

JUNE 24, 2015

ENVIRONMENTAL COORDINATION SERVICES
COMMUNITY DEVELOPMENT RESOURCE AGENCY
3091 COUNTY CENTER DRIVE SUITE 190
AUBURN, CA. 95603

RE: TAHOE CITY LODGE

ATTN: CRYSTAL, ET AL

I ATTENDED THE WORKSHOP IN KINGS BEACH ON 6/22/15 REGARDING, IN PARTICULAR, THE PROPOSED TAHOE CITY LODGE. I WOULD LIKE TO MAKE THE FOLLOWING POINTS, EVEN THOUGH I DON'T HAVE ANY FAITH IN CONVINCING ANYONE AT PLACER OR THE DEVELOPER TO CHANGE ANYTHING. I ALSO WANT TO MAKE IT CLEAR THAT I APPRECIATE MR. TUMA'S EFFORT TO PURCHASE THE PRESENTLY EXISTING AND MOSTLY ABANDONED STRUCTURES ON THE SUBJECT SITE AND REPLACE IT WITH A STRUCTURE MEETING TODAY'S IMPROVED CODE REQUIREMENTS AND MEETING LEED REQUIREMENTS. THAT SAID, I FEEL THE "PRICE" THE LAKE IS REQUIRED TO PAY FOR HIS EFFORTS IS TOO GREAT AS PRESENTLY PROPOSED:

1. **TRAFFIC:** YOU CAN'T ADD A 4 STORY HOTEL W. UP TO 120 ROOMS IN THE MIDDLE OF TAHOE CITY AND ARGUE WITH A STRAIGHT FACE THAT IT WILL NOT ADVERSELY EFFECT TRAFFIC, ESPECIALLY DURING THE SUMMER, AND FROM LATE DEC. TO ABOUT MID MARCH, IF WE HAVE SNOW. THERE IS NOT ONE PERSON ON THE PLANET WHO CAN OR WOULD CLAIM THE PRESENT TRAFFIC CONDITIONS ARE NOT A NIGHTMARE DURING THOSE KEY PERIODS. YES, WE COULD USE A BOUTIQUE HOTEL OF MAYBE 40 ROOMS WITH 2 STORIES, AND WE'RE THANKFUL A DEVELOPER WANTS TO PRODUCE A LEEDS PROJECT. HOWEVER THE PRESENTLY PROPOSED PROJECT IS WAY TOO HIGH AND WILL INVOLVE TOO MANY CARS TO JOIN THE CURRENT TRAFFIC JAMS.
2. **PARKING:** THE GOLF COURSE PARKING LOT IS FULL ON THE WEEKENDS IN THE SUMMER. I HEARD THAT SOME FUTURE SHARING IS BEING DISCUSSED SO I'LL STOP HERE AND AWAIT THE OUTCOME. THE GOLF COURSE NEEDS MORE, NOT LESS, PARKING SPOTS.
3. **WATER:** IN CASE NO ONE GOT THE MEMO, WE'RE IN A DROUGHT, AND HAVE BEEN FOR ABOUT 3 YEARS WITH NO END ASSURED. EVEN THE GOVERNOR OF CALIFORNIA HAS DECLARED **AN EMERGENCY**. IN THAT WE'RE ALL CUTTING BACK, WATERING LESS, NOT ALWAYS FLUSHING, ETC. HOW WILL ADDING 240+ PEOPLE, ESP. DURING PEAK PERIODS, ALLEVIATE THAT SITUATION?? SEVERAL PLANNING BOARDS AND TOWNS IIN CALIFORNIA ARE NOW DISCUSSING A HALT TO FURTHER PERMITS UNTIL THE DROUGHT IS OVER AND THE WATER LEVELS ARE RESTORED.

4. **DENSITY:** THERE'S TOO MUCH ALREADY HAPPENING IN THAT ALREADY CONGESTED AREA: TRAFFIC ON 2 HIGHWAYS CONVERGE ALMOST EXACTLY WHERE THE HOTEL IS PLANNED, A KEY MARKET IS NEXT DOOR AND SERVICES ½ OF TAHOE CITY RESIDENTS AND TOURISTS, THE GOLF COURSE, ALSO NEXT DOOR, IS A GREAT DRAW FOR LOCALS AND VISITORS, AND NOW WE'RE GOING TO ADD ABOUT 240+ PEOPLE AND THEIR GUESTS, AND PUT THEM IN A RECORD BREAKING 4 STORY BUILDING, BLOCKING SOME LINES OF SIGHT? FOR WHAT PURPOSE?
5. **BOND:** ACCEPTING THE GOOD INTENTIONS OF THE DEVELOPER TO PROVIDE A QUALITY IMPROVEMENT ON THE SUBJECT SITE, THAT DOES NOT ELIMINATE THE NEED FOR A COMPLETION BOND PROPERLY DRAFTED TO INSURE WE ON THE NORTH SHORE DO NOT END UP WITH A LESS THAN COMPLETE PROJECT AS HAPPEND NOT THAT LONG AGO ON THE SOUTH SHORE. IT'S NOT CLEAR AT THIS POINT HOW MANY SIMILAR, IF ANY, PROJECTS OF THIS MAGNITUDE AND COMPLEXITY THIS DEVELOPER HAS COMPLETED.

CONCLUSION: MISSING FROM THE WELL-PRESENTED POWER POINT, AND SPECIFICALLY WHY THIS DEVELOPER IS DOING THIS PROJECT, AND WHY PLACER THINKS IT'S SUCH A GOOD IDEA:: **SO FAR, IT LOOKS LIKE PROFIT TO THE DEVELOPER AND MORE FEES AND PROPERTY TAX REVENUE FOR THE COUNTY.** TAHOE, INCLUDING TAHOE CITY, IS SURROUNDED BY GREAT TREES, MOUNTAINS AND VIEWS, AND IN THE MIDDLE OF ALL THIS IS THE GREATEST NATURAL LAKE IN THE COUNTRY. MILLIONS OF PEOPLE COME TO VISIT LAKE TAHOE. DEVELOPERS SEE THIS "OPPORTUNITY" AND OBVIOUSLY WANT TO BUILD HERE, v. SAY KANSAS OR IOWA. LOTS MORE PROFIT! FINE, WE GET THAT, BUT WHAT'S IN IT FOR THE LAKE?? HOW WILL THERE BE BETTER VIEWS? MORE WATER TO DRINK AND WATER FOR OUR LANDSCAPE ? LESS TRAFFIC TO INDURE? LESS DENSITY IN THIS ALREADY CONGESTED AREA?

AND FINALLY, IS PLACER COUNTY LOOKING AFTER THE LAKE OR FACILITATING ANOTHER DEVELOPER?

RON GRASSI
TAHOE CITY