourdayis@gmail.com" <yourdayis@gmail.com>; William Walton <WWalton@placer.ca.gov>; "worthyventures@gmail.com" <worthyventures@gmail.com>; "whitewaterhappycampers@usa.net" <whitewaterhappycampers@usa.net>; "whgco@aol.com" <whgco@aol.com>; "westshoresports@sbcglobal.net" <westshoresports@sbcglobal.net>; "wc_file@hotmail.com" <wc_file@hotmail.com>; "wayne@hadistributors.com" <wayne@hadistributors.com>; "wappbs12@gmail.com" <wappbs12@gmail.com>; "waide@standardfilms.com" <waide@standardfilms.com>; Vickie Sandoval <VSandova@placer.ca.gov>; "vickikahn@sbcglobal.net" <vickikahn@sbcglobal.net>; "vicki.tahoe@sbcglobal.net" <vicki.tahoe@sbcglobal.net>; "vanstahobears@gmail.com" <vanstahobears@gmail.com>; "tyler.bruno.lac@gmail.com" <tyler.bruno.lac@gmail.com>; "trisavincent@sbcglobal.net" <trisavincent@sbcglobal.net>; "tparsons@tahoedailytribune.com" <tparsons@tahoedailytribune.com>; "tony@talzoid.com" <tony@talzoid.com>; "tony@aegisins.com" <tony@aegisins.com>; "toiyabect@aol.com" <toiyabect@aol.com>; "tluksch@hotmail.com" <tluksch@hotmail.com>; "tltlighthouse@yahoo.com" <tltlighthouse@yahoo.com>; "tieslau@atcivil.com" <tieslau@atcivil.com>; "thewinwingroup@gmail.com" <thewinwingroup@gmail.com>; "thesoule@sbcglobal.net" <thesoule@sbcglobal.net>; "theshobergs@gmail.com" <theshobergs@gmail.com>; "theresaduggan@sbcglobal.net" <theresaduggan@sbcglobal.net>; "tgaffaney@tahoebiltmore.com" <tgaffaney@tahoebiltmore.com>; "terryjdye@yahoo.com" <terryjdye@yahoo.com>; "teresa@omgtahoe.com" <teresa@omgtahoe.com>; "tdebold@grantwolf.com" <tdebold@grantwolf.com>; "tcda@visittahoecity.com" <tcda@visittahoecity.com>; "tcc@ltol.com" <tcc@ltol.com>; "taystacy1@yahoo.com" <taystacy1@yahoo.com>; "taylorcoral@hotmail.com" <taylorcoral@hotmail.com>; "taryn.leorna@gmail.com" <taryn.leorna@gmail.com>; "taovista@jps.net" <taovista@jps.net>; "tami@realtortami.com" <tami@realtortami.com>; "tahomeopath@yahoo.com" <tahomeopath@yahoo.com>; "tahomajess@gmail.com" <tahomajess@gmail.com>; "tahoewmc@ltol.com" <tahoewmc@ltol.com>; "tahoeteleguy@sbcglobal.net" <tahoeteleguy@sbcglobal.net>; "tahoeski0@yahoo.com" <tahoeski0@yahoo.com>; "tahoeski0@lycos.com" <tahoeski0@lycos.com>; "tahoerose@gmail.com" <tahoerose@gmail.com>; "tahoemcb@hotmail.com" <tahoemcb@hotmail.com>; "tahoelyles@sbcglobal.net" <tahoelyles@sbcglobal.net>; "tahoeleann@sbcglobal.net" <tahoeleann@sbcglobal.net>; "tahoelax@aol.com" <tahoelax@aol.com>; "tahoehottubs@sbcglobal.net" <tahoehottubs@sbcglobal.net>; "tahoedoc@yahoo.com" <tahoedoc@yahoo.com>; "tahoedjr@aol.com" <tahoedjr@aol.com>; "tahoedead@aol.com" <tahoedead@aol.com>; "suzcoyote@att.net" <suzcoyote@att.net>; "susiescoops@yahoo.com" <susiescoops@yahoo.com>; "sunnyglobal@aol.com" <sunnyglobal@aol.com>; "stsrossi@sbcglobal.net" <stsrossi@sbcglobal.net>; "straver@charter.net" <straver@charter.net>; "steveemmerich@yahoo.com" <steveemmerich@yahoo.com>; "steve@allyancedesign.com" <steve@allyancedesign.com>; "ster88@hotmail.com" <ster88@hotmail.com>; "stephaniemackin@yahoo.com" <stephaniemackin@yahoo.com>; "steph@hstt.org" <steph@hstt.org>; "stay@cedarhousesporthotel.com" <stay@cedarhousesporthotel.com>; "ssimon@simonplanning.com" <ssimon@simonplanning.com>; "ssibillia@hotmail.com" <ssibillia@hotmail.com>; "sshandrew@gmail.com" <sshandrew@gmail.com>; "sshandrew@dicksonrealty.com" <sshandrew@dicksonrealty.com>; "sscjw@sbcglobal.net" <sscjw@sbcglobal.net>; "squawvalley@mail.com" <squawvalley@mail.com>; "souledomain@charter.net" <souledomain@charter.net>; "solstice_2@msn.com" <solstice_2@msn.com>; "sofia@lcmuralanddesign.com" <sofia@lcmuralanddesign.com>; "sns646@hotmail.com" <sns646@hotmail.com>; "snoll@designworkshop.com" <snoll@designworkshop.com>; "snmorse@hotmail.com" <snmorse@hotmail.com>; "smithaluminum@yahoo.com" <smithaluminum@yahoo.com>; "smiley@cwo.com" <smiley@cwo.com>; "skirby@pyramid.net" <skirby@pyramid.net>; "skinnyboy2000@yahoo.com" <skinnyboy2000@yahoo.com>; "siwelsh@yahoo.com" <siwelsh@yahoo.com>; "simin@pacbell.net" <simin@pacbell.net>; "sierrasteelstructures@yahoo.com" <sierrasteelstructures@yahoo.com>; "sierrabellacc@yahoo.com" <sierrabellacc@yahoo.com>; "shobergs@sbcglobal.net" <shobergs@sbcglobal.net>; "shobergdesign@sbcglobal.net" <shobergdesign@sbcglobal.net>; "shmiggin@hotmail.com" <shmiggin@hotmail.com>; "sherrytim@hotmail.com" <sherrytim@hotmail.com>; "sherbeargray@aol.com" <sherbeargray@aol.com>; "sfrisch@sbcouncil.org"



Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 09, 2014 3:48 PM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: 012114 BOS Correspondence Received

See Below

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

-----Original Message-----

From: cepssc@juno.com [<mailto:cepssc@juno.com>]
Sent: Sunday, January 05, 2014 8:50 PM
To: Placer County Board of Supervisors
Subject: Kings Beach!

Please - no temporary measures to allow the creation of a private school on the lakeshore. Follow the Community Plan and existing planning procedures, listen to the community! We have an excellent school just two blocks from the lake front motel property proposed to become a school!

The school can be away from the lakeshore and off the state highway.....The economy of our community depends on visitors - they come to be by the lake. Students won't appreciate the lake, nor support our economy(county taxes) as the tourists do. sincerely, carolyn Pretzer,
Tahoe Vista resident, Kings Beach volunteer & bus rider

From: Laurie Axell <lulu_axell@att.net>
Sent: Monday, January 13, 2014 9:21 AM
To: Placer County Board of Supervisors
Subject: Fw: Interim Ordinance
Attachments: Interim Ordinance - Legal Notice-REV-1.pdf

To the Placer County Board of Supervisors,

Please see below the copy of the letter I have sent to Supervisor Montgomery regarding the interim ordinance.

Thank you,
Laurie Axell
Carnelian Bay, CA

Dear Supervisor Montgomery,

In regard to the proposed "interim ordinance" it brings several concerns to the table. First and foremost, just who is in charge of the future of Lake Tahoe? We the citizens should have control of our future, but due to the whole "visionary process" it appears that it is in the hands of those only concerned with making a buck (or several thousand) so to speak. Over the last two years, all has spun out of control with the TRPA, TCPUD, NLTRA, TCDA, the vision teams etc.

Just what may I ask is wrong with a private school located on the shores of beautiful Lake Tahoe? Take Robert Louis Stevenson School located in Carmel and Pebble Beach California. Yes it is an expensive private school, but the students and teachers are real individuals who are passionate about learning and teaching. A private school that offers boarding would bring more families to the area, and hence money (some of those families will probably even buy homes here, increasing the property tax revenue). And if you look at the long term aspect of the project, having the school located on the lake with UC Davis involved, it will only educate the students as to the environmental value of Lake Tahoe therefore getting more people involved and how preserving it will keep visitors coming to our area. It seems like a win win situation.

A real community is made up of all the businesses and services that the interim ordinance is attempting to get rid of. Please help to keep Tahoe as small communities - not "town centers" and "villages" which will surely run their course and become passe as soon as another area has their vision to build something ridiculous. Communities are around for the long haul as they survive their ups and downs; town centers and villages are merely a facade.

Thank you for your consideration,

Laurie Axell
Carnelian Bay, CA

From: kristyolk@att.net
Sent: Monday, January 13, 2014 8:36 PM
To: bose@placer.ca.gov; Placer County Board of Supervisors
Subject: Ferrari's Crown Motel

Please do not block the sale of the Crown Motel, the owners have the right to sell their property and the school is valuable to the community.

Kristy & John Olk
PO Box 1016
Carnelian Bay, CA 96140

Sent from my iPad

From: roger peterson <rogpete@hotmail.com>
Sent: Monday, January 13, 2014 8:33 PM
To: Placer County Board of Supervisors
Subject: the Crown motel controversy

Board Members,

As a citizen of North Lake Tahoe since 1959, I have grown to know those citizens who have given to the community and admired their accomplishments--without financial rewards. Dave is one of those amazing people. A founder of the Boys and Girls Club in Kings Beach, and the work he did for the community college in Truckee.

It seems your board must find a compromise, a path forward that satisfies both seller and buyer. Possibly the county if they believe they legally can change the ordinances at this late date needs to offer both parties some options that allow the contract to move forward with some restrictions.

Since our Governor has taken much of the redevelopment money from our local communities, which has inhibited Dave's opportunity to market his long time family business, we need to work as a community to resolve this issue and I believe the Placer County Board of Supervisors needs to be part of the solution making process.

Look forward to the Jan.21 Board hearing.

Respectfully,

Roger Peterson

From: roger peterson <rogpete@hotmail.com>
Sent: Monday, January 13, 2014 9:20 PM
To: Placer County Board of Supervisors
Cc: betspete@hotmail.com; roger peterson
Subject: Crown Motel Controversy

Board Members,

I have been a citizen of North Lake Tahoe since 1959. There are a few people such as Dave Ferrari who have stepped up when the community needed his help. Such as the North Tahoe Boys and Girls Club (he was a founder) and the community college in Truckee.

The Placer County Board has a special opportunity in this case to provide the community not as a regulator but as a negotiator. Kings Beach wants the buyer and seller to find a solution that meets both parties needs. As our government representatives listen to the people, provide options for both the buyer and seller.

Our Governor has depleted the redevelopment money available to Kings Beach and other communities leaving Dave Ferrari few marketing options. Doesn't it make sense for your members to think not as regulators but as problem solvers/negotiators. I believe your board can see the human side of this decision.

I do not believe our county could purchase this property at a fair market price from Dave but leaving Dave Ferrari with no buyer is NOT in the interest of Placer county.

Respectively,
Roger C Peterson

From: John Vick (Media Source) <jvick@MediaSourceOnline.com>
Sent: Tuesday, January 14, 2014 9:30 AM
To: Placer County Board of Supervisors
Subject: Ferrari Crown Motel

Hello ~

I just got word that you are in the process of blocking the sale of the Ferrari Crown Motel. I have never met such a generous family. They are truly wonderful stewards of the Kings Beach community.

While I will hate to see the Motel go...I truly believe it is their right. It is their business. They built it from the ground up. They served your community with a wonderful asset for many years.

As a business owner myself...I find this so incredibly frustrating. It seems way too easy for local government to put their needs before that of the true business owner.

Please do what is right...John

From: Roger Kahn <rkahn49@gmail.com>
Sent: Tuesday, January 14, 2014 12:02 PM
To: Placer County Board of Supervisors
Subject: Ferrari property in Kings Beach

Ladies and Gentlemen;

I am writing this email as I am not sure if I can attend your Board of Supervisors meeting in Kings Beach on January 21st.

When I first heard of the sale of the Crown Motel building in Kings Beach in December, I was dismayed that the Tahoe Expedition Academy was not the best use of the property, however as an owner of private property, including commercial real estate I believe it is the right of the seller to sell their property to whomever they please and receive a price mutually agreeable to buyer and seller.

That being said, I suggested to David Bosch and other Placer County staff at that December meeting that it was in the best interest of Placer County and the residents of Kings Beach that the county find a way to purchase the Crown Motel property from the Ferrari family under the same terms and conditions it is in contract to sell the property to the Tahoe Expedition Academy. At the same time, I suggested the county should work with the Tahoe Expedition Academy in finding property adjacent to or nearby its existing campus in Kings Beach to assist in their expansion plans. Placer County could then facilitate a process by which they sell the Crown Motel property to a purchaser who would utilize the property in a way more consistent with the Kings Beach Vision and Community Plan. In this way, all stakeholders would be treated fairly and end result would be in the best interests of all involved. I continue to advocate this position.

In the event Placer County cannot make this happen, it is unfair to change the zoning of the property during escrow to effectively kill the sale the Ferrari family has negotiated with the Tahoe Expedition Academy.

Very truly yours,

Roger Kahn
P.O. Box 1305
Tahoe City, CA 96145
(530) 583-5930 (home office)
(530) 320-1077 (cellular)
(530) 583-0752 (facsimile)

From: Dana Severy <danasevery@gmail.com>
Sent: Tuesday, January 14, 2014 12:27 PM
To: Placer County Board of Supervisors
Cc: 'Dave Ferrari'
Subject: RE: Agenda item at January 21, 2014 Board of Supervisors meeting
Attachments: Letter to Placer County BOS.pdf

Please see attached letter which is intended to assist you in your deliberations regarding the future of the Ferrari family's lakefront property in Kings Beach.

Thank you in advance for your consideration.

Dana Severy

POSTCARD PROPERTIES

127 El Paseo Santa Barbara, California 93101

Tel. (805) 962-8801 Fax (805) 962-8803

Email: danasevery@gmail.com

January 14, 2014

TO: District 1 Supervisor Jack Duran, District 2 Supervisor Robert Weygandt, District 3 Supervisor Jim Holmes, District 4 Supervisor Kirk Uhler, and District 5 Supervisor Jennifer Montgomery

RE: Agenda item regarding Ferrari property at January 21, 2014 Board of Supervisors meeting

We have been contacted by Mr. Dave Ferrari, whose family has owned the Ferrari Crown Resort located at 8200 North Lake Boulevard in Kings Beach, California for over 50 years, to summarize our firm's prior substantive efforts to acquire the property in early 2012 from the Ferrari family.

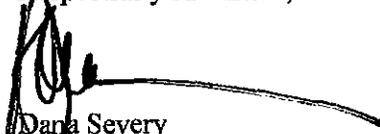
By way of background, Postcard Properties is a Santa Barbara-based firm that is exclusively focused on creating an independently owned and operated collection of lodging venues primarily through the acquisition and subsequent repositioning and/or redevelopment of existing properties. These boutiques properties will share the common attribute of being located in scenic gateway settings to California's renowned resort destinations along the Central Coast, from Santa Barbara to Big Sur; the renowned Napa Valley; and the Sierra Nevada, from Lake Tahoe to Mammoth Lakes. Our primary consumer focus is on domestic and international leisure travelers given these locales have proven appeal to vacationers from around the world. Current properties in planning or under development include a 108-room oceanfront hotel in Pismo Beach, 50-room ocean view property in Avila Beach, a 78-room hotel in downtown San Luis Obispo, and a 60-room property in Napa Valley.

Consistent with the Postcard business plan, we are committed to having a presence in the Lake Tahoe market. As such, we made a concerted effort to acquire the Ferrari Crown Resort in Kings Beach in early 2012 shortly after this potential opportunity was presented to us. We spent nearly three months analyzing the property from the standpoint of entitlement, market, and financial feasibility. Our preliminary development plan included the substantial renovation of three of the existing seven lodging buildings, repurposing of another, and the demolition and redevelopment of the other three. A new lakeside pool terrace and F&B venue, guest lounge, kid's game room, ski locker room, and significant landscaping enhancements were part of the amenity package associated with this significant redevelopment concept. Through renovation and replacement, the 3+ star hotel that we envisioned for this lakefront property would approximate the current room count of 75.

Exclusive of land acquisition costs, our projected development costs approximated \$8,000,000. Through comprehensive market analysis we were able to confidently project achievable pricing and occupancies for a new 3+ star lakefront property on Tahoe's North Shore. In the context of overall project costs and cognizant of the investment return requirements in the capital markets, the residual land valuation associated with our quality hotel project approximated \$2,500,000 - \$3,000,000. Higher land values rendered the project financially infeasible based upon pragmatic underwriting protocols. Although this amount is probably up to 50% percent less than comparable lakefront property sales, we point out here that land use constraints (e.g. site coverage, building height, parking, and other planning parameters) precluded us from adding additional building density. In effect we were replacing a functionally obsolete 75-room lodging property with a new 75-room hotel, at the expense of land valuation.

I do hope this summary of our past dealings with the Ferrari family and their strategically located lakefront property is of value as the County considers its future. I certainly would be pleased to try to answer any questions you might have.

Respectfully submitted,



Dana Severy
President
Postcard Properties

From: carlos j hernandez <crsjhdez@yahoo.com>
Sent: Tuesday, January 14, 2014 1:30 PM
To: Placer County Board of Supervisors

My family and I have been for many years recipients of the generosity and friendship of Ferrari Family, to the point that my nieces and nephews call Mr David Ferrari "dad" and their kids "grandpa". This friendship goes back at least 25 years when he took under his wings my sister and kids, who knows him since she was still living in Nicaragua. But is not just monetary help what they received its all the humanitarian support as a person , being for them at school activities, teaching how to work, and guiding them thru life what really matter. After telling you about this family generosity , something that you by now might be really aware, because we are not the only ones, there are as well many institutions that have been gifted with their friendship, I ask you to study this case more deeply and change your position on this matter, so they receive some of the considerations and respect they have been giving to everybody around them. I thank you in advance for your help. Truly yours. Carlos J. Hernandez

██████████

From: Phyllis <phyllismcconn@hotmail.com>
Sent: Tuesday, January 14, 2014 3:01 PM
To: Placer County Board of Supervisors
Subject: Sale of Ferrari Crown Resort

To Placer County Board of Supervisors:

I am writing to oppose the proposed ordinance change that would block the sale of the Ferrari Crown Resort to Tahoe Expeditionary Academy. Unfortunately, given the lack of advance notice regarding this, I am unable to attend the meeting scheduled for tomorrow evening. Therefore I felt it imperative to at least email my thoughts regarding the issue.

Obviously, the timing of this is very suspect. To try to push through an "emergency" change to an ordinance that would effectively block a sale that is currently allowed under the Community Plan and zoning laws/regulations is unjust and egregious to say the very least. And then to be doing so after months of due diligence is preposterous and unfair.

In *theory*, I should be in favor of blocking this sale. I am currently the volunteer executive director and Co-Chair of the Board of Trustees for Arts For the Schools, a non-profit organization in its 30th year of providing arts education to students in our community. We bring world class performers from all over the world into our rural area and give students (and the community at large) a chance to experience exceptional artistic and cultural experiences that would otherwise be unavailable. The Ferrari family has provided lodging for these performing artists for most of that time. I honestly don't know where we will turn to replace the gracious and generous largesse of the Ferrari family. In *reality*, however, I respect their right to sell their property to whomever they are legally able to sell it. And that is just what they are trying to do. I can think of many worse things than turning the property into a school and evidently community leadership agreed given the current reading of the Community Plan and zoning laws. Changing the rules on them at this late date is ridiculous and un-American, as trite as that sounds.

Like most things in life, it really should boil down to adhering to the Golden Rule - do unto others as you would have them do unto you. Can you put yourselves in the Ferrari family's position? Can you imagine the injustice to yourselves if your rights were similarly brushed aside? Please reconsider this shooting from the hip style of governance. We as citizens do not deserve it and you do yourselves and your positions a disservice by doing so.

Thank you,
Phyllis McConn

Shirlee Herrington

From: Gina Fleming
Sent: Wednesday, January 15, 2014 9:31 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1-21-14 Correspondence

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Sylvia Doignon [<mailto:tahomeopath@yahoo.com>]
Sent: Tuesday, January 14, 2014 10:13 PM
To: Teri Ivaldi
Subject: January 21st. Board Meeting: Please vote no on changing Land use in Kings Beach

Dear Mr. Duran,
I respectfully urge you to please vote no for the request to change the zoning of the Community Plan and our property in Kings Beach.
Thank you for your help and attention in this delicate matter.

Sylvia V. Doignon, DHom
Classical Homeopath
Bach Flower Remedy Practitioner
P. O. Box 1053
Kings Beach, CA 96143
530-546-2304
tahomeopath@yahoo.com

Shirlee Herrington

From: Gina Fleming
Sent: Wednesday, January 15, 2014 9:32 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1-21-14 Correspondence

Gina
Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Arlen Edson [mailto:arlen_blandino@yahoo.com]
Sent: Tuesday, January 14, 2014 8:47 PM
To: Teri Ivaldi
Subject: Jan 21st board meeting -vote no

To whom it may concern,

I am Including my contact info name- Arlen edson ,
address- 281 warm springs drive Roseville ca 95678,
phone- 213.379.4234

and am writing to urge you to vote no for the request to change the zoning of the Community Plan in kings beach. I am in support of the ferrari family.

Thank you,
Arlen Edson

Shirlee Herrington

From: Gina Fleming
Sent: Wednesday, January 15, 2014 11:58 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Bateman, Kim [<mailto:kbateman@sierracollege.edu>]
Sent: Wednesday, January 15, 2014 11:07 AM
To: Teri Ivaldi
Subject: Kings Beach Community Plan zoning change.

I am writing to express my support for the pending sale of Ferrari's property to Tahoe Expeditionary Academy. It is highly disturbing to me that a group listed as "staff" in court documents is being permitted to arbitrarily request zoning changes on a sale that is in compliance with existing zoning, has been approved by TRPA, and is currently in escrow. The "staff" cites the interest of a yet to be adopted community vision that excludes churches, schools, child care centers, etc.

On a philosophical level, I find the idea of a small group of citizens being given the power to dictate the engineering of an existing community, Orwellian and ultimately, un-American. It is also a direct violation of personal property rights.

Please vote no to the Kings Beach Community Plan zoning changes at the meeting on Jan. 21.

Sincerely,

Kim Bateman, Ph.D.
Executive Dean, Tahoe-Truckee Campus
Sierra College
11001 College Trail
Truckee, CA 96161
kbateman@sierracollege.edu
530.550.2230

Shirlee Herrington

From: Gina Fleming
Sent: Wednesday, January 15, 2014 3:45 PM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Patti Boxeth [<mailto:PDboxeth@charter.net>]
Sent: Wednesday, January 15, 2014 3:02 PM
To: Jennifer Montgomery
Subject: No for Changing Land Use in Kings Beach

Gary and Patti Boxeth
1400 Canterbury Drive
Kings Beach, Ca. 96143

From: Jim Miller <jim@clearwater-cap.com>
Sent: Wednesday, January 15, 2014 2:30 PM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: PLEASE VOTE "NO" Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am a King's Beach resident and I am writing to urge you to vote "NO" on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

Kings Beach NEEDS this. I live here and outside a couple weeks during the summer and Christmas, the town is dead. The reason it is dead in spite of KB's idyllic location on the lake is that it is run down and has very few compelling businesses or attractions to either local or visiting patrons. My kids are 6 & 9 and as they grow up, they will think it is normal for your main street in your home town to offer tattoos, liquor, smoke shops, and several crystal shops.

The TEA School project will clean up a dilapidated set of outdated hotels and will create a cultural center and a source of vibrance for a town that frankly has lost its mojo. This will provide a year around flow of middle class people who are socially conscious and community minded. These people will engage with local businesses.

Lastly, the current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption.

Please VOTE NO.

Thank you for considering my request.

Jim Miller
9833 Yacht St
Box 1430
Kings Beach, CA
89402

415 845 5589

Jim Miller

Managing Director
Mobile 415-845-5589
Jim@clearwater-cap.com



Clearwater Receivables Fund, LP ("Clearwater Receivables Fund", "the Fund" or "CRF") is managed by Clearwater Capital LLC. The fund is open to accredited investors only. The final terms and conditions of the Fund will be set out in full in the applicable offering documents. This document does not constitute a sale, an offer to sell or a solicitation of an offer to buy any interests or invest in the Fund described herein. Such an offer or solicitation can only be made by a confidential Private Placement Memorandum. This document does not disclose all the risks and other significant issues related to an investment in the Fund. Prior to transacting, potential investors should ensure that they fully understand the terms of the investment and any applicable risks. Past performance is not necessarily indicative of future results. Future conditions may require actions that differ from those contemplated at this time, and there can be no assurance that the projected results will be achieved. Prospective investors are cautioned not to place undue reliance on these projections. The Fund is audited annually by independent auditors. Performance is net of all fund related fees. This document is confidential, and no part of it may be reproduced, distributed or transmitted without the prior written permission of Clearwater Capital.

From: Joseph Lanza Rafe Miller <lanzamiller@sbcglobal.net>
Sent: Wednesday, January 15, 2014 2:02 PM
To: Placer County Board of Supervisors
Subject: To ALL board members

January 15, 2014

To the Placer Board of Supervisors;

I want to urge you to vote YES for the request to change the zoning of the community plan for the North Shore of Lake Tahoe in Placer County.

Thank you,

Joseph Lanza
120 Sierra Terrace
Tahoe City, CA 96145
530-624-9097

From: kkdmd@aol.com
Sent: Wednesday, January 15, 2014 12:58 PM
To: Placer County Board of Supervisors; seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45 day interim urgency ordinance prohibiting certain uses on the 8200 N. Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote **no**:

-
- **1. TEA is a school with principles of giving back to the community**—just last year we volunteered and supported over 80 local non-profits;
- **2.** Based on review of community visioning documents for the Kings Beach area over the past 5 years, it is clear to me that the school offers solutions to many of ideas the community had;
- **3.** The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured;
- **4.** The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- **5.** Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;
- Add your personal points

Thank you for considering my request,

Dr. Karen Kucharski
Local Dentist
8079 N. Lake Blvd, Kings Beach, CA

From: Art <sierrarat@sbcglobal.net>
Sent: Wednesday, January 15, 2014 12:54 PM
To: Placer County Board of Supervisors
Subject: January 21 Placer Board of Supervisors Meeting

Dear Placer County Board of Supervisors,

As a twenty three year resident of North Lake Tahoe I am writing to urge you to vote no on January 21st regarding the proposal to allow for a 45-day interim urgency ordinance prohibiting certain uses of the 8200 North Lake Blvd., Kings Beach property. The current land use plan which Tahoe Expedition Academy would be a part of has been in place for 18 years, and a consideration to change it at this late stage in a private property sale seems to be unnecessary, unwarranted, and lacking vision.

Tahoe Expedition Academy is a school with the principle of giving back to the community—Just last year TEA volunteered and supported over 80 local non-profits. Additionally, the school and it's students are environmentally conscientious and will be outstanding custodians of the property, lake, and beaches.

Based on review of community visioning documents for the Kings Beach area over the past 5 years, it is clear to me that the school offers positive solutions to many of the communities ideas. The school is a great and varied addition to the Kings Beach commercial core which will foster long term community and economic development.

Having a school in downtown Kings Beach will improve the look of the area, bring added revenue to local businesses via families and staff, create good jobs for the area, and mark Kings Beach on the map as a leader in high quality education. These positive qualities will further serve to attract new families and businesses to Kings Beach and the North Tahoe area.

The new site for the Tahoe Expedition Academy is a win-win for the students, faculty, Kings Beach, and the greater North Lake Tahoe community! I urge you to give it your strongest support.

Thank you for your consideration,

Art Cross
569 North Dyer Circle
Incline Village, NV 89451
775 856-0824

sierrarat@sbcglobal.net

From: Chris Castle <ccastle27@yahoo.com>
Sent: Wednesday, January 15, 2014 12:02 PM
To: Placer County Board of Supervisors
Cc: ccastle27@yahoo.com
Subject: Support for Tahoe Basin Residents - Reject Interim Urgency Ordinance Proposal

Members of the Board, Placer County Board of Supervisors

Dear Board Members,

I am writing in support of the Ferrari family and other residents of the Tahoe Basin area to ask that the board reject the proposed *Interim Urgency Ordinance* that would halt the sale of the Ferrari family's personal property until the Tahoe Basin Community Plan Update is in place.

After reading through the proposed Tahoe Basin Community Plan Update for, in particular, the Kings Beach area, I find myself in strong support of the vision that the proposed update would bring to the area. Encouraging a sense-of-place alongside multi-use facilities that contribute to the economic vitality of the area while providing accessible areas for visitors is the kind of consistent planning that has cleaned-up Kings Beach over the past decades; and the type of thinking that will ensure the community viability for years to come. However, I am asking that the board grant the community fair and appropriate time to conclude business affairs, and make necessary business adjustments.

My family has been in and around the Tahoe basin for over 60 years; my Grandfather first came to Tahoe as a Park Ranger in the 50s. Having grown up in the Kings Beach area, I have experienced first-hand the generosity, friendship, and communally-responsible nature exhibited by the families that make the commitment to live in and sustain the Tahoe Basin area. The Ferrari family is one of these families who are both strong and active contributors not only to the economic vitality, but also to the social fabric of the Tahoe community. I am extremely thankful as well as incredibly proud to be among the many beneficiaries of scholarships awarded in the honor of Nora Ferrari; enabling my college career.

When the economy is in trouble, what remains are the families, like the Ferraris, who have made the commitment to cherish, care-take, and support the community. These families should be allowed a fair and reasonable time to conclude their business affairs without interference of future planning and zoning regulations which have yet to be enacted. Adopting emergency measures designed to protect the status quo should be reserved only for circumstances where there is a clear and reasonable threat to the common welfare. After reading the *Interim Urgency Ordinance* proposal (Johnson, Jan 7, 2014) I cannot believe that the board would agree that schools, although excluded from the long-term plan from development in the area, could constitute a "current and immediate threat to the public health, safety, or welfare..." as required by California code section 65858(c).

The long-term community viability depends on consistent guidance and support from this board; I urge you to make the right decision and support the families in Tahoe who have made the commitment to the community over generations. Please reject the proposed *Interim Urgency Ordinance*, and allow the Tahoe community to continue conduct their business affairs in alignment with current planning guidelines.

Best Regards,
-Chris Castle
Former Kings Beach Resident; NTHS Graduate, Long-time friend of the Tahoe community

From: K Yagura <kkyagura@gmail.com>
Sent: Wednesday, January 15, 2014 11:44 AM
To: Placer County Board of Supervisors
Subject: Ferrari's Crown Motel sale and proposed ordinance change

Dear Board of Supervisors,

We strongly urge you to vote NO on the proposed ordinance to ban schools from being established on the Kings Beach corridor. This ordinance, which seems to be specifically aimed at stopping the sale of the Ferrari Crown Motel to the Tahoe Expedition Academy, is unwarranted, unjust and unfair to the Ferrari family that has contributed so much for the betterment of our communities.

Sincerely,
Ken and Terry Yagura

From: Sarah Ferris <sarahjferris@yahoo.com>
Sent: Wednesday, January 15, 2014 11:36 AM
To: Placer County Board of Supervisors
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses"

Dear Placer County Board of Supervisors,

I am writing to urge you to vote NO on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Tahoe Expedition Academy will add great value to the community in many different ways. TEA will provide a kick start to the Kings Beach revitalization, continue to work with the Boys & Girls club, create an interpretive science center for the public, provide an economic base for the community that is there day after day, give some real heart and soul to Kings Beach and not create an empty facade of a tourist town, they will keep Kings Beach Funky. I remind you that this property has been zoned for a school for 18 years and in the visioning documents for the new plan area schools are still a part of the vision (see page a-10 sec. 16 Education), Tea helps to create a mixed use downtown. The fact that they are willing to restrict the resale of their unused TAUs to Kings Beach show that they are putting their money where their mouth is, sold on the open market this money would greatly help them in their development; 94% percent of their staff is local and 34% of the kids receive scholarships, this is a boon for the community. TEA is a funded project for the children and community, please do not stop it and infringe on people's private property rights.

Sincerely,
Sarah Ferris
12613 Pinnacle Loop
Truckee, CA 96161

Sarah Ferris, RN
Director, Bodhi Tree Foundation
(C) 530-412-0126
(F) 530-582-9138
sarahjferris@yahoo.com
<http://www.bodhitreefoundation.org>

From: mark & sarah ferris <pinheads@hotmail.com>
Sent: Wednesday, January 15, 2014 11:30 AM
To: Placer County Board of Supervisors; seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote NO on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Tahoe Expedition Academy will add great value to the community in many different ways. TEA will provide a kick start to the Kings Beach revitalization, continue to work with the Boys & Girls club, create an interpretive science center for the public, provide an economic base for the community that is there day after day, give some real heart and soul to Kings Beach and not create an empty facade of a tourist town, they will keep Kings Beach Funky. I remind you that this property has been zoned for a school for 18 years and in the visioning documents for the new plan area schools are still a part of the vision (see page a-10 sec. 16 Education), Tea helps to create a mixed use downtown. The fact that they are willing to restrict the resale of their unused TAUs to Kings Beach show that they are putting their money where their mouth is, sold on the open market this money would greatly help them in their development; 94% percent of their staff is local and 34% of the kids receive scholarships, this is a boon for the community. TEA is a funded project for the children and community, please do not stop it and infringe on people's private property rights.

Sincerely,

Mark Ferris
12613 Pinnacle Loop
Truckee, Ca 96161

From: Robert Kennedy <robertleekennedy@gmail.com>
Sent: Wednesday, January 15, 2014 11:16 AM
To: Placer County Board of Supervisors
Subject: To All Board of Supervisors Re: Agenda Item on 1.21.14 Meeting

Dear Supervisors,

I am writing as a long time North Shore resident and want to express my support for the proposed Tahoe Expedition Academy (TEA) on the Crown Motel site. I urge you to decide not to allow the 45-day review process so that TEA can keep moving forward with it's planning efforts.

A high caliber preparatory school like TEA is an addition to any neighborhood, and would be a great long term addition to the redevelopment of the area. It would be comparable to the Boy Scout facility in Newport Harbor, or other educational facilities anchoring pristine real estate. The focus on conservation at TEA is only that much more fitting.

To allow this to occur, you need not do anything. Improve the community through allowing the existing zoning regulations to stand and VOTE NO on allowing the 45 day review process to be implemented. This is a once in a lifetime opportunity to have a long term prestigious venue take over a lakefront location. It would be protected, enhanced, and used by both TEA and the community.

Please don't let this get away.

Thank you,

Bob Kennedy

From: Joe & Patti Kimmey <jpkimmey@yahoo.com>
Sent: Wednesday, January 15, 2014 9:59 AM
To: Placer County Board of Supervisors
Cc: Patti & Gary Boxeth
Subject: regarding Ferrari sale of the Crown Motel

My wife & I are 30+ year residents of Tahoe City. We have been very involved in Rotary, coaching youth athletics and the business community (as a commercial insurance broker for 24 years).

We received an email letter written by the Yaguras regarding Placer County's attempt to stop the sale of the Crown Motel.

We want you to know that WE HIGHLY OPPOSE Placer County's efforts to stop this sale. We find this to be an absolute disrespect of a private property owner to use / sell his property as he wishes- subject to existing laws. For the County to try and change the law to stop this sale is absolutely unacceptable.

We ask you to respect our country's constitution and private property rights.

If Placer County goes through with this obstruction, we as local residents will do everything we can to support recalls to Placer County Board members.

Sincerely,

Joe & Patti Kimmey
Tahoe City, CA

From: Donna Coombs <donna@coombs.com>
Sent: Wednesday, January 15, 2014 9:32 AM
To: Placer County Board of Supervisors
Subject: To All Board of Supervisors Re: Agenda Item on 1.21.14 Meeting

To the Board Members:

Regarding the ordinance to prohibit certain uses in the KB area, I would like to question the logic of not allowing the development of the new facility for Tahoe Expedition Academy. In my opinion, the new campus would provide a variety of benefits to the KB community, 2 of which would be the opportunity for KB to provide downtown offerings and services that would be unique to the entire lake, as well as the provision of new job opportunities for the local community. There are many other reasons to allow the development to continue as well.

Sincerely,
Donna Coombs - concerned local citizen

From: Jaimie Shaff <jaimie.shaff@gmail.com>
Sent: Wednesday, January 15, 2014 9:23 AM
To: Placer County Board of Supervisors
Subject: Meeting to be held 21 January 2014 at North Tahoe Event Center, Kings Beach.

15 January 2014

Placer County Board of Supervisors

175 Fulweiler Avenue

Auburn, CA 95603

To Whom It May Concern:

Having been raised by a family of educators, I grew up with an acute understanding of the importance of education. I also grew up with a strong sense of family loyalty and community pride. As long as I have been alive, I have spent summers and winters at the Ferrari Crown Motel. Different family members would be living on the property or working the front desk, but the history of the motel remained the same. Generations of Ferraris dedicated their lives to creating something that the community could be proud of. They created an environment for families to spend time together, and fostered a sense of community in a place that has slowly lost its soul.

As Lake Tahoe became synonymous with condos and big-money development, the Ferrari Crown Motel maintained its values and roots. The family members gave up entire lifetimes to ensure Kings Beach retained the family-friendly atmosphere we all know and love. When large developers set sights on this pristine piece of beachfront, the family stood their ground and committed to pouring in more life and energy into the place. They gave up world travels, other business ventures, and even loved ones to keep the place running.

After two generations of family running the motel, the decision was finally made to let it go. The younger generation wasn't prepared to take on the burden of a family business, and the entire family recognized the need to give a retirement those who had given their lives to the business.

My grandmother, Marilyn Ferrari, is 75 years old. She has worked at the motel the majority of my life, and was changing sheets in hotel rooms after a triple bypass surgery. She and her brother Dave taught me some of the most incredible values I could have ever learned, such as compassion for staff, importance of family, and dedication to running a high quality business. Having imparted these lessons upon her grandchildren and the community, she deserves a chance to retire.

The decision to sell the motel is no easy choice. The family wanted to make sure that the property was given to a worthy cause, something that could contribute to the community, not take away from it. They wanted to continue the efforts of people like Dave Ferrari who built the Boys and Girls Club of North Lake Tahoe, and make way for a place that could improve the lives of others. After careful and tireless deliberations, the family decided to sell the property to the Tahoe Expedition Academy.

The Tahoe Expedition Academy is a school that takes the natural educational field of Lake Tahoe and utilizes it to aid the children's education. This is also a school that offers educational scholarship to students in need, and can provide a high level education to students who will be otherwise unable to access one.

As a humanitarian aid worker, I have worked in Ghana, India, Nigeria, and South Sudan. Education in these communities is negligible at best, with scarce educators struggling to work within failing systems and bright students forced to join the work force at an early age. I have witnessed the pitfalls of lack of access to education.

As an Americorps volunteer, I saw firsthand the limitations of the American educational system. Despite levels of poverty far lower than other countries I have worked in, the American educational system is still struggling. I worked with an early headstart program to provide support to students who required attention inaccessible in the public school system. The students were bright and learned quickly, however their socioeconomic level prevented them from accessing educational services.

I am currently participating in a variety of volunteer activities in New York City, combined with my work at an international non profit. The bulk of my volunteering is with disadvantaged high school students who have been given the opportunity to attend higher level institutions and access education through scholarships. The scholarships offered by these institutions are invaluable to the success of these students. With the chance to access higher quality education, these students are thriving and working towards goals including higher education and giving back to their communities.

I strongly believe that an educational center such as the Tahoe Expedition Academy is a great improvement to the Kings Beach community. Not only do they bring innovation and education to the region, but they also provide opportunities to local students who would otherwise never have the ability to access an education such as this.

However, the crux of the issue is the deplorable attempt to block this transaction by changing zoning laws and plans that have been in place since 1996. If Kings Beach and Placer County deemed the area inappropriate for schools, churches, and other institutions this emergency act attempts to block, the correct thing to do according to our system of government is to put the proposed change up to a vote. This should be done according to normal timelines, most appropriately in the most recent election, and should never be enacted as an emergency initiative.

I am disappointed in the actions taken by the Placer Country Board of Supervisors. This is disrespectful to the community and to a family that has worked tirelessly for over 5 decades and 2 generations. This family has created incredible pillars of communal support over the years and deserves to be given the opportunity to do as they please according to current zoning laws with their private property.

The land belonging to the Ferrari's Crown is private property. The transaction they are attempting to make is lawful. The institution preparing to take over the land is prepared to invest in the community.

I see no real or legal objection to this transaction and demand that the Placer County Board of Supervisors deny any and all attempts to change zoning at this time.

I am available at any time if you wish to contact me for further comment.

Best wishes,

Jaimie Shaff

302 West 138th Street, #3R

New York, NY 10030

(775) 745-2293

From: annegreenwood@sbcglobal.net
Sent: Wednesday, January 15, 2014 8:41 AM
To: Placer County Board of Supervisors
Subject: Ferrari Crown Hotel

Board of Supervisors;

Please support the current law and vote no in regard to changing the zoning of the Community Plan in regard to the Ferrari Crown Hotel/Tahoe Expedition Academy. The school will be a fabulous facelift for the community and a wonderful opportunity for environmental education. it's a very exciting prospect! I work in Kings Beach and interact with the TEA professionally, they are a stellar group with a devoted mission. The Ferrari family have worked hard for decades to enhance this little community. Please support them and the current law.

Thank you,

Anne Greenwood
PO Box 291
Tahoe City, Ca.
96145
530-583-1174

From: Robert Wright <wrightrobert.bob@gmail.com>
Sent: Tuesday, January 14, 2014 10:06 PM
To: Placer County Board of Supervisors
Subject: Vote NO on interim ordinance

Please vote NO on the proposed interim ordinance to limit uses at 8200 N Lake Blvd.

Kings Beach needs new blood. The old broken down hotels need to go to old broken down hotel heaven.

Please vote NO.

Thanks,

Anna Wright
Box 565
Kings Beach, CA 96143
530-386-5998

Sent from my iPad

From: Robert Wright <3bybike@gmail.com>
Sent: Tuesday, January 14, 2014 9:57 PM
To: Placer County Board of Supervisors
Subject: 1.21.14 agenda item Interim ordinance

Dear Placer County BOS---please vote NO on the proposal to allow an interim ordinance prohibiting certain uses on the 8200 N lake blvd property in kings beach. Kings Beach is ready for a change. A new school is far preferable over old and decrepit hotels.

Thank you,

Robert Wright
Po box 565
Kings beach, ca
530-917-7273

Sent From Far, Far Away

Follow our blog: <http://blog.travelpod.com/travel-blog/3bybike/1/tpod.html>

Pictures are here: <http://threebybike.phanfare.com>

From: Nicole Cheslock <nicolecheslock@gmail.com>
Sent: Tuesday, January 14, 2014 4:01 PM
To: Placer County Board of Supervisors
Subject: Vote NO on Jan. 21

I'm writing as a concerned citizen who has lived in the North Tahoe / Truckee area since 2004 and as a community member who strongly supports an individual's right to sell private property in the United States as they see they fit within legal property uses.

I hope you will take a moment to learn about the pending sale of a portion of the Ferrari's family property in Kings Beach and support this sale in particular and private property rights in general **by voting NO at your meeting in Kings Beach on Jan. 21.**

What I know –

Dave Ferrari, who owns and runs the Crown on Lake Tahoe, has been and continues to be an incredible advocate of, and asset for, the North Tahoe community. He was instrumental in supporting the new Sierra College building, helping get the Boys & Girls Club built, frequently provides free and discount lodging to visiting artists and the list goes on and on.

What I've learned –

The Ferrari's family has owned the Crown Motel for almost 70 years and Dave and his sister Marilyn have managed it for many, many decades.

Last year they received an unsolicited offer – at a very fair price - from Tahoe Expedition Academy to buy a portion of the property. Ferrari verified that a school could operate from the property with TRPA. He also verified this use WITH Placer County. Apparently schools have been an allowed use within the Kings Beach Community Plan Area since at least the mid 1990s – and, why not? Having a school adds to the vibrancy and attraction of a real town, a place people can call home. Imagine for a few moments, the value of learning, living and growing on Lake Tahoe...of your children or grandchildren and their offspring having that very real opportunity.

A couple of weeks ago staff at Placer County decided to take action and I think they could not be more off base.

The decision you will vote on is an “interim urgency ordinance” prohibiting certain uses. This ordinance effectively eliminates many - formerly allowed - uses including schools, churches, childcare facilities and single family homes! **This is outrageous, a major infringement on private property rights.** Who gets to decide when and to whom you sell your house? any of your possible commercial property or other holdings?

I'm told that it is an unprecedented approach to prevent a project from moving forward. Do the right thing – VOTE NO.

The Area Plan provides for school use in the Kings Beach area (it has for at least 18 years!) The Ferrari Family and Tahoe Expeditionary Academy are potentially a few weeks away from closing the sale. Don't let government ruin this freedom. Don't take power out of the hands of citizens.

The family has continued to try a variety of potential buyers/partners, all to no avail. This is a good deal. This is a private deal. This deal should go through.

TEA is ready to invest millions of dollars on planning, construction and build-out into Kings Beach. Any TOT loss cries from ...who? Placer County staff?...should be considered in a bigger framework - let's use the critical thinking skills that are such a part of the TEA model *and* sense of what is right in this vote.

Support education and private property rights. Do your part - you've got the vote.

TEA is ready to invest in Kings Beach. I hope you make a decision that you can be proud of – for generations to come. **Support a family's right, support quality K-12 education and support a better, stronger Kings Beach and North Tahoe.**

Nicole Cheslock
PO Box 416
Tahoe Vista CA 96148

An aside - I was one of many who was included on an email sent by a Placer County staff member to a very large distribution list disclosing hundreds of email addresses – extremely unprofessional behavior and lack of respect for privacy by staff member. I'd be embarrassed to align with a staff that lacks basic email etiquette and respect for privacy.

From: Phyllis <phyllismcconn@hotmail.com>
Sent: Tuesday, January 14, 2014 3:01 PM
To: Placer County Board of Supervisors
Subject: Sale of Ferrari Crown Resort

To Placer County Board of Supervisors:

I am writing to oppose the proposed ordinance change that would block the sale of the Ferrari Crown Resort to Tahoe Expeditionary Academy. Unfortunately, given the lack of advance notice regarding this, I am unable to attend the meeting scheduled for tomorrow evening. Therefore I felt it imperative to at least email my thoughts regarding the issue.

Obviously, the timing of this is very suspect. To try to push through an "emergency" change to an ordinance that would effectively block a sale that is currently allowed under the Community Plan and zoning laws/regulations is unjust and egregious to say the very least. And then to be doing so after months of due diligence is postposterous and unfair.

In *theory*, I should be in favor of blocking this sale. I am currently the volunteer executive director and Co-Chair of the Board of Trustees for Arts For the Schools, a non-profit organization in its 30th year of providing arts education to students in our community. We bring world class performers from all over the world into our rural area and give students (and the community at large) a chance to experience exceptional artistic and cultural experiences that would otherwise be unavailable. The Ferrari family has provided lodging for these performing artists for most of that time. I honestly don't know where we will turn to replace the gracious and generous largesse of the Ferrari family. In *reality*, however, I respect their right to sell their property to whomever they are legally able to sell it. And that is just what they are trying to do. I can think of many worse things than turning the property into a school and evidently community leadership agreed given the current reading of the Community Plan and zoning laws. Changing the rules on them at this late date is ridiculous and un-American, as trite as that sounds.

Like most things in life, it really should boil down to adhering to the Golden Rule - do unto others as you would have them do unto you. Can you put yourselves in the Ferrari family's position? Can you imagine the injustice to yourselves if your rights were similarly brushed aside? Please reconsider this shooting from the hip style of governance. We as citizens do not deserve it and you do yourselves and your positions a disservice by doing so.

Thank you,
Phyllis McConn

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 8:26 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Rcvd

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: marc rancourt [<mailto:rancourt37@gmail.com>]
Sent: Wednesday, January 15, 2014 4:27 PM
To: Placer County Board of Supervisors
Subject: 1-21-14 PCBOS Agenda item---In support of TEA lakefront campus

Placer County Board of Supervisors,

We are writing to you in support of Tahoe Expedition Academy's proposed lakefront campus in Kings Beach. Please vote no on on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd Kings Beach property.

We have been Full time North Shore residents for over 20 years and believe the addition of a school campus to downtown Kings Beach would be a major improvement for both the downtown community core and surrounding businesses. Tahoe Expedition Academy(TEA) is a community focused, outdoor minded school with an extensive history of giving back to the community and working with local businesses.

TEA is ready and willing to make a significant investment in this project, creating local jobs for years to come. A well-designed and widely respected academic facility on this property will bring families from near and far into the Kings Beach core at least 5 days a week, for 10 months a year. Redevelopment of this property will be a huge step towards the revitalization of the downtown core that everyone in and around Kings Beach would like to see.

Placer County staff's attempt to suddenly change the 18 year existing zoning laws in Kings Beach to target a private property sale already in escrow is a poor use of the public's trust.

We hope the Board of Supervisors will help Kings Beach finally take a step toward positive redevelopment of it's downtown core. Please support this project by voting no on the urgency ordinance.

Thank you for your consideration,

Marc & Tia Rancourt

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 8:30 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Rcvd

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Sean OToole [<mailto:sean@propertyradar.com>]
Sent: Wednesday, January 15, 2014 3:52 PM
To: Placer County Board of Supervisors
Subject: 45-day interim urgency ordinance

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

As the owner of a 17,000sf commercial property within Placer County I find the idea that an 18 year old land use would be changed in the middle of a private property sale extremely disturbing. Such an action would certainly make me reconsider any further investment in the county. While I'd believe this to be unfair even if the county was interfering in a non-desireable use, I honestly find it unfathomable that this change would be proposed when the proposed use offers such an amazing benefit to the community as a whole. I'm a full time Placer County resident in nearby Martis Camp, as well as a commercial property owner in Truckee, and the addition of TEA to the King's Beach area is something I fully support, and which I believe is worthy of your full backing and support as well. Please vote no on this proposal and do all that you can to support the development of this outstanding project.

Thank you for considering my request.

Sean OToole
Founder/CEO
PropertyRadar®
530-550-8844

Visit [PropertyRadar®](#) - the software, data and analytics needed to solve real world problems across ALL California properties.

Shirlee Herrington

From: Placer County Board of Supervisors
Sent: Wednesday, January 15, 2014 4:43 PM
To: Ann Holman
Cc: Gina Fleming; Teri Ivaldi; Sharlet Pyne
Subject: FW: 1.21.14 Agenda Item: decision to allow 45 day "interim urgency ordinance prohibiting certain uses" on 8200 N Lake Blvd. property

-----Original Message-----

From: Richard Ferris [<mailto:richardferris@msn.com>]
Sent: Wednesday, January 15, 2014 3:42 PM
To: Placer County Board of Supervisors
Cc: seana@freshcommunications.com
Subject: 1.21.14 Agenda Item: decision to allow 45 day "interim urgency ordinance prohibiting certain uses" on 8200 N Lake Blvd. property

Sent from my iPad. I'm urging you to vote no on the proposed interim urgency ordinance prohibiting certain uses on the 8200 N. Lake Blvd. KB property. The Tahoe Expedition Academy is a growing and vibrant part of the Kings Beach community. It's future expansion at 8200 N. Lake Blvd. can only enhance the planned revitalization efforts

Sincerely,

Richard Ferris
3410 Edgewater Dr.
Tahoe City, Ca.
96145

Shirlee Herrington

From: Placer County Board of Supervisors
Sent: Wednesday, January 15, 2014 4:43 PM
To: Ann Holman
Cc: Gina Fleming; Teri Ivaldi; Sharlet Pyne
Subject: FW: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

From: Daniel Ingalls [<mailto:dbringalls@hotmail.com>]
Sent: Wednesday, January 15, 2014 3:52 PM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

As a recently retired Sergeant with the Placer County Sheriff's Department who spent much of my career serving the community of Kings Beach, I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property. Having been and continuing to be actively engaged in the community through countless endeavors including: PCSO School Resource Officer, Kings Beach Patrol Supervisor, Juvenile Investigator, Search and Rescue Manager, Amgen Tour of California and the Ironman Triathlon, my prospective is unique, valuable and far from short sighted.

Here is why I think you should vote no and why this decision is critical.

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption and contrary to long-term county and community objectives.
- TEA is a school with principles, partners, and community support focused on giving back to the community and providing necessary educational alternatives to the region.
- Based on review of community visioning documents for the Kings Beach area over the past 5 years, it is clear to me that the school offers solutions to many of ideas the community had.
- The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured, delayed or slowed.

- Considering the blight that has plagued Kings Beach for countless years, the meaningful infusion of energy, focus and long-term stewardship TEA has to offer, it would be foolhardy for any member of the Board of Supervisors to delay this opportunity.
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnership with educational and research experts from around the globe.

Over my career, I have witnessed first hand the reduction of crime, elimination of blight and improved vitality brought to several areas of Placer County. For example, the elimination of a dilapidated trailer park that was once one of the highest crime areas of Tahoe City that is now the park and the Placer County Transportation hub of 64 acres. Another example is the destruction of several buildings that housed bars and failing restaurants in Kings Beach that is now the water front park and conference center run by the PUD.

With the improvements made at both of these locations, criminal activity, arrests plummeted, as did calls for service for both law enforcement and fire departments enhancing public safety. The Crown Motel has been an island surrounded by poorly run and rundown hotels and motels in the Kings Beach area for many years. To allow a positive and wholesome neighbor like TEA could be a step in the right direction for the entire community of Kings Beach.

Thank you for considering my request and the depth of my unique perspective.

Dan Ingalls

14504 Wolfgang Rd.

Truckee, Ca. 96161

530.414.1450

dbringalls@hotmail.com

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 10:45 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Adrian Tieslau [<mailto:tieslau@atcivil.com>]
Sent: Wednesday, January 15, 2014 8:42 PM
To: Jennifer Montgomery; Linda Brown; Jim Holmes; Jennifer Merino; Teri Ivaldi
Subject: Support of North Tahoe Interim Notice Prohibiting Certain Uses

Board of Supervisors:

I want to voice my support of the interim notice prohibiting certain uses within the community plan boundaries.

To much work has been done to allow a use contrary to the goals of the community.

Thank you,

.....

Adrian Tieslau, P.E.

Tieslau Civil Engineering, Inc.

530-546-0861 -Phone

<http://www.atcivil.com>

PO Box 2297

Kings Beach, CA 96143

This message and any attachments are intended solely for the recipient and should not be opened, read, or utilized by any other party. Attached drawings shall only be used for contracted projects with Tieslau Civil Engineering.

If you have received this message in error, please call 530.546.0861



CLARK & SULLIVAN
CONSTRUCTION

Vice Chairman Jack Duran
County of Placer
175 Fulweiler Ave.
Auburn, CA 95603

January 15, 2014

Re: January 21st Board Meeting: Vote No on Changing Land Use in Kings Beach

Dear Vice Chairman Duran,

I am writing to ask you to vote **No** to change Kings Beach Community Plan zoning.

The Ferrari Family has owned the Crown Motel property for 70 years. During those years they have been a wonderful steward of the property. They have constantly improved the property and have been extremely supportive of the local community of Kings Beach. They recently received an offer from Tahoe Expedition Academy (note: the Ferrari Family will retain the 12 lakefront units which will still generate revenue for the TOT Funds), to buy a portion of their property. The Tahoe Expedition Academy is very Green and their vision for the school centers on "environmental stewardship".

I find it strange that Placer County posted on January 3, 2014 to change the land use in Kings Beach. This change in land use would prohibit the operation of the Tahoe Expedition Academy. It is also interesting to me the TRPA and Placer County have allowed schools in Kings Beach since 1996. Strictly speaking as a layman, I would think a school at the Crown Motel property would be a benefit to the Kings Beach area especially during the height of the tourist season and weekends. During these times, school would not be in session and would lessen the traffic and pollution.

The Ferrari family should be able to sell their property to the Tahoe Expedition Academy as they will continue to be a good steward of the property. Also a last minute change of zoning by staff seems patently unfair to both the seller and the buyer. As an owner of a company located in Placer County, I would ask that you consider this request.

Because of the above, I request that you vote **No – to change the Kings Beach Community Plan zoning**. Thank you for your time.

Sincerely,

CLARK & SULLIVAN CONSTRUCTION

B.J. Sullivan
President

82

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 11:33 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina
Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Michael Fontana [<mailto:fon8tana2m@yahoo.com>]
Sent: Thursday, January 16, 2014 10:39 AM
To: Placer County Customer Service
Subject: Tahoe expedition Academy's Proposed Kings Beach Lakefront Campus

Hello, My name is Michael Fontana I am a longtime resident of Kings Beach and a property owner in the community.

I am e-mailing to urge the Board of Supervisors to vote yes on the zoning ordinance banning schools from the lakefront area in the Kings Beach Community Plan.

My wife and I feel that a facility of this magnitude threatens the fragile eco-system of Lake Tahoe and would also be bad for business.

Please vote yes to protect our region from this type of exploitation.

Michael and Amy Fontana

PO Box 211 Kings Beach Ca.
530-546-4090

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 12:39 PM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina
Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Shirley Singh [<mailto:shirleysingh77@gmail.com>]
Sent: Wednesday, January 15, 2014 8:50 PM
To: Teri Ivaldi
Subject: RE: January 21st Board Meeting: Vote No on Changing Land Use in Kings Beach

Jack Duran,

Please Vote No on Changing Land Use in Kings Beach.

As a Lake Tahoe native, born in Truckee and raised in Tahoe Vista, I urge you to support the Ferrari family and Vote No on the emergency land use changes on 1/21.

Thank you,

Shirley Copeland Singh
7393 Winona Street
Tahoe Vista CA 96148
530-546-7197

From: Tahoe Expedition Academy <thederman@tahoexpeditionacademy.org>
Sent: Thursday, January 16, 2014 12:56 PM
To: Placer County Board of Supervisors
Subject: TAHOE EXPEDITION ACADEMY LAKEFRONT PROPERTY

We urge you to reject Placer County staff's request to change King's Beach Community Plan zoning. We support the construction of the new state of the art facility Tahoe Expedition Academy had proposed to build in Kings Beach.

Thank you,

Tori Hederman

Anne Chipendale

Dick Banfield

From: Dan Warren <danoutside@sbcglobal.net>
Sent: Thursday, January 16, 2014 12:10 PM
To: Placer County Board of Supervisors
Subject: Tahoe Expedition Academy

To the Placer County Supervisors:

I am writing in response to a letter that was placed in the Sierra Sun News paper dated January 15, 2014. Although I have not full researched the topic of "interim urgency ordinance" the writer brings up some interesting points.

I have to pass along that I feel that any zoning in place needs to stay in place and will not effect any projects that might be in progress. If a full review of the current zoning needs to occur to prevent future issues then make it so but to try to halt a project in progress is wrong on many different levels and does not give us any confidence in our government.

I am in favor of encouraging any learning institution, such as Tahoe Expedition Academy, to be located in any of our communities. They bring a higher level of learning with the end results of a better educated and capable society. Our public schools teach the basics but in order for America to succeed in the future we need to be flexible and open the avenues to have our children to be taught to a higher level.

Dan Warren

I would rather be exposed to the inconveniences attending too much liberty than to those attending too small a degree of it.

-Thomas Jefferson-

"I wish it were possible to obtain a single amendment to our Constitution ... taking from the federal government their power of borrowing." (Thomas Jefferson, 1798)

Please consider the environment before printing this e-mail

From: Michael McGarry <michaelmcgarry@yahoo.com>
Sent: Thursday, January 16, 2014 11:49 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property
Attachments: TEA_Letter_of_Support_20130116.pdf

Dear Placer County Board of Supervisors,

I am writing to urge you to vote NO on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

While I am not directly involved in the Tahoe Expeditionary Academy (TEA) building project I am a passionate advocate of diverse learning opportunities for the children of our community. The following points have been brought to my attention and I agree with each:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;
- TEA is a school with principles of giving back to the community—just last year they volunteered and supported over 80 local non-profits;
- Based on review of community visioning documents for the Kings Beach area over the past 5 years, it is clear to me that the school offers solutions to many ideas the community had;
- The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured;
- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe.

We live in an age when individuals have unprecedented choice in where they live, work and spend. Two primary considerations when choosing where to live are the quality of health care and the quality of schools. There is ample supporting data that strong schools in a district increase real estate prices, attract new businesses and serve as an anchor to bring a community together. In short, strong schools build strong communities. I look forward to the day when families move to Tahoe because of, and not in spite of, the opportunities for world class education. TEA, as an organization, is a catalyst to create such opportunities.

Sincerely,

Michael C. McGarry
Parent of 4th and 6th grade TTUSD students
Board Member, Sierra Expeditionary Learning School
15455 Mare Court, Truckee, 96161

From: David Rotman <darghp1@gmail.com>
Sent: Thursday, January 16, 2014 11:43 AM
To: Placer County Board of Supervisors
Subject: Kings Beach TEA Campus

Dear Placer County Board of Supervisors,

I am a longtime resident of Incline with a son who just started the seventh grade at TEA last year. I now go back and forth between Incline and Kings Beach on a regular basis. These travels have reintroduced me to and made me appreciate Kings Beach in a way I simply did not in my twenty years in the area. It has a charm and diversity all its own. I have enjoyed stopping in the small shops and restaurants that I didn't know existed until now. I am really looking forward to the major overhaul the town will get when the Route 28 corridor is modified to two lanes, bicycle paths and sidewalks.

I believe that TEA has been good for the community in too many ways to detail here, and will be even better for the community if allowed to become more prominent with the lakeshore campus it seeks. I was very careful before enrolling my son in TEA. When I checked it out I found a unique school dedicated to not only academic achievement, but building the character of its students by using the natural outdoor gifts of Tahoe in a program of project based ELS learning modeled by The Harvard School of Education and Outward Bound. I have continued to be impressed as my son attends the school by its dedication to these principles. I can only believe that TEA will become not only a significant factor in the local economy, but a significant draw to Kings Beach. As it grows, its success and notoriety will rub off on the community. The more prominent its physical presence, the more the community will benefit from that notoriety.

I recognize that a delay of 45 days is not a long time, but this school has done marvels in its short history. It has a full head of steam. Any delay will throw its planning off its stride and will slow its development. I suggest that is just as much in the interest of the community as in the interest of TEA to let its progress continue unabated.

I urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property. I truly believe it is in the community's interest to do everything that it can to encourage this remarkable educational institution.

Thank you very much,

David Rotman (775 771 5284)

From: Lovisa Rubin <lovisa.rubin@gmail.com>
Sent: Thursday, January 16, 2014 11:42 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunication.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

CALL TO ACTION

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;
- TEA is a school with principles of giving back to the community—just last year we volunteered and supported over 80 local non-profits;
- Based on review of community visioning documents for the Kings Beach area over the past 5 years, it is clear to me that the school offers solutions to many of ideas the community had;
- The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured;
- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;

Thank you for considering my request. I love this community, and want nothing more than to make it reach its full potential, and I believe that TEA is a valuable addition to the face and future of Kings Beach.

Lovisa Rubin
775-233 7881

From: Madonna Dunbar <madonna_dunbar@yahoo.com>
Sent: Thursday, January 16, 2014 11:38 AM
To: Placer County Board of Supervisors
Subject: I support Tahoe Expedition Academy's Lakefront Campus in Kings Beach

Dear Placer County Board of Supervisors:

I am writing to urge you to reject the interim ordinance prohibiting certain uses - and allow the sale of the Ferrari property to the Tahoe Expedition Academy to proceed immediately.

As a long time North Shore community member (15+ years on both the CA and NV sides) - I see many advantages to having this school be built on the proposed property.

- 1> This project has the potential to create a world class campus that will also serve as a community center and provide educational events and activities to the public.
- 2> The TEA mission promotes extensive community engagement - students, parents, staff and faculty volunteer and support many of our area non-profits.
- 3> Public access to the lake will include stewardship messaging at the interpretive center- teaching our visitors to care for the lake.
- 4> This project will provide a huge jump start for revitalization - it's a long term investment by by locals.
- 5> It will not be another set of timeshares such as the Tonopolo development in Tahoe Vista that took away the actual dunes and and restricted access the the shoreline.
- 6> A school is already a permitted use for this property.

Please support TEA's Lakefront Campus - I urge you to realize this is an excellent opportunity for the Kings Beach Community !

Thank you for your consideration.

Madonna Dunbar
Incline Village, NV

From: Brian Collier <bcollier@tahoeexpeditionacademy.org>
Sent: Thursday, January 16, 2014 11:15 AM
To: Placer County Board of Supervisors
Subject: Tahoe Expedition Academy

I would like to take a minute out of your busy day and talk about what a FANTASTIC opportunity this would be to the Kings Beach community. I had the chance to look at the plans for the new school and it would improve the curb side appeal to a town that has no appeal. Yes the hotels do get about 3-5 months of business but the rest of the year its just dead in Kings Beach. This would bring so much more business to our community 365 days a year. Please do not slow down the process for this new school.

Thanks for your minute and let T.E.A build,

Brian Collier

From: glboxeth@aol.com
Sent: Thursday, January 16, 2014 11:11 AM
To: Placer County Board of Supervisors
Subject: RE:1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach Property

My wife, Patti Boxeth and I, Gary Boxeth, are vehemently opposed to changing the land use in Kings Beach at this time. We find this to be an absolute disrespect of a private property owner to use / sell his property as he wishes- subject to the existing land use policy. For the County to try and change the land use to stop the sale of the Crown Resort Motel while it is in escrow is absolutely absurd and unacceptable.

We urge and expect all Board of Supervisors to vote No on this issue.

Gary and Patti Boxeth
P. O. Box 935
Kings Beach, CA 96143
530.546.0339
glboxeth@aol.com
pdboxeth@ Charter.net

From: Jim Kaplan <Jim@Kcorporation.com>
Sent: Thursday, January 16, 2014 10:54 AM
To: Placer County Board of Supervisors
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

First, the school is a great addition to the Kings Beach commercial core and should be encouraged not detoured. Second, the buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area. Third, having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe.

This school will make a great foundation for the stalled redevelopment project that has been in the talks for years.

Thank you

James Kaplan

From: Bryan Wallpe <brywallpe@gmail.com>
Sent: Thursday, January 16, 2014 10:53 AM
To: Placer County Board of Supervisors
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach Property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;
- TEA is a school with principles of giving back to the community—just last year we volunteered and supported over 80 local non-profits;
- The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe; As a result of having my children attend TEA in Kings Beach, I now purchase my prescriptions in Kings Beach, do my grocery shopping in Kings Beach, purchase my gas in Kings Beach, attend several meetings per week at local Kings Beach restaurants, and just this week our Fundraising Committee selected the Kings Beach Conference Center as our venue for our annual spring fundraiser.

Thank you for considering my request.

Bryan Wallpe

775-690-9900

From: Norah Findlay <nmfindlay@gmail.com>
Sent: Thursday, January 16, 2014 10:41 AM
To: Placer County Board of Supervisors
Subject: To all board supervisors Re: Agenda item on 1/21/14 meeting

We ask that the board of supervisors vote no on the staff proposed 45-day interim urgency ordinance to prohibit certain uses.

Sincerely,
Norah Findlay
Resident

From: caroline Kaplan <carolinemsk@yahoo.com>
Sent: Thursday, January 16, 2014 10:33 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

First, the school is a great addition to the Kings Beach commercial core and should be encouraged not detoured. Second, the buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area. Third, having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe.

Thank you for your time,
Caroline Kaplan

From: laura@morrisdesign.net
Sent: Thursday, January 16, 2014 10:13 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote NO:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;
- TEA is a school with principles of giving back to the community—just last year we volunteered and supported over 80 local non-profits;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;
- As new residents here, we thouroughly researched the benefits that living in Lake Tahoe would provide.
We chose to live in Incline Village, but still chose the Tahoe Expedition Academy as our child's school due to the passion and commitment of the entire staff at TEA.
- We are genuinely excited about the prospective vision for TEA. As parents with a daily commute to Kings Beach we now regularly shop and enjoy all there is to offer there. A new school, especially one that teaches our children through highschool, on the Lakefront, will only serve to draw more families to Kings Beach.

Thank you for considering my request.

Laura and Mike Janssen
373 First Green, PO box 6741
Incline Village, NV
89451/89450
312-391-5594

Laura Morris Janssen
CCO
312-391-5594

Morris Design & Photography
po 6741
Incline Village,
NV 89450

From: Dan Hauserman <selhaus@sbcglobal.net>
Sent: Thursday, January 16, 2014 10:07 AM
To: Placer County Board of Supervisors
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption.
- P The buyer and seller in this transaction have acted in good faith, have spent a tremendous amount of time, effort and money to get to this point and have relied on information obtained from county and agencies in their decision making process. To change that now is, again, unfair.
- Both the buyer and seller are locals that have given back to the community in a very big way and hope to continue to do so. TEA is a school with principles of giving back and just last year volunteered and supported over 80 local non-profits. The Ferrari family has a long standing and well known reputation for giving to the community as well. It is pretty rare to have a local buyer and seller who both want the best for the community and have a willingness and desire to make Tahoe better. To discourage them in any way does not seem right.
- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;

Thank you for considering my request.

Dan Hauserman

Charting A Course For Your Success
Coldwell Banker P.O. Box 5248 Tahoe City, CA 96145
530-583-9111 dan@ilovetahoe.com
[View Tahoe MLS listings](#)

[View Tahoe Vacation Rentals](#)

From: CPAD <cpadrock@gmail.com>
Sent: Thursday, January 16, 2014 10:07 AM
To: Placer County Board of Supervisors
Subject: I support the Tahoe Expedition Academy

Aloha,

My father once told me, "EDUCATION IS THE BEST INVESTMENT."

Here are 3 reasons I support the Tahoe Expedition Academy

1. This is not your ordinary school. Expeditionary learning allows students to learn, understand & comprehend through hands on experience which engages every sense for any style of student.
2. Through scholarships TEA will give under privileged students from the local community the educational experience of a lifetime to last a lifetime.
3. Creating this community space with the foundation of education will be a boost for the local Kings Beach economy and larger Lake Tahoe community.

Please vote NO on the 45-day interim urgency ordinance prohibiting certain uses.

Thank you,

- Colin Padbury
8 year Incline Village Resident

Sent from my iPhone

From: Jess Larrabee <jlarrabee@tahoeexpeditionacademy.org>
Sent: Thursday, January 16, 2014 9:44 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote "NO" on January 21st on the proposal by staff to allow for a 45 day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

I feel that changing a land use policy that has been in place for over 18 years looks like a reactionary decision based on one private entity which I don't think sheds a very good light upon our government process.

Tahoe Expedition Academy employs an innovative educational model which instructs students experientially, achieving a high level of knowledge retention and ultimately more critical thinkers. Many educators, both independent and public, are realizing the benefits of such a model. I feel that supporting and encouraging such a school will ultimately benefit the Kings Beach community and indeed the future of our planet.

I think that the school and the building it is proposing will be in excellent alignment with the Kings Beach vision and re-development currently underway. I also think the school will promote a strong increase in consumer activity manifested within local shops, restaurants & lodging.

Lastly, I believe the school will provide many opportunities to local children and adults of the larger community outside of the school.

I urge you to please consider my points and vote no on January 21st. Thank you so much for your time and consideration.

--
Sincerely,

Jess Larrabee

Transportation Manager
Tahoe Expedition Academy
530-546-LAKE (5253)
tahoeexpeditionacademy.org

From: Courtenay Wallpe <csilvergleid@hotmail.com>
Sent: Thursday, January 16, 2014 8:57 AM
To: Placer County Board of Supervisors
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach Property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;
- TEA is a school with principles of giving back to the community—just last year we volunteered and supported over 80 local non-profits;
- The school is a great addition to the Kings Beach commercial core and should be encouraged not detoured;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;

As a result of having my children attend TEA in Kings Beach, I now purchase my prescriptions in Kings Beach, do my grocery shopping in Kings Beach, purchase my gas in Kings Beach, attend several meetings per week at local Kings Beach restaurants, and just this week our Fundraising Committee selected the Kings Beach Conference Center as our venue for our annual spring fundraiser.

Thank you for considering my request.

Courtenay S. Wallpe, Ph.D.
456 Country Club Drive
Incline Village, NV 89451
775-250-2825

From: Cindy Flores <cindyflores353@gmail.com>
Sent: Wednesday, January 15, 2014 11:36 PM
To: Placer County Board of Supervisors
Subject: 1.21.14 agenda item: Decision to allow 45 day "interim urgency ordinance prohibiting certain .

I would like to strongly request that Placer County BOS vote NO on the 45 day interim urgency ordinance prohibiting certain uses. This is a blatant attempt to prevent the Crown Motel from selling to the Tahoe Expedition Academy. I have lived in Tahoe Vista for 33 years and have seen our community benefit greatly from that property. I have no problem with the upscale school moving in and believe it will bring in new revenue to our restaurants and businesses. I have no doubt you will see how overwhelming the support is for the Ferrari family on January 21.

Sincerely,
Cynthia Flores
7470 Kingswood Drive
Tahoe Vista

Sent from my iPad

From: Al Adams <albertmadams@gmail.com> on behalf of Al Adams <al@aladams.org>
Sent: Wednesday, January 15, 2014 11:25 PM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I write to urge you to vote NO on the January 21st proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

As a full-time Tahoe area resident, 40-year teacher and school principal and the lead fundraiser to bring *Tahoe Truckee Aim High* to Kings Beach Elementary School, I know that the caliber of a community is best measured by how it nourishes and cares for its children. There is no doubt that *Tahoe Expedition Academy* is a precious asset in that regard and that its location in Kings Beach greatly benefits our region's children, their families and the Kings Beach community. In addition, *TEA's* educational focus on experiential learning and environmental stewardship brings great value, both literally and figuratively, to Kings Beach. The symbolism of having *TEA* on the lakefront will speak volumes about Kings Beach's commitment to its children and our region's future. By contrast, the proposed "interim urgency ordinance" strikes me as a policy bait-and-switch that would unfairly abrogate the rights of land owners and would stand as a testament to myopic interests at the expense of our children and our community ethos.

Again, I implore you to do what is right for our kids, community and the region's future by voting "no" on this ill-conceived proposal.

Albert M. Adams, Ed. D.
12234 Lausanne Way
Truckee, CA 96161

From: Brenda Coronado <bcoronado1224@gmail.com>
Sent: Wednesday, January 15, 2014 10:17 PM
To: Placer County Board of Supervisors
Subject: Sale of Ferrari Crown Motel

Dear Board of Supervisors,

We want to register our strong objection to the proposed emergency ordinance change for Kings Beach that would prevent the sale of the Ferrari Crown Motel to the Tahoe Expedition Academy. We feel it is very UNFAIR and UNWARRANTED to suddenly change the ordinance to prevent a school from being located at the Crown Motel site.

The Ferrari family have invested so much into the community. Even if the change occurs, which is so wrong, the sale should be grandfathered in.

PLEASE VOTE NO! ON THIS CHANGE!

Long time resident of the Tahoe basin,

Ralph & Brenda Coronado

From: Leah <leah.lkplanning@sbcglobal.net>
Sent: Wednesday, January 15, 2014 10:15 PM
To: Placer County Board of Supervisors
Subject: Fwd: TEA response to comments

Sent from Leah's iPhone

Begin forwarded message:

From: "boydconstruction@charter.net" <boydconstruction@charter.net>
Date: January 15, 2014 at 3:58:00 PM PST
To: "Leah Kaufman" <leah.lkplanning@sbcglobal.net>
Subject: Re: TEA response to comments

Hi Leah,

Thank you for your timely and thorough response!

We just don't want the California side of the Lake to turn into what IVGID has done on the NV side in Incline Village.

We actually like the idea of an alternative educational opportunity in our area.

Also, from a locals viewpoint, a school is more neighbor friendly than another large resort increasing out transient population aka tourists!

Thanks again for answering our concern.

Scott and Christine

Scott C. Boyd Construction
774 Mays Blvd STE 10-120
Incline Village, NV 89451
(530) 308-1360

Scott C. Boyd Construction

-----Original Message-----

From: Leah Kaufman
Date: 1/15/2014 12:31:21 PM
To: boydconstruction@charter.net
Cc: Jennifer Frechette-Caron; Seana Doherty; 'DC Larrabee'; leah.lkplanning@sbcglobal.net
Subject: TEA response to comments

Hi Scott, Hi Christine,

My name is Leah Kaufman and I am the land planner helping TEA with their school project. I have been asked to respond to your comments which are good ones. The location of the project is 8200 North Lake Blvd - site of the Ferrari Crown, Goldcrest and Falcon lodge. The school will own to the high water line of Lake Tahoe as is owned today by the Ferrari family.

The public trust regulates Lake access laterally between the high and low water elevation

and is for all people to walk and use. Access from Highway to Lake is private unless a public beach like the State Beach adjacent to the Event Center. The school intends to provide a waterfront interpretive/science/lab/multi-purpose building on the lake to replace an existing lodging building located adjacent to the single family dwelling. This new building which will be open to the public with displays etc will not encroach any farther towards the Lake than the existing structure is now. Public access to this building is planned via where the Falcon Lodge is located now which will have parking. The structures on this property will be removed.

Tonight the school will show the site plan for the parking and proposed improvements at 6 at the Event Center.

Systemized Community Access means the school will have some level of separation from the public access for the school use. I.e. fence etc. for the safety of the students. Currently access is limited due to the private ownership of the three motel properties. As stated previously, the sand in front of the structures between the high and low water of Lake Tahoe belongs to the public trust I.e. the people in perpetuity.!!

Thanks and if you have any additional questions please do not hesitate to contact me or the school.

Leah

From: "boydconstruction@charter.net" <boydconstruction@charter.net>
Date: January 15, 2014 at 4:27:40 AM PST
To: <info@tahoeexpeditionacademy.org>
Subject: Public beach access and proposed campus facility

Hi!

We just received your mailer. It says 'to learn more about the proposed campus go to' the website, which we did, but could not find anything.

We would like info on the proposed location so we can feel comfortable contacting Placer County's Board of Supervisors to support this endeavor.

Here is our concern: The proposed site and possible impact on beach/lake access.

Will the placement of a school (the Academy) have ANY impact on beach and lake access directly lakeside of the proposed new site of the Academy? (currently Ferrari Crown property)

School properties are obviously closed to the public and we would like assurance that the school property would not extend onto the beach.

The mailer has a line of text saying it will have a "Waterfront Interpretation Center with systematized community access".

What is a 'Waterfront Interpretation Center' ?

What does 'systematized community access' mean?

Unfortunately, it sounds like controlled and limited access to our public waterfront. We really hope it is just a case of semantics.

We would like assurance that it will not have any impact on access to the sand that crosses between Ferrari's Crown and Lake Tahoe!

Thank you in advance for a clear answer as we only have until the 17th to contact the County Board of Supervisors before they meet on the 21st.

We would like to confidently let other long-time locals know we can all (hopefully!) support the Academy's new location!

Thanks again,

Scott and Christine Boyd

Scott C. Boyd Construction Scott (530) 308-1360 <tel:%28530%29%20308-1360> Office (530) 546-0848 <tel:%28530%29%20546-0848> Scott C. Boyd Construction <<http://scottcboydconstruction.com/>>

Kaufman Planning and Consulting
PO. Box 253
Carnelian Bay, CA
96140

530-546-4402



This email is free from viruses and malware because avast! Antivirus protection is active.

From: Jennifer Frechette-Caron <jennfrechette001@gmail.com>
Sent: Wednesday, January 15, 2014 10:02 PM
To: Placer County Board of Supervisors
Cc: Seana Doherty
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,
I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area

If not for Tahoe Expedition Academy, My family and I would have returned to Michigan to enter our young children into a Michigan educational program. In result of TEA, we have lived here for over two years; I purchase groceries, fuel, hold meetings, birthday parties, playdates and eat at kings beach returants hundreds of days a year within the 180 academic school year.

Thank you for considering my request.

Jennifer Frechette-Caron
11550 stillwater Court
Truckee, CA 96161
248-505-8383

--

Jennifer Frechette-Caron
jennfrechette001@gmail.com
248-505-8383

From: Jon Krauss <jonkrauss@sbcglobal.net>
Sent: Wednesday, January 15, 2014 9:52 PM
To: Placer County Board of Supervisors
Subject: INTERIM ORDINANCE PROHIBITING CERTAIN USES WITHIN THE TAHOE CITY, KINGS BEACH AND NORTH STATELINE COMMUNITY PLAN BOUNDARIES

To the Placer County Supervisors.

I was very alarmed on Thursday, January 9, to receive an e-mail from the Placer County Planning Department about a proposed ordinance, deemed necessary because of "legislative findings of AN IMMEDIATE AND CURRENT THREAT TO PUBLIC HEALTH SAFETY OR WELFARE"(!)

I was especially concerned considering the THREAT is arising from churches, schools, day care centers, animal husbandry services (chicken farms maybe?), single family residences, service stations and the like. I said to myself, if these are threats, boy, are we really in for it here in Kings Beach. Thank God for the Placer County Planning Department to step in and save the day!

In all seriousness, you know what this is all about. The Tahoe Expedition Academy, a privately funded school wants to develop a campus in Kings Beach that isn't a part of the Planning Department's game of playing Sim-City with the main drag through town. The area for the proposed campus is supposed to be set aside for hotel rooms for the masses of visitors who will be sucked to the re-vitalized Kings Beach. Just like in the "Field of Dreams", build it and they will come!

Fact of the matter is, one hotel, the Falcon Lodge is a derelict crack-house that hasn't been open for over a year and another, The Crown Resort, struggles to keep above water for the 9 months of the year that aren't high tourist season. Some may argue that this is because Kings Beach doesn't have sidewalks, traffic circles and crosswalks but these same people have a lot of personal stake in the argument and not a lot of hard currency, at least of their own.

Fact. Kings Beach is crammed for three months of the summer and a graveyard the rest of the year. Even the rich and picturesque Tahoe City has the same problem. The entire North Tahoe area economy chases the tourist herd and the whims of nature. No snow this year? It doesn't mean "No School"!

Fact. The majority of the population of Kings Beach doesn't make it's money working here. How many maids do we need with a three month season, anyway? Jobs in Kings Beach that require an education? What a novel idea! They might even pay more than minimum wage.

Fact. The TEA will renew a portion of Kings Beach without a cent of public money. We can be sure the TRPA, the Placer County Planning Department and the Department of Public works will torture them throughout every step of the planning process if it's allowed to proceed, so the outcome will surely exceed expectations.

Fact. This is not a real estate venture. Hard to imagine such a thing. Lake Tahoe, in this day and age, and we have a group who wants spend millions just for kids, and not just get rich quick at the expense of the rest of us sitting in traffic?

I could go on and on like this but the real issue is that isn't it about time that Placer County opened its eyes to something more imaginative than the Tourist Business Community Plan? Are Transient Occupancy Taxes and Visitors Per Year the only goals out there? Imagine what a little injection of RESPECT and CLASS could do for the future of the Lake? Want to separate yourselves from your brethren in Washington, DC? Do the right thing. Allow the TEA to realize it's dream.

From: Mark Silvern <mark@msilvern.com>
Sent: Wednesday, January 15, 2014 5:20 PM
To: Placer County Board of Supervisors
Subject: PLEASE READ - RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

My name is Mark Silvern, I live in Carnelian Bay, and have been a resident since October 2000. In addition, I am an attorney and have practiced law and also ran another business in Placer County since 2003.

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property for a number of reasons, two of which are listed below.

1. As an attorney and independent of my belief that the TEA plan is a great one and great for the community, I do not believe that staff has demonstrated there is a current and immediate threat to the public health, safety or welfare that is required to pass this ordinance. Those are very broad-based terms but staff does have an obligation to demonstrate the underlying health and safety issues and I don't believe that has been done to meet the requirements for you to vote yes. The current plan has been in place 18 years and the points in the ordinance did not seem to be issues in the past. They also did not seem to be issues even as the county went through its non-binding planning process. If staff was truly concerned, I would have expected them to propose changes at the time of creating the non-binding plans. I believe staff had an obligation to raise this a while ago vs. after becoming aware of TEAs plans. This ordinance feels like it is being proposed solely to block a specific real estate transaction, which is concerning.
2. As a long-term resident, I have not seen material development and revitalization occur in downtown King's Beach. While the plan is a lofty goal, it is speculative and would require a buyer to actually buy property and develop it. As of the time of the transaction, that did not seem to be occurring. The TEA transaction is a real transaction and TEA is willing to spend money to enhance and beautify the existing properties. I truly believe this point is overlooked. I don't believe the idea of revitalized hotels is novel, yet this hasn't happened in King's Beach (ever??). I think it is a great benefit to the community to vote down the ordinance, have the county cooperate with TEA, and have TEA invest in the downtown area now.
3. Having a school in downtown Kings Beach will also bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe. The revenue will also come independent of the weather and the seasons. One of the toughest things about running a business in a resort town is dealing with bad weather and the "shoulder" seasons. The revenue and foot traffic to the surrounding businesses will not have shoulder seasons and won't be materially impacted by weather. I think this is a great benefit to them.

Please vote no and support a major enhancement to downtown King's Beach. It has been a very long time since that has happened.

Please do not hesitate to call me if you have any questions.

Sincerely,

Mark Silvern

Law Office of Mark Silvern

(e) mark@msilvern.com

(p) +1 415-420-1772

(f) +1 415-358-4530

Placer County Board of Supervisors

January 16, 2014

RE: Interim Urgency Ordinance Prohibiting Certain Uses Within Tahoe City, Kings Beach, and North Stateline Community Plan Boundaries being considered at your January 21, 2014.

Deer Member of the Board of Supervisors,

I would urge the board to vote no on the interim urgency ordinance.

I make this request specifically as it relates to the impact on the sale of the Ferrari Crown in Kings Beach to the Tahoe Expedition Academy.

I urge the board to consider a broad vision of North Lake Tahoe as well as the benefits to the community of Kings Beach when considering their decision in this matter.

If we are to achieve economic prosperity in Kings Beach, we must define the destination. Tourism will succeed when there are reasons for people to come to a destination. That won't come solely on the back of Kings Beach's current natural draw. The beach is a treasure. Planned infrastructure, including the commercial core improvements, will not, in and of themselves, be a sufficient tourism draw to support a lodging community in Kings Beach or the surrounding area. Future transit improvements including the water shuttle, Kings Beach Pier expansion, a beach board walk, bike paths, increased transit service, bus shelters and needed parking will all be dependent on a tourism draw for sustainability. But investment in a three or four star level lake front lodge with 300 feet of beach front and a road through the middle of it will not be realized until there is confidence there would be sufficient draw to the destination to achieve the necessary occupancy. The current owners have invested in multiple entitlement efforts over the years in good faith. Should we not allow the use of this land to evolve? Instead of preventing progress in Kings Beach, consider allowing community and market forces to influence that identity.

Kings beach has struggled with its identity for decades. Can the interest in education, exploration, preservation and science be a basis for a destination draw? Should it be part of a genesis of Kings Beach's identity that supports year round economic activity and lodging revenue? Today, the traveling American public values the visit experience. North Lake Tahoe has a unique place in many hearts and minds as a place of health, wellness and wonder in the natural beauty of the Lake. Can we not see education and the desire to understand more about the environment around us as a sought after experience during stays, regardless of where they stay? Ponder these questions:

1. Would an investment today help rejuvenate and sustain the commercial core of Kings Beach year round providing greater tax revenue to the community?
2. Will it not improve the quality of life faster throughout the Kings Beach grid when people seek to move here to be closer to their children's innovative education driving up property values and the corresponding tax base?
3. Will the investment in a school improve the public safety in Kings Beach by promoting a family oriented destination that services the needs of a full time community and establishes linkages to other community, education and tourism based organizations?
4. Will it not offer a unique opportunity for all youth who live here and many who visit to benefit through this school and its identity. Can Kings Beach's future identify be that of a funky beach town where exploring is the part of the experience? What other institutions will be drawn to invest in this beach town?

Loosing lake front nightly lodging has a negative impact on our image as a lake front lodging community but the current business has not enhanced that image nor significantly contributed to TOT in its current condition. What exists today is there for a reason. There has been no easy way for lodging owners to invest profitably in their lake front lodging businesses. Larger scale projects that promise a greater return are complex and costly to entitle and attract the ire of community members. Smaller scale is to expensive compared to the return the property/business owner receives from those improvements and typically these improvements fail to achieve full potential of the property or the business. Lake front property owners face a far greater set of thresholds. Would the need for lodging go away? No. Would it be viable elsewhere? Maybe year round education along with seasonal demand for recreation in the summer and winter is the needed combination that sustains a local lodging community?

Lodging does not create visitors; the destination draws the visitors in so I ask, is the destination Kings Beach or the Crown? Today, there is a solution at hand that could actually make year round visitation achievable by expanding an industry that arguably fits this community. I believe that the investors will do their best to generate local business activity through their efforts and contribute to a year round economy and place to visit. I think the fact we have a high caliber investor willing to take this on is a blessing and encourage the county to work with them to achieve the biggest economic impact for North Lake Tahoe and Kings Beach.

Thank you for your service.

Respectfully submitted,

Alexander A. Mourelatos
Owner, Mourelatos Lakeshore Resort
Ex Small Lodging Seat, North Lake Tahoe Resort Association
Friend of the Ferrari family.
Friend of the educators of the Tahoe Exhibition Academy.

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 4:51 PM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Ortega, Pablo M. [<mailto:pmo@ivqid.org>]
Sent: Thursday, January 16, 2014 3:00 PM
To: Placer County Board of Supervisors
Subject: I support Tahoe Expedition Academy's Lakefront Campus in Kings Beach

Dear Placer County Board of Supervisors:

I am writing to urge you to reject the interim ordinance prohibiting certain uses - and allow the sale of the Ferrari property to the Tahoe Expedition Academy to proceed immediately.

As a long time North Shore community member (15+ years on both the CA and NV sides) - I see many advantages to having this school be built on the proposed property.

- 1> This project has the potential to create a world class campus that will also serve as a community center and provide educational events and activities to the public.
- 2> The TEA mission promotes extensive community engagement - students, parents, staff and faculty volunteer and support many of our area non-profits.
- 3> Public access to the lake will include stewardship messaging at the interpretive center-teaching our visitors to care for the lake.
- 4> This project will provide a huge jump start for revitalization - it's a long term investment by by locals.
- 5> It will not be another set of timeshares such as the Tonopolo development in Tahoe Vista that took away the actual dunes and and restricted access the the shoreline.
- 6> A school is already a permitted use for this property.

Please support TEA's Lakefront Campus - I urge you to realize this is an excellent opportunity for the Kings Beach Community !

Thank you for your consideration.

Pablo Tenzin Ortega
Incline Village, NV

Ellie Waller Tahoe Vista Resident and concerned citizen January 16, 2014
Comment for the record on the Urgency Ordinance to be heard Jan 21, 2014

Dear Board of Supervisors,

For those who do not know the contributions of the Ferrari family that have benefited and continue to benefit our communities, let me inform you that:

- Provides, gratis, use of their swimming pools for school students' swimming lessons and water safety training for over 50 years.
- Donated office space to La Comunidad Unida (LCU) and the Family Resource Center until they merged and is continuing to donate space to the FRC until it moves into the new Community House.
- Housed, gratis, artists from all over the world, including a 36-person dance company, for Arts For the Schools for over 20 years; at a value of over \$40,000 per year. Without this generosity, Arts For the Schools would not be celebrating its 30th anniversary this year.
- Housed, gratis, Cowell Foundation staff and leadership, Boys & Girls Club regional officers, and the Netzel Consulting Group for the Boys & Girls Club capital campaign. The Cowell Foundation has invested over \$5 million for improving services in our communities, including \$300,000 to the Boys & Girls Club and \$250,000 to the Community House capital campaigns. Netzel helped the Club raise \$5 million to build the new 23,000 s.f. B&GC facility with the TTUSD.
- Donated generously to the Boys & Girls Club and Community House capital campaigns, as well as to operating fundraisers for numerous other nonprofits.
- Dave's mom and Helen Gates founded the current TTUSD scholarship program.
- His parents were "Persons of the Year" for their contributions to our communities and the playground on the beach is named after them.
- Dave was "Person of the Year" for founding and establishing the Boys and Girls Club of North Lake Tahoe.
- Dave was Co-Person of the Year for establishing Sierra College's campus in Truckee.
- Donated use of land to the 4H program.
- Dave was a founder and board member of the LCU (La Comunidad Unida) until its merger with the Family Resource Center.

Ellie Waller Tahoe Vista Resident and concerned citizen January 16, 2014
Comment for the record on the Urgency Ordinance to be heard Jan 21, 2014

- Dave was a founder, board president, and a capital campaign leader of the Boys & Girls Club of North Lake Tahoe which resulted in the building of a 23,000 s.f. facility with the TTUSD and now serves 320 students per day.
- Dave was instrumental in bringing the Sierra College campus to Truckee so that our high school graduates could continue their college studies for two years without the expense of having to relocate and high school students could take college level courses concurrent with their senior year studies.
- Is a member of the capital campaign leadership for the purchase and renovation of the Community House, which is nearing completion and will provide permanent offices for the FRC, Tahoe SAFE Alliance and Project MANA and temporary desks for Placer County Health and Human Services counselors.

I could go on, but are certain you get the picture and are asking yourselves, "Why is this being done to this stellar family in our community?" Especially since they are not selling all of their properties, will still manage those that they own adjacent to the Crown such as the Gold Crest, and, therefore, will continue to have a vested interest in the use and maintenance of the Crown by its new owners.

As property owners or potential buyers yourselves, what does this action mean?

1. If you are a buyer and spent your time and money negotiating a purchase agreement and doing your due diligence, will you be stopped from the completing your purchase?
2. If you are a real estate broker and have invested a lot of time in bringing the buyer and seller together over a period of a number of months or years, will the sale be cancelled?

Shirlee Herrington

From: Gina Fleming
Sent: Thursday, January 16, 2014 4:54 PM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina
Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Von Der Ahe, Maria [<mailto:myonderahe@sierracollege.edu>]
Sent: Thursday, January 16, 2014 11:40 AM
To: Teri Ivaldi; Jennifer Merino; Jim Holmes; Linda Brown; Jennifer Montgomery
Subject: VOTE NO on Interim Urgency Ordinance

Supervisors,
From the perspective of my wife, a 50 year resident of Placer County and myself, a 45 year resident, we wish to voice our concerns over your attempt at overreaching in regards to the rezoning of the Kings Beach business corridor. This move, in the twelfth hour, pertaining to the Ferrari's and Tahoe Expeditionary Academy is short sighted.

The Ferrari family has been a stable, conscientious, community oriented business for decades. This family has put their time, energy and commitment into this community in innumerable ways. This is their property, maintained impeccably when other businesses have shut their doors. They have paid their dues and now wish to move on after 60 years. This new venture with the Academy is innovative, classy, long sighted and would be a plus for Kings Beach. Why would a County shoot down an any idea that could potentially bring in tax dollars for many years to come? The Ferrari's Crown Motel has been a cash cow for Placer County and it is time your recognize the debt you now owe this family and also recognize the motel business and like-minded businesses are a thing of the past. What town would not welcome a school into their community for its vibrancy, dollars and character?

Please re-evaluate your potential rezoning ordinance and VOTE NO and let business owners and property owners prosper.

Thank you.

Steve and Maria Von Der Ahe Harrison
2860 River Road
PO Box 2446

Olympic Valley, CA 96146

(530) 584-4115

Shirlee Herrington

From: Gina Fleming
Sent: Friday, January 17, 2014 9:18 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Mark Silvern <mark@msilvern.com>
Subject: PLEASE READ - RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property
Date: January 15, 2014 5:19:32 PM PST
To: BOS@placer.ca.gov
Bcc: Jennifer Frechette Caron <jennfrechette001@gmail.com>, seana@freshtrackscommunications.com

Dear Placer County Board of Supervisors,

My name is Mark Silvern, I live in Carnelian Bay, and have been a resident since October 2000. In addition, I am an attorney and have practiced law and also ran another business in Placer County since 2003.

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property for a number of reasons, two of which are listed below.

1. As an attorney and independent of my belief that the TEA plan is a great one and great for the community, I do not believe that staff has demonstrated there is a current and immediate threat to the public health, safety or welfare that is required to pass this ordinance. Those are very broad-based terms but staff does have an obligation to demonstrate the underlying health and safety issues and I don't believe that has been done to meet the requirements for you to vote yes. The current plan has been in place 18 years and the points in the ordinance did not seem to be issues in the past. They also did not seem to be issues even as the county went through its non-binding planning process. If staff was truly concerned, I would have expected them to propose changes at the time of creating the non-binding plans. I believe staff had an obligation to raise this a while ago vs. after

becoming aware of TEAs plans. This ordinance feels like it is being proposed solely to block a specific real estate transaction, which is concerning.

2. As a long-term resident, I have not seen material development and revitalization occur in downtown King's Beach. While the plan is a lofty goal, it is speculative and would require a buyer to actually buy property and develop it. As of the time of the transaction, that did not seem to be occurring. The TEA transaction is a real transaction and TEA is willing to spend money to enhance and beautify the existing properties. I truly believe this point is overlooked. I don't believe the idea of revitalized hotels is novel, yet this hasn't happened in King's Beach (ever??). I think it is a great benefit to the community to vote down the ordinance, have the county cooperate with TEA, and have TEA invest in the downtown area now.

3. Having a school in downtown Kings Beach will also bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe. The revenue will also come independent of the weather and the seasons. One of the toughest things about running a business in a resort town is dealing with bad weather and the "shoulder" seasons. The revenue and foot traffic to the surrounding businesses will not have shoulder seasons and won't be materially impacted by weather. I think this is a great benefit to them.

Please vote no and support a major enhancement to downtown King's Beach. It has been a very long time since that has happened.

Please do not hesitate to call me if you have any questions.

Sincerely,

Mark Silvern

Law Office of Mark Silvern

(e) mark@msilvern.com

(p) +1 415-420-1772

(f) +1 415-358-4530

Shirlee Herrington

From: Gina Fleming
Sent: Friday, January 17, 2014 9:37 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

-----Original Message-----

From: David Manahan [<mailto:dmanahan@truckeecharterschool.org>]
Sent: Thursday, January 16, 2014 10:41 PM
To: Teri Ivaldi; Jennifer Merino; Jim Holmes; Linda Brown; Jennifer Montgomery
Subject: RE: January 21st Board Meeting: Vote No on Changing Land Use in Kings Beach

Dear Board of Supervisors,

I encourage you to vote NO on the proposed Community Plan land use change. I understand this has come about due to the possible purchase of the Crown Motel by Tahoe Expedition Academy.

As a fellow educator, I can speak in support of the TEA program. In a short time, they have put together a solid and well respected school; most communities would be thrilled to have them in town and centrally located. I know our program in Truckee adds to the community, and our staff, students, and families contribute regularly to the nearby businesses (just ask Wild Cherries, the Bookshelf, or Zanos how much business from us comes their way).

Additionally, visitors love to see vibrant, active communities; a school in that location would be visible to all and would most likely provide Kings Beach with an even more favorable image. Like our program, I am sure TEA will encourage people to move into town, thus providing even more economic benefits.

Anyone looking at this can see the proposal for a land use change seems a bit underhanded. I hope you have the integrity to not participate in this sort of politicking.

Respectfully,

David Manahan
Director, Sierra Expeditionary Learning School, Truckee

--
David Manahan, Director
Sierra Expeditionary Learning School
PO Box 2179, Truckee CA 96160
530-414-5326

Shirlee Herrington

From: Gina Fleming
Sent: Friday, January 17, 2014 9:37 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Perry Deas [<mailto:laketahoestove@sbcglobal.net>]
Sent: Thursday, January 16, 2014 9:48 PM
To: Jennifer Montgomery
Cc: Jim Holmes; Linda Brown; Teri Ivaldi; Jennifer Merino
Subject: Placer Co.'s appalling actions

To Placer Co. Board of Supervisors,

We are writing to reject the emergency zoning ordinance and moratorium proposed for the Kings Beach area. As business and commercial property owners we are absolutely appalled that Placer Co. would consider such actions that will have immediate and significant impacts on all existing and future business'. If Placer Co. has the legal right to tell us who we can, or cannot, sell our commercial property to or what kind of business can, or cannot, operate in our commercial space then we must consider taking our small, lucrative, tax generating business to another county.

Perry and Cindy Deas
Lake Tahoe Specialty Stove and Fireplace, Inc.
8731 North Lake Blvd.
Kings Beach, Ca 96143
office: 530-546-3456
fax: 530-546-8999
laketahoestove@sbcglobal.net
www.laketahoefireplace.com
CA Lic.#805818
NV Lic.#69428 & #69496at

Shirlee Herrington

From: Gina Fleming
Sent: Friday, January 17, 2014 9:55 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Doug Gadow [<mailto:doug@linchpinse.com>]
Sent: Friday, January 17, 2014 9:40 AM
To: Teri Ivaldi
Subject: Proposed Moratorium

I am writing to convey my opposition to any proposed moratorium for land use applications. Such a moratorium would stifle our regional economy in a time where the affected areas are just now starting to see some light at the end of the tunnel. It affects my work, my employees jobs, and the jobs that come out of projects our firm is involved with.

Please don't put a chill on our local economy!

It is rumoured that the moratorium is a reaction to the proposed TEA relocation to the Ferrari Motel site. In my opinion, TEA at that site will be boon to the community and region.

-Doug

--

Douglas Gadow, PE, SE
Senior Principal
Linchpin Structural Engineering Inc
10031 West River Street, Truckee, CA 96161
PO Box 2651, Truckee, CA 96160
doug@LinchpinSE.com

530.563.6341 x 1
LinchpinSE.com

Gina Fleming

From: Gina Fleming
Sent: Friday, January 17, 2014 11:33 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: tahoelpr@aol.com [<mailto:tahoelpr@aol.com>]
Sent: Friday, January 17, 2014 11:04 AM
To: Placer County Board of Supervisors
Cc: dave_ferrari@hotmail.com
Subject: Crown Motel in Kings Beach, CA

This is with regard to a matter that is set to come before the Board of Supervisors on January 21, 2014 at 3:10 p.m. I strongly urge the Board to reject staff recommendation to change the Kings Beach Community Plan zoning at this time. I am a strong proponent of property rights, and what the staff is proposing to do to the owners of the Crown Resort is unfair.

The Resort has a sale pending to someone who wants to establish a school. Not only is this a long-standing permitted use of the property, but I can't think of a more noble cause than a school. If that was not the case why does virtually every government jurisdiction in this nation have at least one school?

Putting the intended use aside, here's what seems fair to me. If the County wants to change the zoning and Community Plan it should allow any "deals" in progress, that are consistent with the existing plan, to proceed. Ninety days notice should be given to the public that the Plan is about to be changed, and that anyone with a Plan consistent deal currently in progress, should approach the Board for an exemption for that particular deal, if the Plan change will take place before that deal is finished.

Let's be fair to these long-time community supporters and taxpayers, and find a way to allow the Crown Resort deal to go through.

Please vote "NO" on the staff recommendation, as it pertains to the Crown Resort.

Lorenz Robinson
6780 North Lake Blvd. P.O. Box 435, Tahoe Vista, CA 96149
Phone: 530-546-6150

From: Dauer <dauer@yahoo.com>
Sent: Thursday, January 16, 2014 7:30 PM
To: Placer County Board of Supervisors
Subject: Crown Resort Motel

Please reconsider any action by the Board which would impede the actions and wishes of the Ferrari family in the sale of the Crown Resort Motel in Kings Beach

Deborah Aue
A Full time resident and property owner

From: David Zehnder <dzehnder@epssac.com>
Sent: Thursday, January 16, 2014 4:46 PM
To: Placer County Board of Supervisors
Cc: Dave Ferrari (dave_ferrari@hotmail.com)
Subject: Agenda item regarding Ferrari property at January 21, 2014 Board of Supervisor's meeting
Attachments: Ferrari Property 01-16-14.pdf

Dear Placer County Board members,

Please see the attached letter.

Regards,

David Zehnder
Managing Principal

Economic & Planning Systems (EPS)
2295 Gateway Oaks Drive, Suite 250
Sacramento, CA 95833
T 916-649-8010
F 916-649-2070
<http://www.epsys.com>



Because information exchanged by electronic media can deteriorate or be damaged, lost, or modified, intentionally or otherwise, use of this electronic data by anyone other than Economic & Planning Systems, Inc., shall be at the sole risk of such user and without liability or legal exposure to Economic & Planning Systems, Inc. The recipient is responsible for verifying the accuracy of electronically received data against hard copy documentation; if there is any discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risk in changing or modifying data and revising or updating hard copy documents.

From: Victoria Allensworth
Sent: Thursday, January 16, 2014 4:27 PM
To: David Zehnder
Subject: RE: Ferrari Letter

From: Victoria Allensworth
Sent: Thursday, January 16, 2014 4:12 PM
To: David Zehnder
Subject: Ferrari Letter

Here you go, David.

-Victoria

**Victoria Allensworth
Production Manager**

Economic & Planning Systems, Inc. (EPS)
2295 Gateway Oaks Drive, Suite 250
Sacramento, California 95833
T (916) 649-8010
W <http://www.epsys.com>

Because information exchanged by electronic media can deteriorate or be damaged, lost, or modified intentionally or otherwise, use of this electronic data by anyone other than EPS shall be at the sole risk of such user and without liability or legal exposure to EPS. The recipient is responsible for verifying the accuracy of electronically received data against hard copy documentation; if there is any discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in changing or modifying data and revising or updating hard copy documents.

From: Thalia Routsis <thaliartss33@gmail.com>
Sent: Thursday, January 16, 2014 6:56 PM
To: Placer County Board of Supervisors
Subject: Proposed sale of Crown Motel to the Expedition Academy

Dear Placer County Board of Supervisors: I am writing in support of the above sale. For years the North Shore lacked facilities that would provide enhanced learning opportunities for our students. The Expedition Academy is doing just that. Why the last minute roadblock?

I am a local resident for over 45 years and have seen many positive developments. This school certainly follows in that tradition.

Let the sale proceed!

Thalia Routsis

From: Matthew Michael <msm.inbox@gmail.com>
Sent: Thursday, January 16, 2014 8:04 PM
To: Placer County Board of Supervisors
Subject: Emergency meeting

To the Placer County Board of Supervisors,

Regarding the upcoming meeting in Kings Beach on 1/21/2014, please do not vote in favor of an ordinance banning a school from operating at what is now Ferrari's Crown Resort Motel.

It's absurd to **think** a school would harm the community in any way. I hope you agree on this.

Sincerely,
Matthew S Michael
266 Bend Ave.
Kings Beach, CA 96143

From: Kari Michael <karilenel@gmail.com>
Sent: Thursday, January 16, 2014 8:22 PM
To: Placer County Board of Supervisors
Subject: VOTE NO- Kings Beach

Board of Supervisors ~

I urge you to vote NO on the emergency ordinance change for the Kings Beach sale of Ferrari's Crown Motel. This proposed last minute change to zoning ordinances that have been clearly defined since 1996 is unjust, unfair, and unconstitutional.

The Ferrari family should not be punished after running a successful community- minded business for nearly 60 years. The 5 stakeholders are aging and deserve to retire from the 24/7 motel life they have lived for most of their lives. They have tried to redevelop in order to keep TOT in the community. Every investor has backed out once they realize the obstacles inherent with lakefront development. The school represents an investor with money right now (including a Bill and Melinda Gates foundation grant) to pump into our community. This can only benefit the future in a positive way.

Thank you for voting NO and rejecting a proposal that would be detrimental to a family who has brought only positivity and growth to the community since the 1950's.

Kari Michael
266 Bend Ave
Kings Beach, CA
- Placer County Native, Public School Teacher, and Kings Beach Resident

From: Jennifer Turner <turnerj1@canby.k12.or.us>
Sent: Thursday, January 16, 2014 9:11 PM
To: Placer County Board of Supervisors
Subject: VOTE NO on emergency ordinance change

VOTE NO on emergency ordinance change

From: Iain Mulholland <iain@iainmulholland.com>
Sent: Thursday, January 16, 2014 9:38 PM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- The current land use plan has been in place for 18 years. Consideration to change it at this late stage in a private property sale is an unwarranted government intervention. Were the ordinance to be successful it would set a disturbing precedent with respect to property rights in North Tahoe;
- The school is a great addition to the Kings Beach commercial core - an area that frankly could do with some invigoration - and should be encouraged not detoured;
- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;

Thank you for considering my request.

Iain Mulholland

11298 Skislope Way

Truckee CA 96161

From: Anne Yang Silvern <anne@msilvern.com>
Sent: Thursday, January 16, 2014 9:39 PM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote **NO** on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote **NO**:

The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption;

- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe.

Thank you for considering my request.

Sincerely,

Anne Silvern

740 Fulton Crescent
Camelion Bay, CA
(530) 583 5393

From: Juliet Mulholland <juliet@julietmulholland.com>
Sent: Thursday, January 16, 2014 9:44 PM
To: Placer County Board of Supervisors
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote no:

- TEA is a school with principles of giving back to the community—just last year we volunteered and supported over 80 local non-profits;
- The buyer of the property, TEA, is ready to make a significant investment in Kings Beach which will serve as catalyst for future reinvestment in the area;
- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;

Thank you for considering my request.
Juliet Mulholland
(530)414-3875

From: Matt Hunter <hunter.matthew@gmail.com>
Sent: Thursday, January 16, 2014 10:22 PM
To: Placer County Board of Supervisors
Subject: Ferrari Crown Motel

Dir Sir or Madam,

As someone who is not a local to Kings Beach, but someone who visits the area seasonally and has a relationship with the Ferrari's and the Motel, I find it of paramount importance to speak up about the upcoming meeting at the Board of Supervisors, not only as a someone who love Kings Beach and it's community, but someone who believes strongly in the rights of private property owners.

I feel that changing the permitted uses that have been in place for so long and have also been recently re-approved, as noted by Dave Ferrari in his letter to the Tahoe Daily Tribune, at such a late stage of a private sale is unethical and is only driven by the biased and personal interest of others not directly involved. The King's Beach community is so fortunate (and would not be what it is today) to have a family such as the Ferrari's. In fact, ANY community would be lucky to have a family that contributed in so many ways as they have. To change the approved uses in such a last ditch effort to dissuade the sale would be a slap to the face of such valued members of the community.

The loss of the motel is unfortunate, and may not be what *I* want, but I respect those behind the sale to do what is best for them and their community. That is what is important: this is a private sale that is following the approved uses, and should be allowed to be sold in the way they see fit. I trust a family that has done so much for their home town. I am sure the change will take some adjustment but will be good for the whole town.

Please do not approve the change in approved uses for the site of The Ferrari Crown Motel.

Thank you for your time and consideration,

Matthew Hunter
530-321-1060

From: Jeni Cross <tahoejeni@sbcglobal.net>
Sent: Friday, January 17, 2014 6:29 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you **to vote no on January 21st** on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

I am a 20 year resident of North Shore Tahoe, and here is why I think you should vote no:

- The current land use plan has been in place for 18 years and a consideration to change it at this late stage in a private property sale is an unfair government interruption. The argument that the school would pose a health concern is bogus.

- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff, and offer a unique partnerships with educational and research experts from around the globe.

The family who owns the property has been earnestly trying to sell for almost 20 years and can no longer operate nor renovate the hotel. The alternative is another boarded up eye sore on Kings Beach main thoroughfare with no tax revenue. That is not in anyone's best interest.

Thank you for considering my concerns.

Sincerely,

Jennifer Cross

569 N Dyer Circle
Incline Village, NV
775-846-8727

From: Tenzin, (Pablo) Ortega <pmo13@yahoo.com>
Sent: Friday, January 17, 2014 8:12 AM
To: Placer County Board of Supervisors
Subject: I support Tahoe Expedition Academy's Lakefront Campus in Kings Beach

Dear Placer County Board of Supervisors:

I am writing to urge you to reject the interim ordinance prohibiting certain uses - and allow the sale of the Ferrari property to the Tahoe Expedition Academy to proceed immediately.

As a long time North Shore community member (15+ years on both the CA and NV sides) - I see many advantages to having this school be built on the proposed property.

- 1> This project has the potential to create a world class campus that will also serve as a community center and provide educational events and activities to the public.
- 2> The TEA mission promotes extensive community engagement - students, parents, staff and faculty volunteer and support many of our area non-profits.
- 3> Public access to the lake will include stewardship messaging at the interpretive center- teaching our visitors to care for the lake.
- 4> This project will provide a huge jump start for revitalization - it's a long term investment by by locals.
- 5> It will not be another set of timeshares such as the Tonopolo development in Tahoe Vista that took away the actual dunes and and restricted access the the shoreline.
- 6> A school is already a permitted use for this property.

Please support TEA's Lakefront Campus - I urge you to realize this is an excellent opportunity for the Kings Beach Community !

Thank you for your consideration.

Tenzin Ortega
Incline Village, NV

From: Rick Stephens <stephens@zks.com>
Sent: Friday, January 17, 2014 8:48 AM
To: Placer County Board of Supervisors
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Urgency ordinances are a tricky thing especially if they invite an "inverse condemnation" lawsuit.

I was involved in such an action with the City and County of Honolulu which ordinance resulted in a lengthy lawsuit and the City and County losing a judgment in the amount of \$70 million.

As a home owner and tax payer in Placer County, I do not welcome an action which could hurt the County financially.

I do not believe that TEA handled its proposal well by discussing it with the County staff and the Supervisor in advance. However, I believe that the County still has sufficient discretionary approval rights so that the TEA school project will have to have some review by staff and perhaps the BOS of its project.

Please do not act precipitously with an urgency ordinance.

Frederick Stephens

From: e hawkins <ehaw00@hotmail.com>
Sent: Friday, January 17, 2014 8:57 AM
To: Placer County Board of Supervisors
Subject: Changing zoning

To Whom It May Concern,

Please vote NO on the request to change zoning of the Community Plan.

I am supporting Ferrari's selling to Tahoe Expedition Academy.

It is unconscionable to think that the possible change in zoning would be due to "special interest" pressures in the late stages of this sale. The plans for the use of this property include benefits to the public, both local and visitors. Please allow it to move forward.

Respectfully,

Elizabeth Blaustein
P O Box 317
Tahoe Vista CA 96148
(530) 546-6026
ehaw00@hotmail.com
Placer County CA registered voter

From: Rick Chapman <rick@rickchapman.com>
Sent: Friday, January 17, 2014 9:01 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: RE: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote no on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote NO:

I know that TEA is a very well funded entity and that the project they are embarking upon is NOT speculative. Everything that they say they will do, they will do and they have the funding to follow thru. This significant long term investment in Kings Beach will serve as a catalyst for more investment in the area and will certainly bring revenue via families and staff. Given that the school will be an international beacon for education, it will also certainly add to Kings Beach culture in a positive way as the school will attract educational and research experts from all around the globe.

Thank you for your consideration,

Rick Chapman
PO Box 3072
Incline Village, NV
89450
415-606-2282

From: Laurie Waller <laffwall@yahoo.com>
Sent: Friday, January 17, 2014 9:36 AM
To: Placer County Board of Supervisors
Subject: VOTE NO on emergency ordinance

Board of Supervisors ~

I urge you to vote NO on the emergency ordinance change for the Kings Beach sale of Ferrari's Crown Motel. This proposed last minute change to zoning ordinances that have been clearly defined since 1996 is unjust, unfair, and unconstitutional.

The Ferrari family should not be punished after running a successful community- minded business for nearly 60 years. The 5 stakeholders are aging and deserve to retire from the 24/7 motel life they have lived for most of their lives. They have tried to redevelop in order to keep TOT in the community. Every investor has backed out once they realize the obstacles inherent with lakefront development. The school represents an investor with money right now (including a prestigious Bill and Melinda Gates foundation grant) to pump into our community. This can only benefit the future in a positive and healthy way.

I am a Truckee local and have been since 1975. Please vote no on this measure.

Laurie Waller
16490 Robertson Rd.
Truckee, CA 96161

From: Alli Berry <allig12@hotmail.com>
Sent: Friday, January 17, 2014 9:48 AM
To: Placer County Board of Supervisors
Subject: Proposed ordinance change in Kings Beach

Board of Supervisors--

Please vote no in regard to the emergency ordinance change in Kings Beach. I am a property owner, parent of two (one of whom attends Kings Beach Elementary and the other who will when she is old enough) and a long time resident of Kings Beach. I am distressed that this issue has even come up. A sale of private property between private parties that is within zoning laws should not be questioned, whether or not the neighbors like the proposed project. Will we miss the Crown and the TOT revenue it generates? Yes, of course, but we will adjust. The Ferrari family has tried to work with other investors and it has never panned out. Now they have a group with the money and the environmental awareness to revamp the site and they have been met with resistance from the community for whom they have done so much. It is outrageous. However, even if the Ferrari's weren't good people, even if the school was just a business out for profit, the fact remains that it is private property. Property rights are one of our freedoms in the country and should not be taken away. Thank you for your consideration of this email and for your work on behalf of our county.

Alli K. Berry

From: Taylor Simmers <tsimmers@tahoeexpeditionacademy.org>
Sent: Friday, January 17, 2014 10:02 AM
To: Placer County Board of Supervisors
Subject: Fwd: January 21st Board Meeting: Vote No on Changing Land Use in Kings Beach

Dear Board of Supervisors,

I am a resident of the North Shore of Lake Tahoe, and I support the proposed project for Tahoe Expedition Academy to use the Crown/Falcon/Goldcrest property for school use. Thus, I encourage the Board of Supervisors to vote "No" for the emergency ordinance to restrict the use of the property in question.

As a Co-Head of School at TEA, I know of the many benefits the school will continue to bring to the Kings Beach Community, having lived in the area for 10+ years and been an educator here for that duration.

In addition to the Intellectual Equity the school already brings to the community, we are committed to serving the Kings Beach population and enrolling students who may not be able to afford full tuition. We aim to inspire and educate the North Shore Community and to bring with us an innovative and nationally recognized education approach to Kings Beach with Expeditionary Learning, which is a public school reform model. At TEA, we call ourselves "an independent school with a public purpose." Stated in our Strategic Plan are goals that I, as a Co-Head of School, am charged with fulfilling.

Here are a few excerpts from our school's Board approved Strategic Plan, which outline our short and long-term goals:

Goal II: Continue to offer scholarships to approximately 15% of Tahoe Expedition Academy students

Objective A: Promote the partial scholarship options for middle class families available through the Parasol's "Explorers Scholarship Fund."

- Add to the principle of the "Explorers Scholarship Fund" to promote its long term sustainability
- Identify grades that need additional enrollment
- Market scholarship program to the public
- Create relationships and communicate with local organizations and individuals who have access to potential candidates

Objective B: Provide "full-ride" scholarships to students and families who demonstrate financial need.

- Maintain a minimum enrollment of three students who are receiving "full-ride scholarships"
- Create a structured application process that is specific to determining true financial need and individual academic capabilities
- Market scholarship program to the public

- Create relationships and communicate with local organizations and individuals who have access to potential candidates
- Create fundraising opportunities that are specific to full ride scholarships

Objective C: Continue to consider the option to offer tuition remission for the children of full-time teachers at the school.

Objective D: Explore the option to establish a Financial Aid program, managed by the school's administration, which may include grants, student loans, and long-term payment plans.

VII. Community Development

Goal I: Actively and consciously engage the internal and external communities that Tahoe Expedition Academy serves.

Objective C: Collaborate with local schools and develop authentic, symbiotic relationships with local businesses and organizations.

- Become regular participants in Arts for the schools, perhaps even co-hosting a presentation.
- Explore the possibility of having middle school students participate in athletic programs with public schools/LTS
- Explore the possibility of offering joint after school programs/summer programs
- Explore the possibility of developing joint science/outdoor education projects as part of a guild or learning expedition
- Continue to take the lead in the SNC Science Expo
- Craft products during learning expeditions that benefit the larger community
- Consider partnering with a different non-profit each year in order to provide meaningful assistance towards their mission

I truly appreciate your consideration with regard to this matter and look forward to the meeting on the 21st of January.

Sincerely,

Taylor Simmers

--

Taylor Simmers
Tahoe Expedition Academy
Co-Founder and Co-Head of School
tsimmers@tahoeexpeditionacademy.org
8651 Speckled Ave.
P.O. Box 1272
King's Beach, CA 96143
front office: 530-546-LAKE

From: Maggie Schumacher <maggieschumacher@gmail.com>
Sent: Friday, January 17, 2014 10:07 AM
To: Placer County Board of Supervisors
Subject: To All Board of Supervisors - Re: Agenda Item on the January 21st meeting

Dear Placer County Board of Supervisors,

I am writing to urge you to vote NO on January 21st regarding the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I feel that you should vote NO:

- Having a school in downtown Kings Beach will improve the look of the area, bring revenue to local businesses via families and staff and offer a unique partnerships with educational and research experts from around the globe;
- As a property owner in Kings Beach since 2003, I have been involved in the core improvement projects of the community and am passionate about creating a safe, prosperous and unique Kings Beach community. It is my understanding that the current land use of this property will allow for a school to be there. A request for change during the escrow period seems unjustified and unnecessary as improvements and monies invested into this community is long overdue.

Thank you for considering my request.

--
Maggie J. Schumacher
maggieschumacher@gmail.com
530-386-2596

From: Brenda Kountz <brendakay@sbcglobal.net>
Sent: Friday, January 17, 2014 10:23 AM
To: Placer County Board of Supervisors
Subject: Ferrari's Crown Motel

Board of Supervisors ~

I urge you to vote NO on the emergency ordinance change for the Kings Beach sale of Ferrari's Crown Motel. This proposed last minute change to zoning ordinances that have been clearly defined since 1996 is unjust, unfair, and unconstitutional.

The Ferrari family should not be punished after running a successful community- minded business for nearly 60 years. The 5 stakeholders are aging and deserve to retire from the 24/7 motel life they have lived for most of their lives. They have tried to redevelop in order to keep TOT in the community. Every investor has backed out once they realize the obstacles inherent with lakefront development. The school represents an investor with money right now (including a prestigious Bill and Melinda Gates foundation grant) to pump into our community. This can only benefit the future in a positive and healthy way.

Thank you for voting NO and rejecting a proposal that would be detrimental to a family who has brought only positive growth to the community since the 1950's.

Brenda Kountz
Paradise, California
- Placer County Native, Administrator and Bookeeper

From: Lesley Chapman <lesley@birdmaninc.com>
Sent: Friday, January 17, 2014 10:37 AM
To: Placer County Board of Supervisors
Cc: seana@freshtrackscommunications.com
Subject: 1.21.14 Agenda Item: Decision to allow 45-day "interim urgency ordinance prohibiting certain uses" on the 8200 North Lake Blvd. Kings Beach property

Dear Placer County Board of Supervisors,

I am writing to urge you to vote NO on January 21st on the proposal by staff to allow for a 45-day interim urgency ordinance prohibiting certain uses on the 8200 North Lake Blvd., Kings Beach property.

Here is why I think you should vote NO:

I know that TEA is a very well funded entity and that the project they are embarking upon is NOT speculative. Everything that they say they will do, they will do and they have the funding to follow thru. This significant long term investment in Kings Beach will serve as a catalyst for more investment in the area and will certainly bring revenue via families and staff. Given that the school will be an international beacon for education, it will also add to Kings Beach culture in a positive way as the school will attract educational and research experts from all around the globe.

Thank you for your consideration,

Lesley Ehrenfeld Chapman

Mailing

PO Box 3072
Incline Village, NV
89450

Physical

569 Silvertip Drove
Incline Village, NV 89451

From: Nik Chanda <nikchanda@gmail.com>
Sent: Friday, January 17, 2014 10:54 AM
To: Placer County Board of Supervisors
Subject: Please Vote NO on Emergency Ordinance

Board of Supervisors--

I urge you to vote NO on the emergency ordinance change for the Kings Beach sale of Ferrari's Crown Motel.

Since 1996, the stability of the zoning ordinances have created an environment of impressive revitalization of the community. The relationship between the public agencies and private business owners has fostered a healthy use of public lands and encouraged responsible business development. I believe that much of the redevelopment success of Kings Beach is due to this clear and consistent commitment to the zoning ordinances. Enacting an emergency ordinance now will undermine this progress and introduce instability to future business development efforts.

While I believe this to be true for any business and property owner, the fact that the Farraris have been a strong supporter and active community member for multiple generations does justify some additional consideration. Like many long-time residents of the area, the Ferraris have adopted an appreciation for the relationship between the responsible use of the natural resources and the needs to provide business services to support a healthy local economy. As much as anyone, they have witnessed the connection between the natural resources, a healthy business and positive community reputation. For years, this family has made business decisions with the betterment of the community in mind. The Ferrari name has been associated with generous support for community events and local youth programs for generations. I don't perceive that they would choose to tarnish this legacy by making a flippant decision on the use of the property.

Thank you for your consideration, and I ask that you vote NO on the emergency ordinance change before you. By remaining committed to the zoning regulations you have previously set forth, you have the opportunity to positively reinforce the revitalization efforts of local community members and businesses for years to come.

Sincerely,

Nik Chanda

Long-time Placer County Resident
Former Student Liaison, NTPUD Recreation Commission

Gina Fleming

From: Gina Fleming
Sent: Friday, January 17, 2014 11:24 AM
To: Ann Holman; Beverly Roberts; Cristina Rivera; David Boesch; Deborah Pederson; Gerald Carden; Gina Fleming; Jack Duran; Jennifer Merino; Jennifer Montgomery; Jim Holmes; Jocelyn Maddux; Kirk Uhler; Leah Rosasco; Linda Brown; Melinda Harrell; Michael Johnson; Nicole Hagmaier; Paul Thompson; Robert Weygandt; Sharlet Pyne; Shirlee Herrington; Steve Kastan; Teri Ivaldi; Vicki Julian
Subject: BOS 1/21/14 Correspondence Received

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX

From: Racich Holly [<mailto:hollyracich@me.com>]
Sent: Friday, January 17, 2014 10:17 AM
To: Teri Ivaldi
Subject: "RE: January 21st Board Meeting: Vote No on Changing Land Use in Kings Beach"

I am a parent of two children who attend the Tahoe Expedition Academy. After attending the Open House on January 15, I was able to see the scope of the TEA (Tahoe Expedition Academy) purchase and the changes they intend to make to the Crown Ferrari Property. The school anticipates over 200 kids to attend annually. One could only imagine that Kings Beach will now have patrons who will shop and dine and the various locations in the area. The school will also draw an international community who will also use the area for activities and dining. Because the school will have an open campus policy for the high schoolers the local restaurants will also have students dining at the food establishments.

The aesthetic value of the rendered drawings of the school are beautiful! Kings Beach needs a major face lift! Please vote to have this property kept as a school zone and let's continue to improve our community!

Holly Racich

