

Maywan Krach

From: Jmtornese@aol.com
Sent: Sunday, August 02, 2015 4:23 PM
To: Placer County Environmental Coordination Services
Cc: jmarchetta@trpa.org; jmarshall@trpa.org
Subject: Placer Area Plan in Tahoe City (including the Tahoe City Lodge)

To Placer County and TRPA:

My husband and I have a home on the West Shore of Lake Tahoe and are very concerned about the Placer County Area Plan for Tahoe City and the Tahoe City Lodge as proposed in the EIR/S:

Placer Area Plan in Tahoe City

1. The 4 story height limit on lakefront development -

We are against the proposal allowing a 4 story height on the Lakefront. The Area Plan Team for Tahoe City recommended 2 or 3 stories and now Placer has proposed a 4 story limit on the Lakefront. The beautiful scenic beauty of Lake Tahoe is what draws residents and millions of visitors to the Basin each year. These buildings will block scenic views for pedestrians, motorists, and visitors who currently see Lake Tahoe from highways, bike paths, and recreation areas. This would also harm views as seen from Lake Tahoe and surrounding mountain tops.

2. Development on SEZ lands

We suggest stronger protections and encourage more safeguards to preserve SEZ land from development. We also encourage the public purchase of SEZ lands and restoration to their natural states.

3. Traffic

The taller buildings and increased density in the proposed Area Plan would bring more vehicles to our roadways, including along the West Shore, and worsen congestion in already affected areas like the Wye and the entire downtown Tahoe City. The roadways cannot handle any more traffic, especially during peak visitor periods. Therefore, height and density should be carefully considered.

4. Lake Tahoe Clarity

Allowing for more pavement (roads, buildings, parking lots, etc.) will cause more polluted runoff to enter Lake Tahoe and worsen the conditions in Lake Tahoe's nearshore clarity. Paving more areas closer to Lake Tahoe will not be good for the Lake.

6. Cumulative Impacts

The Area Plan also needs to consider the traffic, housing impacts and scenic impacts that would result if large projects are approved at Squaw Valley and Martis Valley as well as Homewood Mountain Resort, and other approved and planned future projects.

Tahoe City Lodge Pilot Project in Area Plan

The Tahoe City Lodge development (proposed 4 story building, 120 units with parking) would tear down the old "Henrikson building" and construct a new resort.

1. Needs Separate Environmental Review

The Tahoe City Lodge Pilot Project should not be included in the same environmental review as the Area Plan. The Tahoe Basin Area Plan is a general plan for future development in the entire area. The Tahoe City Lodge is a specific project which appears to be thrown in as an unrelated rider to the Area Plan. It should be a separate EIR, to be reviewed independently. It is not appropriate to ask for approval of a project at the same time the rules and zoning are being approved.

- The Area Plan should look at the impacts of the Plan first, identify what the community wants and what benefits the environment, then let developers propose projects that fit within the final Plan. The idea of an Area Plan to lay these things out before big new projects are approved.
- This project is being called a "Pilot Project" – but there is no information regarding the criteria the "Pilot Project" is supposed to be testing, how the agencies will assess whether the project was 'successful,' and what will be done if it does not meet all of the as-yet-undefined criteria.

2. Size and Scale

This development has too much height and too many units. The size and scale would overwhelm the area. **If easements will be allowed, they should not be counted as acreage to allow more density.**

Please downsize this development to 50% of what is being proposed.

3. SEZ Area

- On July 9, 2015, there was a Land Capability Challenge and TRPA allowed the developer to change the land designation from being a SEZ area to an area that can be more easily developed. Historical SEZs are still SEZs, and are needed to filter out pollution before it goes into Lake Tahoe. A SEZ is a creation of nature, not subject to the whim of a developer.
- Last year, another Land Capability Challenge by TCPUD changed adjacent land on the golf course from a SEZ to a more developable land classification. This piecemeal approach to reducing SEZ in order to allow more development is inappropriate, and doesn't respect the natural systems that are needed to protect Lake Tahoe.

It is unacceptable that the soil has been changed from a SEZ to a more buildable soil, to satisfy the developer's needs. The land capability has not changed.

4. Use of Public Resources

We are also concerned with the exceptions to the rules that will allow the developer to construct something not otherwise allowed, and the appearance that the golf course, which is owned by the TCPUD – a public utility – will be supporting the private developer by providing public lands for parking and other project-related needs. We do not believe public resources should be used to support the profits of a private developer.

5. Traffic

The proposed 120 units are too much for the area and will cause traffic congestion at the Wye, on Hwy 89 and into Tahoe City & along the West Shore. There is already heavy traffic congestion from north and west shores into Tahoe City and this project will draw even more traffic to this area.

6. Environment

This huge development will negatively impact the environment, air quality, and mountain vistas.

Thank you for the opportunity to comment. We hope that Placer will seriously consider these issues and concerns.

Judith Tornese & Jerry Winters
6770 Springs Court
Tahoma, Ca. 96142