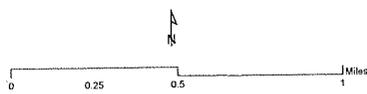


DRAFT

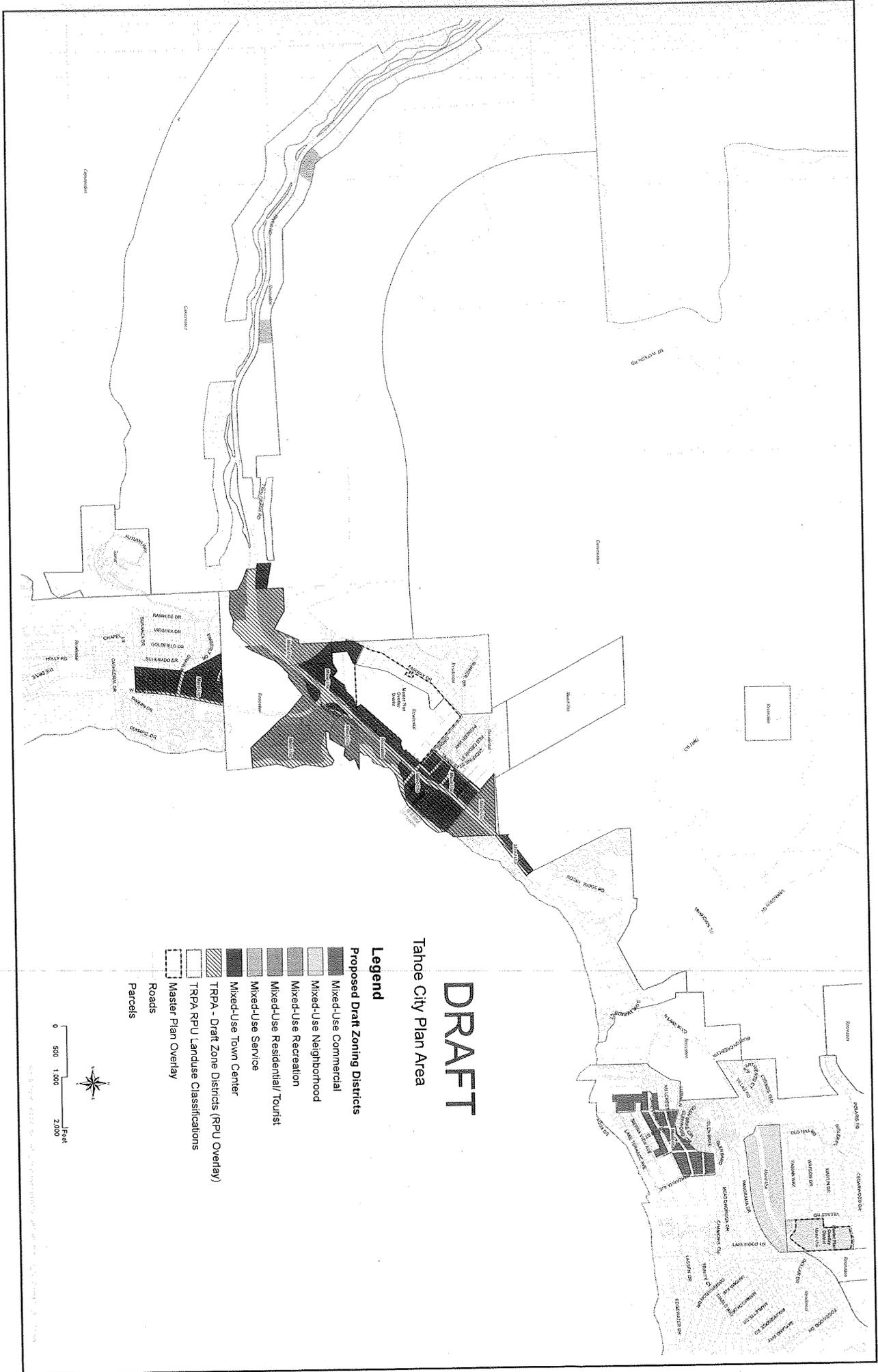
West Shore Plan Area

Legend

-  TRPA RPU Landuse Classifications
- Proposed Draft Zoning Districts**
-  Village Center
-  Parcels
-  Roads



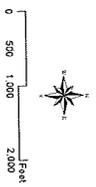
50



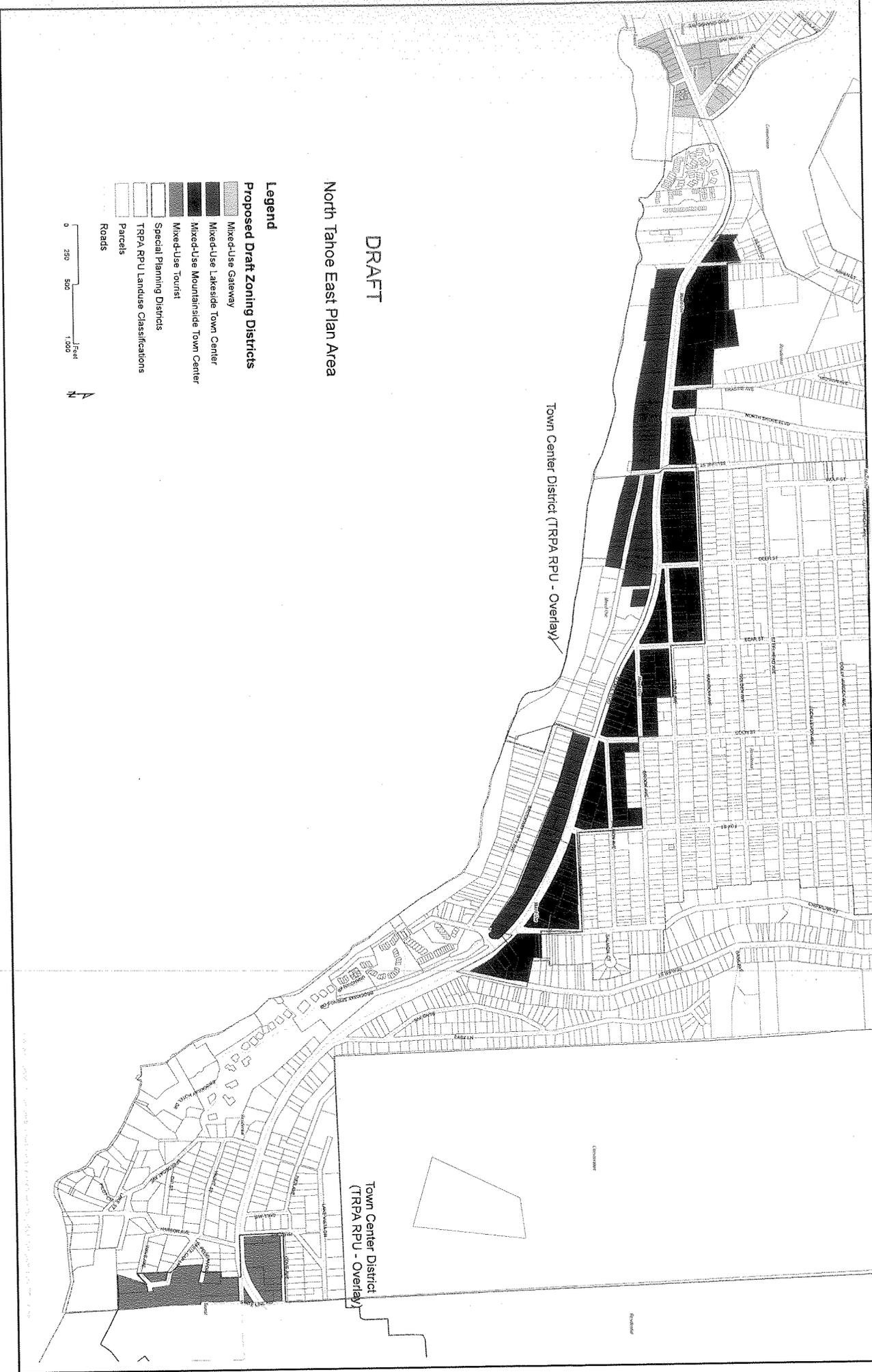
DRAFT

Tahoe City Plan Area

- Legend**
- Proposed Draft Zoning Districts**
- Mixed-Use Commercial
 - Mixed-Use Neighborhood
 - Mixed-Use Recreation
 - Mixed-Use Residential/ Tourist
 - Mixed-Use Service
 - Mixed-Use Town Center
 - TRPA - Draft Zone Districts (RPU Overlay)
 - TRPA RPU Landuse Classifications
 - Master Plan Overlay
 - Roads
 - Parcels



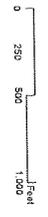
Map prepared by the City of Tahoe City, California, in cooperation with the Tahoe Regional Planning Agency (TRPA). All rights reserved. 2014



DRAFT

North Tahoe East Plan Area

- Legend**
- Proposed Draft Zoning Districts
 - Mixed-Use Gateway
 - Mixed-Use Lakeside Town Center
 - Mixed-Use Mountanside Town Center
 - Mixed-Use Tourist
 - Special Planning Districts
 - TRPA RPU Landuse Classifications
 - Parcels
 - Roads



Crystal Jacobsen

From: Ann Nichols NTPAC [preserve@ntpac.com]
Sent: Thursday, June 14, 2012 4:28 PM
To: Crystal Jacobsen
Subject: FW: North Stateline Community Plan Split

Crystal,
Do you know what the impetus for this significant change?
Thanks,
Ann



North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Ann Nichols NTPAC [<mailto:preserve@ntpac.com>]
Sent: Thursday, June 14, 2012 4:03 PM
To: 'Patrick Dobbs'
Cc: 'Joanne Marchetta'; 'Breternitz John (jbreternitz@washoecounty.us)'; Eva Krause (ekrause@washoecounty.us)
Subject: RE: North Stateline Community Plan Split

Joanne,
You've stated there would be no more amendments to the Regional Plan; that the RPU must be completed first. John or Eva, why is this coming up on such short notice now? Shouldn't it have been part of the RPU and EIS?
Thanks,
Ann



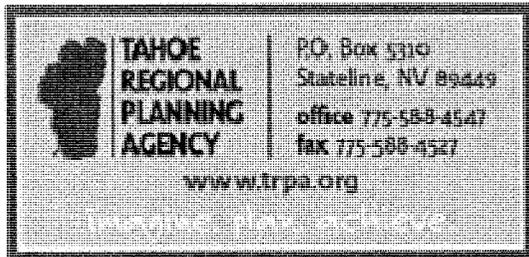
North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Patrick Dobbs [<mailto:pdobbs@trpa.org>]
Sent: Thursday, June 14, 2012 9:41 AM
To: Ann Nichols NTPAC
Subject: RE: North Stateline Community Plan Split

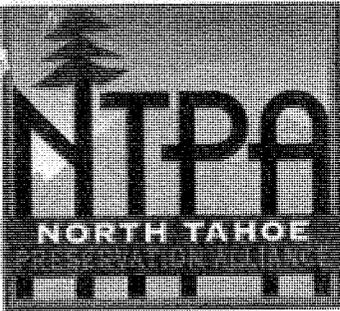
Ann,
Here's a link to the May G.B. packet which includes the meeting minutes from the April G.B. when this request was made. See Governing Board Member Reports on page number 53 of the document.
http://www.trpa.org/documents/packets/gb_packets/2012_gb_packets/May_2012_gb_packet.pdf
The reason TRPA is processing the split is because Mr. Breternitz requested that we do so, and his Placer County counterpart (Sevinson) agreed. The directive was to split the existing plan along the jurisdictional boundary, without making substantive changes to the plan or its policies.
As far as process, I'm still figuring that out. This is a Regional Plan Amendment, I'm not sure if it will result in an Ordinance or Resolution, or neither. We plan to take this proposal to TRPA's APC on July 11 and take the APC's recommendation to the G.B. on July 25. I am coordinating with Washoe (Eva Krauss) and Placer County (Crystal Jacobsen) planners to review the proposal before it goes to our APC and Board. I believe each County will need to approve their respective resultant Nevada and California North Stateline Community Plans with their Commission/Board, but neither County will have it on their agenda in July, so their approval would come after ours. That may mean that the resultant plans do not go into effect until approved by both TRPA and the local jurisdiction. I'm working with our attorney (Scott) to make sure we follow our process and once I've met with Eva and Crystal I should have a better understanding of the County process.
Stay in touch. Thanks,
Pat

Patrick Dobbs
Associate Planner
(775) 589-5215



From: Ann Nichols NTPAC [<mailto:preserve@ntpac.com>]
Sent: Thursday, June 14, 2012 8:17 AM
To: Patrick Dobbs
Subject: RE: North Stateline Community Plan Split

Could you give me the reasoning behind this? Also, a brief description of what will be involved in the process, i.e. Regional Plan Amendment, County approvals etc.
Thanks,
Ann

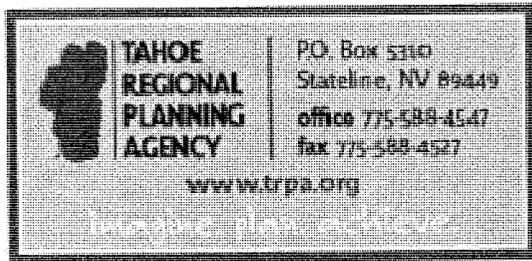


North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com
"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Patrick Dobbs [<mailto:pdobbs@trpa.org>]
Sent: Wednesday, June 13, 2012 4:10 PM
To: preserve@ntpac.com
Subject: North Stateline Community Plan Split

Hi Ann,
It was nice speaking with you today. Here's my contact information so you can get in touch with me regarding any concerns you have with our proposal to split the existing North Stateline Community Plan along the jurisdictional boundary. Thanks,
Pat

Patrick Dobbs
Associate Planner
(775) 589-5215



Crystal Jacobsen

From: Ann Nichols [ann@annnichols.com]
Sent: Thursday, June 14, 2012 5:04 PM
To: Andy Deinken; Crystal Jacobsen; Eli Meyer; Jody Precit; Joseph Chillemi; Ki Nyborg; Phil Gilanfar; TMay Duggan; tony demanuele
Cc: Paul Thompson
Subject: thoughts on last night

Greetings everyone,

Last night got the wheels spinning and I had a few thoughts I wanted to run by you all:

1. Would it be beneficial to delineate three master plans first? One for the state line gateway, Kings Beach and the Industrial area?
2. Since we want everyone to come to our area whenever they want to do ANYTHING COOL, a good start might be to delineate attractions we'd like to have (ice skating, roller skating, skate board park, tennis, outdoor/indoor pool, performing arts theatre, amphitheater, events venue, boutique hotel, moderate priced larger motel) and then decide where they could go? Some in the industrial area, some in KB, and something where the Tahoe Inn is, etc. How all those great amenities would be paid for is the big question. Perhaps the basically free redevelopment land could be used along with grants to make it a go.
3. It seemed as though mixed use without the potential of residential is too restrictive and we should try to be adaptive. Perhaps mixed use without residential should not be a consideration.

Another concern I have is allowing too much extra height and density to get developers to invest in our area. Do we ultimately sacrifice our community character and does it really work (i.e. Domas, Boulder Bay paid \$32m for a site worth arguably \$18m, SK Brown). In my 40 year real estate experience these extra entitlements actually add to the initial value of the land. What works best is a fair price for the land that allows the developer to make a return given on the books design criteria-like Yountville, Carmel, Healdsburg, etc.

I know she has to keep us going, but if this is potentially a 14 month process, its feeling awfully rushed. Finally, Crystal and Paul are doing a great job. Not easy to keep our noisy group in line.

Let me know if you have any thoughts.

Best,
Ann



P.O. Box 4
Crystal Bay, NV 89402
(775) 831-0625
(775) 742-1548 cell
(775) 831-0685 fax
ann@annnichols.com
www.annnichols.com



Crystal Jacobsen

From: Hal Slear [hslear@sbcglobal.net]
Sent: Thursday, June 14, 2012 10:30 AM
To: Marguerite Sprague; Zach Hymanson
Cc: Crystal Jacobsen; Allen Breuch; Nicole Hagmaier; Gary Davis; Jim Williamson; Judy Friedman; Martin Spitsen; Kathie Fenley; Walter Auerbach
Subject: Re: Tahoe City Community Plan

I am in agreement with Zach and Marguerite. It would also be valuable to have a copy of the current TRPA plan that is underdiscussion and development.

Hal Slear



From: Marguerite Sprague <msprague@northtahoemuseums.org>
To: Zach Hymanson <redfir@sbcglobal.net>
Cc: Crystal Jacobsen <CJacobse@placer.ca.gov>; Allen Breuch <ABreuch@placer.ca.gov>; Nicole Hagmaier <NHagmaie@placer.ca.gov>; Gary Davis <gary.davis@garydavisgroup.com>; Harold Slear <hslear@sbcglobal.net>; Jim Williamson <jw@boat-lift.com>; Judy Friedman <judy@tahoepapertrail.com>; Martin Spitsen <martyspitsen@gmail.com>; Kathie Fenley <kfenley@sbcglobal.net>; Walter Auerbach <wauerbach@auerbachengineering.com>
Sent: Thursday, June 14, 2012 10:24 AM
Subject: Re: Tahoe City Community Plan

Zach et al:

This would be extremely valuable to me and, I suspect, the entire group. One of the challenges we face is that we enter this discussion with varied/different assumptions and differing amounts of background information. These documents would give us a common background of understanding, which would make our discussions more productive.

Thank you very much for this suggestion and thoughtful list of docs.

Marguerite

On Thu, Jun 14, 2012 at 10:20 AM, Zach Hymanson <redfir@sbcglobal.net> wrote:

Good morning Crystal and Allen,

This email is a follow-up to side-bar comments I made to you both and some of the Tahoe city community plan team members last night regarding our approach to the development of the Tahoe City community plan. I think it would be very helpful if we could devote some time during an upcoming workshop for the group to review and discuss documents and information relevant to community plan development. The main purpose is to share information that will bring all of us up to a common level of understanding and help to focus our discussions. I would hope that County staff could lead these discussions.

Some of the documents I believe it would be helpful for us to review and discuss include:

- **The Vision Plan Map from the previously adopted Tahoe City Community Plan**

(Note: This Plan was published in February 1994. It was adopted by TRPA on 2/23/94 and by the Placer County BOS on 3/7/94.) We do have a black and white copy of this map in the electronic files of the 1994 TC

community plan, but I think we really need to review a color version. It would be good to understand how that vision plan map relates to the current zoning.

- **A list of significant projects completed (or nearing completion) in the TC area since CP Plan adoption**
Principally this list would focus on those projects completed over the last ten years, or soon to be completed. For example: Commons Beach improvements, Lakeside Bike Trail (all but segment at Tahoe Marina Lodge), including the bike/ped bridge in front of the Lake Tahoe Dam, Jackpine public parking lot, Tahoe City Transit Center (to be completed later this year, along with adjacent expanded public parking), new Tahoe City Fire Station (when old

Station 51 is taken down, it will create one or more new opportunities at the west end of Commons Beach), Tahoe City "entrance signs" at three town gateways (it would be good to know how those gateway locations were chosen), and TCPUD acquisition of the TC golf course (it seems like this acquisition presents a lot of opportunities in the context of the community plan, and the group expressed strong support to include the golf course within the town center).

- **Graphics and summaries for each of the current alternatives for the SR 89/Fanny Bridge Community Revitalization Project**

- **Summary description of the 5 TRPA Regional Plan Update Draft EIS Alternatives**

In addition, I think it would be good spend some time:

1. **Understanding how the community plan relates to the TRPA Regional Plan.** The aim here is to better understand what we can and cannot affect in the Regional Plan through the community planning process. Are there particular areas in the Tahoe City plan area that we can especially influence?

2. **Understanding the current zoning and land use challenges present in the Tahoe City Community Plan.** In what areas are current land uses inconsistent with the current zoning? Are there options to remedy these inconsistencies without disenfranchising the property owner?

3. **Gaining a better understanding of what County staff envisions as the final community plan product.** Do you expect the new community plan to follow the content and organization in the 1994 community plan? The main idea here is to provide an example or model of what we are aiming for as a product.

I suspect there may be other items that could be helpful in building a strong foundation for our team to work from. I encourage the other members of the TC community plan team to express whether time spent reviewing relevant background information would be helpful to them.

Don't hesitate to contact me if you have any questions.

Zach

Zachary Hymanson
Alpine Solutions
P.O. Box 6533
Tahoe City, CA 96145
(530) 448-2682
redfir@sbcglobal.net
www.alpinesolutions.us

--
Marguerite Sprague

Executive Director
North Lake Tahoe Historical Society
(530) 583-1762
www.northtahoemuseums.org

Crystal Jacobsen

From: Hal Slear [hslear@sbcglobal.net]
Sent: Thursday, June 14, 2012 10:30 AM
To: Marguerite Sprague, Zach Hymanson
Cc: Crystal Jacobsen, Allen Breuch, Nicole Hagmaier, Gary Davis, Jim Williamson, Judy Friedman, Martin Spitsen, Kathie Fenley, Walter Auerbach
Subject: Re: Tahoe City Community Plan

I am in agreement with Zach and Marguerite. It would also be valuable to have a copy of the current TRPA plan that is under discussion and development.

Hal Slear



From: Marguerite Sprague <msprague@northtahoemuseums.org>
To: Zach Hymanson <redfir@sbcglobal.net>
Cc: Crystal Jacobsen <C.Jacobse@placer.ca.gov>, Allen Breuch <ABreuch@placer.ca.gov>, Nicole Hagmaier <NHagmaie@placer.ca.gov>, Gary Davis <gary.davis@garydavisgroup.com>, Harold Slear <hslear@sbcglobal.net>, Jim Williamson <jw@boat-lift.com>, Judy Friedman <judy@tahoepapertrail.com>, Martin Spitsen <martyspitsen@gmail.com>, Kathie Fenley <kfenley@sbcglobal.net>, Walter Auerbach <wauerbach@auerbachengineering.com>
Sent: Thursday, June 14, 2012 10:24 AM
Subject: Re: Tahoe City Community Plan

Zach et al:

This would be extremely valuable to me and, I suspect, the entire group. One of the challenges we face is that we enter this discussion with varied/different assumptions and differing amounts of background information. These documents would give us a common background of understanding, which would make our discussions more productive.

Thank you very much for this suggestion and thoughtful list of docs.

Marguerite

On Thu, Jun 14, 2012 at 10:20 AM, Zach Hymanson <redfir@sbcglobal.net> wrote:

Good morning Crystal and Allen,

This email is a follow-up to side-bar comments I made to you both and some of the Tahoe city community plan team members last night regarding our approach to the development of the Tahoe City community plan. I think it would be very helpful if we could devote some time during an upcoming workshop for the group to review and discuss documents and information relevant to community plan development. The main purpose is to share information that will bring all of us up to a common level of understanding and help to focus our discussions. I would hope that County staff could lead these discussions.

Some of the documents I believe it would be helpful for us to review and discuss include:

- **The Vision Plan Map from the previously adopted Tahoe City Community Plan** ✓

(Note: This Plan was published in February 1994. It was adopted by TRPA on 2/23/94 and by the Placer County BOS on 3/7/94.) We do have a black and white copy of this map in the electronic files of the 1994 TC

community plan, but I think we really need to review a color version. It would be good to understand how that vision plan map relates to the current zoning.

• **A list of significant projects completed (or nearing completion) in the TC area since CP Plan adoption**
Principally this list would focus on those projects completed over the last ten years, or soon to be completed. For example: Commons Beach improvements, Lakeside Bike Trail (all but segment at Tahoe Marina Lodge), including the bike/ped bridge in front of the Lake Tahoe Dam, Jackpine public parking lot, Tahoe City Transit Center (to be completed later this year, along with adjacent expanded public parking), new Tahoe City Fire Station (when old

Station 51 is taken down, it will create one or more new opportunities at the west end of Commons Beach), Tahoe City "entrance

signs" at three town gateways (it would be good to know how those gateway locations were chosen), and TCPUD acquisition of the TC golf course (it seems like this acquisition presents a lot of opportunities in the context of the community plan, and the group expressed strong support to include the golf course within the town center).

• **Graphics and summaries for each of the current alternatives for the SR 89/Fanny Bridge Community Revitalization Project**

• **Summary description of the 5 TRPA Regional Plan Update Draft EIS Alternatives**

In addition, I think it would be good spend some time:

- ✓ 1. **Understanding how the community plan relates to the TRPA Regional Plan.** The aim here is to better understand what we can and cannot affect in the Regional Plan through the community planning process. Are there particular areas in the Tahoe City plan area that we can especially influence?
- ✓ 2. **Understanding the current zoning and land use challenges present in the Tahoe City Community Plan.** In what areas are current land uses inconsistent with the current zoning? Are there options to remedy these inconsistencies without disenfranchising the property owner?
- ✓ 3. **Gaining a better understanding of what County staff envisions as the final community plan product.** Do you expect the new community plan to follow the content and organization in the 1994 community plan? The main idea here is to provide an example or model of what we are aiming for as a product.

I suspect there may be other items that could be helpful in building a strong foundation for our team to work from. I encourage the other members of the TC community plan team to express whether time spent reviewing relevant background information would be helpful to them.

Don't hesitate to contact me if you have any questions.

Zach

Zachary Hymanson
Alpine Solutions
P.O. Box 6533
Tahoe City, CA 96145
(530) 448-2682
redfir@sbcglobal.net
www.alpinesolutions.us

Marguerite Sprague

Executive Director
North Lake Tahoe Historical Society
(530) 583-1762
www.northahomuseums.org

Crystal Jacobsen

From: Ann Nichols NTPAC [preserve@ntpac.com]
Sent: Friday, June 15, 2012 4:08 PM
To: 'Breternitz, John'
Cc: 'Patrick Dobbs'; 'Joanne Marchetta'; 'Eva Krause'; Crystal Jacobsen; 'Scott Lichtig'; Jennifer Montgomery; lpsevison@sbcglobal.net
Subject: RE: North Stateline Community Plan Split

John,

It seems short sighted to me. What the area needs is a coherent master plan. Also when Cal-Neva resurrects itself, under a separation it would have to deal with two different area plans.

You can't get away from the fact there are two states and two counties involved. The Ca. side handles the water for the Nevada side and supplies the recreational access. What is most unique is the fact the casinos are adjacent to residential homes. The concerned Friends of Crystal Bay/Brockway, the Brockway Point HOA, Stillwater Cove Condos and the NTPA had a rough experience with the Boulder Bay project. We spent a lot of time and money getting concessions from the developer (less height, settlement agreements, use restrictions, maintaining the access to our neighborhoods when they tried to take our roads, future traffic studies, guarantees on BMP performance and financial guarantees) and now TRPA has left us with a recorded special height amendment that runs with the property, not the project. The Boulder Bay EIS did not analyze the special height amendment as a standalone, it analyzed the project and now some amended CEP project can come forth and we'd have to start all over again.

The TRPA and Counties need to defend the Public's interest at the North Stateline Community Plan. Attach the Boulder Bay site plan, noting number of units and use, to the special height amendment. Carefully consider the ramifications of splitting the area and a Regional Plan amendment; it's not as simple as drawing a line.

Thanks,
Ann



North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com
"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Breternitz, John [mailto:JBreternitz@washoecounty.us]
Sent: Thursday, June 14, 2012 7:18 PM
To: Ann Nichols NTPAC
Cc: Patrick Dobbs; Joanne Marchetta; Eva Krause
Subject: Re: North Stateline Community Plan Split

Ann

This addition was discussed in our public meetings a couple of times in the last few months. It does not, in my mind, materially affect the Update. We are simply dividing an area plan at the state line in order to give residents of each area more control over their futures.

John Breternitz
Washoe County Commissioner
District 1

Office: 775 328 6110
Cell: 775 742 4413

P. O. Box 10836
Reno NV 89510-0863

On Jun 14, 2012, at 4:03 PM, "Ann Nichols NTPAC" <preserve@ntpac.com> wrote:

Joanne,
You've stated there would be no more amendments to the Regional Plan; that the RPU must be completed first. John or Eva, why is this coming up on such short notice now? Shouldn't it have been part of the RPU and EIS?
Thanks,
Ann

<image002.jpg>
North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com
"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Patrick Dobbs [<mailto:pdobbs@trpa.org>]
Sent: Thursday, June 14, 2012 9:41 AM
To: Ann Nichols NTPAC
Subject: RE: North Stateline Community Plan Split

Ann,
Here's a link to the May G.B. packet which includes the meeting minutes from the April G.B. when this request was made. See Governing Board Member Reports on page number 53 of the document.
http://www.trpa.org/documents/packets/gb_packets/2012_gb_packets/May_2012_gb_packet.pdf
The reason TRPA is processing the split is because Mr. Breternitz requested that we do so, and his Placer County counterpart (Sevinson) agreed. The directive was to split the existing plan along the jurisdictional boundary, without making substantive changes to the plan or its policies.
As far as process, I'm still figuring that out. This is a Regional Plan Amendment, I'm not sure if it will result in an Ordinance or Resolution, or neither. We plan to take this proposal to TRPA's APC on July 11 and take the APC's recommendation to the G.B. on July 25. I am coordinating with Washoe (Eva Krauss) and Placer County (Crystal Jacobsen) planners to review the proposal before it goes to our APC and Board. I believe each County will need to approve their respective resultant Nevada and California North Stateline Community Plans with their Commission/Board, but neither County will have it on their agenda in July, so their approval would come after ours. That may mean that the resultant plans do not go into effect until approved by both TRPA and the local jurisdiction. I'm working with our attorney (Scott) to make sure we follow our process and once I've met with Eva and Crystal I should have a better understanding of the County process.
Stay in touch. Thanks,

Pat

Patrick Dobbs
Associate Planner
(775) 589-5215

<image003.png>

From: Ann Nichols NTPAC [<mailto:preserve@ntpac.com>]
Sent: Thursday, June 14, 2012 8:17 AM
To: Patrick Dobbs
Subject: RE: North Stateline Community Plan Split

Could you give me the reasoning behind this? Also, a brief description of what will be involved in the process, i.e. Regional Plan Amendment, County approvals etc.

Thanks,
Ann

<image002.jpg>

North Tahoe Preservation Alliance
P.O. Box 5
Crystal Bay, Nv. 89402
Preserve@NTPAC.com 775-831-0625
www.ntpac.com
"Helping preserve the natural beauty and rural character of North Lake Tahoe"

From: Patrick Dobbs [<mailto:pdobbs@trpa.org>]
Sent: Wednesday, June 13, 2012 4:10 PM
To: preserve@ntpac.com
Subject: North Stateline Community Plan Split

Hi Ann,
It was nice speaking with you today. Here's my contact information so you can get in touch with me regarding any concerns you have with our proposal to split the existing North Stateline Community Plan along the jurisdictional boundary. Thanks,
Pat

Patrick Dobbs
Associate Planner
(775) 589-5215

<image003.png>

Crystal Jacobsen

From: Zach Hymanson [redfir@sbcglobal.net]
Sent: Tuesday, July 03, 2012 3:29 PM
To: Nicole Hagmaier; 'Gary Davis'; 'Harold Slear'; 'Jim Williamson'; 'Judy Friedman'; 'Kathie Fenley'; 'Marguerite Sprague'; 'Martin Spitsen'; 'Walter Auerbach'
Cc: Crystal Jacobsen; Allen Breuch; 'Steve Teshara'
Subject: Comments in advance of July 11 Community workshop

All,

I will not be able to attend the July 11, 2012 community workshop. I am traveling to Colorado for a family reunion. I do not have a person who can attend in my place. The email from Nicole states that the group "will continue to work on discussion and mapping of land use considerations within each Plan Area." It's unfortunate that we will not be able to spend some time getting up to speed on several existing documents and planning maps. I would like to offer some of my thoughts and ideas regarding land use designations for the Tahoe City 'town center'. I offer these thoughts for the groups consideration during the July 11th discussions. I am hopeful that these comments may be helpful as the group works to consensus; however, I understand that my absence means I do not have a vote if that is the approach used to determine the group's opinion.

I support smart growth in the town center (grey areas in the land use map we considered at the June meeting). To me, smart growth means (1) the allowance for development or redevelopment, (2) development that compliments the existing natural landscape and town character, and (3) development standards that allow some flexibility in design, but not an open slate.

I have paid much more attention to building heights and number of stories in town center buildings after our last meeting. I understand the need to increase building heights in various locations of the town center to support future growth. As Wally said 'we can't go out, so we need to go up.' However, I'm not sure a simple designation (e.g., two stories or four stories) in a specific area is the most thoughtful approach. In looking at the buildings along the north shore, I definitely like the idea of have one story next to the road with multiple stories set back from the road. I think this might be what some members meant by a tiered approach. This approach definitely gave me a greater feeling of openness and allowed for more architecture options. I think this tiered approach could also work better with the natural landscape and allow for more flexibility.

I think the areas we are considering along Highway 89 (I think there were two grey areas south of 64 acres) should be considered for mixed- use with residential (MUR). I think development heights up to 3 stories could work in these locations.

I think the area south of Highway 28 (Lake-side of the highway) could support a variety of land use classifications (as it does now). Development heights within this area should used a tiered approach and should not exceed three stories. I think MUR might work in this area, but not as an approach to justifying greater building height.

I think Several areas now developed should be reserved for restoration. Specifically these areas include the grey area in Lake Forest, the CalTrans property, and Tahoe City Lumber. I believe it will be very difficult to redevelop the Lake Forest area due to the high abundance of SEZ habitat and the shallow depth to groundwater. These factors will make it very difficult (or very costly) to install appropriate and functional water quality BMP's. I think the CalTrans and Tahoe City lumber properties should be restored to floodplain habitat when: 1) suitable and acceptable locations can be

found for the existing uses, and 2) a deal can be struck that is fair to all parties. I would be willing to consider further development of high capability lands such as those in 64 acres or on the north side of Dollar Hill as suitable alternative locations for the existing development we now have on SEZ habitat.

Good luck on 7/11.

Zach

Zachary Hymanson
Alpine Solutions
P.O. Box 6533
Tahoe City, CA 96145
(530) 448-2682
redfir@sbcglobal.net
www.alpinesolutions.us

From: Nicole Hagmaier [mailto:NHagmaie@placer.ca.gov]
Sent: Monday, July 02, 2012 3:46 PM
To: Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Marguerite Sprague; Martin Spitsen; Walter Auerbach; Zach Hymanson
Cc: Nicole Hagmaier; Crystal Jacobsen
Subject: June 13, 2012 TBCP Update - Meeting Notes/Summary

Hi all –

This email is to remind you of the Community Workshop that is scheduled for:

Wednesday, July 11, 2012, from 6:00PM-9:00PM at the Tahoe City Public Utility District, 221 Fairway Drive in Tahoe City.

As previously noted, the workshop will include a brief presentation/summary of the last workshop before our working sessions begin. We will not be serving a meal, however we will be providing beverages and cookies. Please email to confirm your attendance, or that you will be having someone attend in your place.

In addition, please see the Workshop #2 Summary and notes from your Plan Area Team. At the next workshop will we continue to work on discussion and mapping of land use considerations within each Plan Area.

We look forward to hearing from you and look forward to seeing you Wednesday night.

Thank you,
Nicole Hagmaier

Placer County Planning Services Division
3091 County Center Drive, Suite 140
Auburn, CA 95603
530-745-3117

nhaqmaie@placer.ca.gov

Crystal Jacobsen

From: msprague.nlths@gmail.com on behalf of Marguerite Sprague
[msprague@northtaoemuseums.org]
Sent: Thursday, July 05, 2012 8:56 AM
To: Zach Hymanson
Cc: Nicole Hagmaier; Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Martin Spitsen; Walter Auerbach; Crystal Jacobsen; Allen Breuch; Steve Teshara
Subject: Re: Comments in advance of July 11 Community workshop

Hello all,

I will also be gone on the 11th (out of town wedding) and it looks uncertain if I'll be able to send someone in my stead to this meeting.

I agree with the majority of Zach's points and admire how eloquently he states them. I hope that his comments/suggestions regarding restoration might be taken up in discussion by the committee at a future date. I know that this can be a hot topic and it can't be well described and/or contained in emails.

After pondering our last meeting, I have a couple of other suggestions/questions about building in the town center and only wish I could be there to discuss further in person.

Just to reaffirm, keeping the number of stories low right next to the lake is important: building up right on the lakeshore creates a physical barrier that translates to an experiential barrier and a negative for both residents and visitors.

On the question of number of stories, I would really like to know that we have thought/visualized this through, and as part of that, from my esteemed committee colleagues, I'd like to hear your experience and reasoning on two points especially:

- "Unintended consequences" - this is what I have seen in 2 other communities that built up (because they could not go out) with the result being a markedly changed area in terms of light (reduced), temperature (lowered) and wind (increased). For one town, it made the downtown area so much less hospitable that—at least so far—it has increased the number of empty storefronts. Ironically, the very steps taken to encourage development resulted in decreased commerce. Beautiful storefronts, but vacant. In this situation, they built up on both sides of the street, so perhaps keeping one side low and allowing the other to go up would suffice to preserve our pleasant ambience. The tiered approach mentioned might also help that situation.

I have some concern that we have enough time to think things through: our sessions move pretty fast and in places our process suffered some from pressure to hurry up. You know the old expression, "measure twice, cut once" -- we need the time to measure to our satisfaction.

- I'd like to know we have taken the time to visualize Tahoe City built out to the limits of our proposed zoning. Of course, as was stated at our last meeting, people do not HAVE to build to the limit, and of course, many probably won't. But it seems prudent to visualize it built to the limit for the simple reason that if that would be unlivable, then we should not recommend it as the limit.

I attended the most recent workshop of Tahoe City visualization and recommend to this committee that we examine the ideas coming out of that. Some of our committee members were participants, so should be able to provide details. It strikes me as a process meant to augment rather than compete, and all information we can take into consideration should be welcome.

Speaking of which, are we going to be able to examine the materials we requested at the last meeting? If not, it would be interesting to know why.

Thank you,

Marguerite

On Tue, Jul 3, 2012 at 3:28 PM, Zach Hymanson <redfir@sbcglobal.net> wrote:

All,

I will not be able to attend the July 11, 2012 community workshop. I am traveling to Colorado for a family reunion. I do not have a person who can attend in my place. The email from Nicole states that the group "will continue to work on discussion and mapping of land use considerations within each Plan Area." It's unfortunate that we will not be able to spend some time getting up to speed on several existing documents and planning maps. I would like to offer some of my thoughts and ideas regarding land use designations for the Tahoe City 'town center'. I offer these thoughts for the groups consideration during the July 11th discussions. I am hopeful that these comments may be helpful as the group works to consensus; however, I understand that my absence means I do not have a vote if that is the approach used to determine the group's opinion.

I support smart growth in the town center (grey areas in the land use map we considered at the June meeting). To me, smart growth means (1) the allowance for development or redevelopment, (2) development that compliments the existing natural landscape and town character, and (3) development standards that allow some flexibility in design, but not an open slate.

I have paid much more attention to building heights and number of stories in town center buildings after our last meeting. I understand the need to increase building heights in various locations of the town center to support future growth. As Wally said 'we can't go out, so we need to go up.' However, I'm not sure a simple designation (e.g., two stories or four stories) in a specific area is the most thoughtful approach. In looking at the buildings along the north shore, I definitely like the idea of have one story next to the road with multiple stories set back from the road. I think this might be what some members meant by a tiered approach. This approach definitely gave me a greater feeling of openness and allowed for more architecture options. I think this tiered approach could also work better with the natural landscape and allow for more flexibility.

I think the areas we are considering along Highway 89 (I think there were two grey areas south of 64 acres) should be considered for mixed- use with residential (MUR). I think development heights up to 3 stories could work in these locations.

I think the area south of Highway 28 (Lake-side of the highway) could support a variety of land use classifications (as it does now). Development heights within this area should use a tiered approach and should not exceed three stories. I think MUR might work in this area, but not as an approach to justifying greater building height.

I think Several areas now developed should be reserved for restoration. Specifically these areas include the grey area in Lake Forest, the CalTrans property, and Tahoe City Lumber. I believe it will be very difficult to redevelop the Lake Forest area due to the high abundance of SEZ habitat and the shallow depth to groundwater. These factors will make it very difficult (or very costly) to install appropriate and functional water quality BMP's. I think the CalTrans and Tahoe City lumber properties should be restored to floodplain habitat when: 1) suitable and acceptable locations can be found for the existing uses, and 2) a deal can be struck that is fair to all parties. I would be willing to consider further development of high capability lands such as those in 64 acres or on the north side of Dollar Hill as suitable alternative locations for the existing development we now have on SEZ habitat.

Good luck on 7/11.

Zach

Zachary Hymanson

Alpine Solutions

P.O. Box 6533
Tahoe City, CA 96145

(530) 448-2682

redfir@sbcglobal.net

www.alpinesolutions.us

From: Nicole Hagmaier [<mailto:NHagmaie@placer.ca.gov>]

Sent: Monday, July 02, 2012 3:46 PM

To: Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Marguerite Sprague; Martin Spitsen; Walter Auerbach; Zach Hymanson

Cc: Nicole Hagmaier; Crystal Jacobsen

Subject: June 13, 2012 TBCP Update - Meeting Notes/Summary

Hi all –

This email is to remind you of the Community Workshop that is scheduled for:

Wednesday, July 11, 2012, from 6:00PM-9:00PM at the Tahoe City Public Utility District, 221 Fairway Drive in Tahoe City.

As previously noted, the workshop will include a brief presentation/summary of the last workshop before our working sessions begin. We will not be serving a meal, however we will be providing beverages and cookies. Please email to confirm your attendance, or that you will be having someone attend in your place.

In addition, please see the Workshop #2 Summary and notes from your Plan Area Team. At the next workshop will we continue to work on discussion and mapping of land use considerations within each Plan Area.

We look forward to hearing from you and look forward to seeing you Wednesday night.

Thank you,

Nicole Hagmaier

Placer County Planning Services Division

3091 County Center Drive, Suite 140

Auburn, CA 95603

530-745-3117

nhagmaie@placer.ca.gov

--
Marguerite Sprague

Executive Director
North Lake Tahoe Historical Society
(530) 583-1762
www.northtahoemuseums.org

Crystal Jacobsen

From: Leah Kaufman [leah.lkplanning@sbcglobal.net]
Sent: Friday, July 27, 2012 4:37 PM
To: Crystal Jacobsen
Cc: Ellie; Sue Daniels
Subject: Fw: Tahoe Basin Community Plan
Attachments: Placer County Community Plan third meeting.docx

Crystal,

In talking to others on our team we also have questions on the items highlighted in yellow. We would like to have some time to clarify specifically what is intended with each of the highlighted items. for example- we talked about the Kyak Cafe as a concessionnaire on the Carnelian Bay beach but nothing about tourist uses/ buildings on the beach? What does the word tourist mean? Also, when talking about stream zone restoration it wasn't necessarily to develop on the land?

What does it mean by limit people's access? Additionally, the Zoning is very confusing as there is so much overlap. We need more choices in zoning to be more specific. Our group also did not talk much about scale and rustic /residential quality etc. We also need to align with the TRPA zoning as well. i.e. town center is a specific TRPA zoning in only a few areas (Tahoe City and Kings Beach) not to be confused with a center of a community or a gathering spot such as could occur in Carnelian Bay and Tahoe Vista. There are other subjects etc. that I thought we were not going to discuss as well.

LK-----

Crystal Jacobsen

From: Ellie [tahoellie@yahoo.com]
Sent: Friday, July 27, 2012 6:38 PM
To: Nicole Hagmaier; Alex Mourelatos; Bill Matte; Danielle Rees; Joseph Lanza; Keith Franke; Leah Kaufman; Peter Przybyslawski; Robert Lyman
Cc: Crystal Jacobsen; Steve Buelna; John Hitchcock TRPA
Subject: Re: Tahoe Basin Community Plan Update Meeting Reminder

I do not believe we voted for tourist on the beach in Carnelian Bay. **Re-vote requested.**

-Beach areas in Carnelian Bay → owned by Conservancy/allowing for supporting uses: tourist, commercial.

This must be very restrictive with special use permits and no tourist

-Include recreation (beaches) in the CP boundary as commercial zoning - profit driven supportive uses – concessionaires. **This must be very restrictive with special use permits**

Tahoe Vista area 1

Yes question raised about the 12 acre lot- TRPA must be involved ! as this parcel is currently zoned residential outside the community plan boundaries and has no development on it - it's a 12 acre wooded site. Parcels requesting re-zoning **must** go through the amendment process - **NO** paper change re-zonings **can be allowed** !

A Question was raised regarding expanding the study area to the west to capture the 12-acre parcel, as it could serve the existing community needs.

Tahoe Vista Area 3

Service (S), Commercial (C), Public (P) – 5:2 vote for S/C/P

Discussion identified that the concern over developing in restoration area may not be an issue as TRPA

regulations would likely prohibit any development in this location. **TRPA must weigh in on Snow**

Creek as the Batch Plant did exist and land is compacted creating coverage that never should have been there.

If number of stories is voted on for any Tahoe Vista area my vote is 2 stories Lake side no matter what is there today with a height cap. 2 stories mountain side with potential for 3 stories mountain side limited to select parcels with big setbacks.

I will be back for the September meeting

From: Nicole Hagmaier <NHagmaie@placer.ca.gov>
To: Alex Mourelatos <alexmourelatos@msn.com>; Bill Matte <tahoeshootingstar@gmail.com>; Danielle Rees <daniellearees@gmail.com>; Ellie Waller <tahoellie@yahoo.com>; Joseph Lanza <lanzamiller@sbcglobal.net>; Keith Franke <keithf@martiscamp.com>; Leah Kaufman <leah.lkplanning@sbcglobal.net>; Peter Przybyslawski <tahoelodge@sbcglobal.net>; Robert Lyman <boblyman@gmail.com>
Cc: Crystal Jacobsen <CJacobse@placer.ca.gov>; Steve Buelna <SBuelna@placer.ca.gov>
Sent: Friday, July 27, 2012 11:46 AM
Subject: Tahoe Basin Community Plan Update Meeting Reminder

Hi all –

This email is to remind you of the Community Workshop that is scheduled for:

Wednesday, August 8, 2012 from 6:00PM-9:00PM at the North Tahoe Event Center in Kings Beach

The workshop will include a brief presentation/summary of the last workshop before our working sessions begin. This workshop will be focused on completing the land use and scale exercises within each Plan Area. Please email to confirm your attendance, or that you will be having someone attend in your place.

We look forward to hearing from you and look forward to seeing you Wednesday night.

Thanks,

Tahoe Basin CP Update Planning Team

*Thank you,
Nicole Hagmaier*

*Placer County Planning Services Division
3091 County Center Drive, Suite 140
Auburn, CA 95603
530-745-3117
nhagmaie@placer.ca.gov*

Crystal Jacobsen

To: Marguerite Sprague; Zach Hymanson
Cc: Nicole Hagmaier; Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Martin Spitsen; Walter Auerbach; Allen Breuch; Jennifer Merchant; Paul Thompson; Edmund Sullivan
Subject: RE: Comments in advance of July 11 Community workshop

Hello Tahoe City Team –

Thank you for providing detailed comments on the land use exercise that is underway with your team. I have a couple of points to make before we meet on Wednesday and thought it would be good to send an email since it appears that a few of you will be absent on Wednesday.

First, I want to provide clarification of the team roles in this Update process and the roles of others at the workshops. The County has embarked upon a very robust selection process for the formation of the Plan Area Teams and it is the County's intention for these workshops to serve as a venue for the Plan Area Team members to provide valuable input in developing the County's planning documents. That said please keep comments, correspondence, and dialogue regarding the work that your team conducts between your team and County staff. The public has opportunity to comment in the process, but your team is tasked with helping the County develop the documents and it is our intention to keep that work effort being generated by your team and not other members of the public.

In addition, please note that in an effort to coordinate with the Resort Association's visioning that has been done for the Tahoe City golf course site and commercial core area, we would like to hold a separate meeting with your team to review the work that resulted from that visioning process. We have requested copies of the visioning and design planning materials from that process and it is our intent to have your team review those materials and then meet to discuss whether or not you would like to incorporate any or all of the components of that plan into the work that you are doing on the County's Community Plan Update. That said, once we have those materials, we will work with your team to schedule that meeting.

Thanks again for your interest and continued help in the County's planning process. We appreciate all the work that you are doing for your community.

Best,
Crystal

Crystal Jacobsen | Supervising Planner, Advanced Planning | Planning Division
Placer County Community Development Resource Agency
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax) | cjacobse@placer.ca.gov

From: msprague.nlths@gmail.com [<mailto:msprague.nlths@gmail.com>] **On Behalf Of** Marguerite Sprague
Sent: Thursday, July 05, 2012 8:56 AM
To: Zach Hymanson
Cc: Nicole Hagmaier; Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Martin Spitsen; Walter Auerbach; Crystal Jacobsen; Allen Breuch; Steve Teshara
Subject: Re: Comments in advance of July 11 Community workshop

Hello all,

I will also be gone on the 11th (out of town wedding) and it looks uncertain if I'll be able to send someone in my stead to this meeting.

I agree with the majority of Zach's points and admire how eloquently he states them. I hope that his comments/suggestions regarding restoration might be taken up in discussion by the committee at a future date. I know that this can be a hot topic and it can't be well described and/or contained in emails.

After pondering our last meeting, I have a couple of other suggestions/questions about building in the town center and only wish I could be there to discuss further in person.

Just to reaffirm, keeping the number of stories low right next to the lake is important: building up right on the lakeshore creates a physical barrier that translates to an experiential barrier and a negative for both residents and visitors.

On the question of number of stories, I would really like to know that we have thought/visualized this through, and as part of that, from my esteemed committee colleagues, I'd like to hear your experience and reasoning on two points especially:

- "Unintended consequences" - this is what I have seen in 2 other communities that built up (because they could not go out) with the result being a markedly changed area in terms of light (reduced), temperature (lowered) and wind (increased). For one town, it made the downtown area so much less hospitable that—at least so far—it has increased the number of empty storefronts. Ironically, the very steps taken to encourage development resulted in decreased commerce. Beautiful storefronts, but vacant. In this situation, they built up on both sides of the street, so perhaps keeping one side low and allowing the other to go up would suffice to preserve our pleasant ambience. The tiered approach mentioned might also help that situation.

I have some concern that we have enough time to think things through: our sessions move pretty fast and in places our process suffered some from pressure to hurry up. You know the old expression, "measure twice, cut once" -- we need the time to measure to our satisfaction.

- I'd like to know we have taken the time to visualize Tahoe City built out to the limits of our proposed zoning. Of course, as was stated at our last meeting, people do not HAVE to build to the limit, and of course, many probably won't. But it seems prudent to visualize it built to the limit for the simple reason that if that would be unlivable, then we should not recommend it as the limit.

I attended the most recent workshop of Tahoe City visualization and recommend to this committee that we examine the ideas coming out of that. Some of our committee members were participants, so should be able to provide details. It strikes me as a process meant to augment rather than compete, and all information we can take into consideration should be welcome.

Speaking of which, are we going to be able to examine the materials we requested at the last meeting? If not, it would be interesting to know why.

Thank you,

Marguerite

On Tue, Jul 3, 2012 at 3:28 PM, Zach Hymanson <redfir@sbcglobal.net> wrote:

All,

I will not be able to attend the July 11, 2012 community workshop. I am traveling to Colorado for a family reunion. I do not have a person who can attend in my place. The email from Nicole states that the group "will continue to work on discussion and mapping of land use considerations within each Plan Area." It's unfortunate that we will not be able to spend some time getting up to speed on several existing documents and planning maps. I would like to offer some of my thoughts and ideas regarding land use designations for the Tahoe City 'town center'. I offer these thoughts for the groups consideration during the July 11th discussions. I am hopeful that these comments may be helpful as the group works to consensus; however, I understand that my absence means I do not have a vote if that is the approach used to determine the group's opinion.

I support smart growth in the town center (grey areas in the land use map we considered at the June meeting). To me, smart growth means (1) the allowance for development or redevelopment, (2) development that compliments the existing natural landscape and town character, and (3) development standards that allow some flexibility in design, but not an open slate.

I have paid much more attention to building heights and number of stories in town center buildings after our last meeting. I understand the need to increase building heights in various locations of the town center to support future growth. As Wally said 'we can't go out, so we need to go up.' However, I'm not sure a simple designation (e.g., two stories or four stories) in a specific area is the most thoughtful approach. In looking at the buildings along the north shore, I definitely like the idea of have one story next to the road with multiple stories set back from the road. I think this might be what some members meant by a tiered approach. This approach definitely gave me a greater feeling of openness and allowed for more architecture options. I think this tiered approach could also work better with the natural landscape and allow for more flexibility.

I think the areas we are considering along Highway 89 (I think there were two grey areas south of 64 acres) should be considered for mixed- use with residential (MUR). I think development heights up to 3 stories could work in these locations.

I think the area south of Highway 28 (Lake-side of the highway) could support a variety of land use classifications (as it does now). Development heights within this area should used a tiered approach and should not exceed three stories. I think MUR might work in this area, but not as an approach to justifying greater building height.

I think Several areas now developed should be reserved for restoration. Specifically these areas include the grey area in Lake Forest, the CalTrans property, and Tahoe City Lumber. I believe it will be very difficult to redevelop the Lake Forest area due to the high abundance of SEZ habitat and the

shallow depth to groundwater. These factors will make it very difficult (or very costly) to install appropriate and functional water quality BMP's. I think the CalTrans and Tahoe City lumber properties should be restored to floodplain habitat when: 1) suitable and acceptable locations can be found for the existing uses, and 2) a deal can be struck that is fair to all parties. I would be willing to consider further development of high capability lands such as those in 64 acres or on the north side of Dollar Hill as suitable alternative locations for the existing development we now have on SEZ habitat.

Good luck on 7/11.

Zach

Zachary Hymanson

Alpine Solutions

P.O. Box 6533
Tahoe City, CA 96145

(530) 448-2682

redfir@sbcglobal.net

www.alpinesolutions.us

From: Nicole Hagmaier [mailto:NHagmaie@placer.ca.gov]
Sent: Monday, July 02, 2012 3:46 PM
To: Gary Davis; Harold Slear; Jim Williamson; Judy Friedman; Kathie Fenley; Marguerite Sprague; Martin Spitsen; Walter Auerbach; Zach Hymanson
Cc: Nicole Hagmaier; Crystal Jacobsen
Subject: June 13, 2012 TBCP Update - Meeting Notes/Summary

Hi all –

This email is to remind you of the Community Workshop that is scheduled for:

Wednesday, July 11, 2012, from 6:00PM-9:00PM at the Tahoe City Public Utility District, 221 Fairway Drive in Tahoe City.

As previously noted, the workshop will include a brief presentation/summary of the last workshop before our working sessions begin. We will not be serving a meal, however we will be providing beverages and cookies. Please email to confirm your attendance, or that you will be having someone attend in your place.

In addition, please see the Workshop #2 Summary and notes from your Plan Area Team. At the next workshop will we continue to work on discussion and mapping of land use considerations within each Plan Area.

We look forward to hearing from you and look forward to seeing you Wednesday night.

Thank you,

Nicole Hagmaier

Placer County Planning Services Division

3091 County Center Drive, Suite 140

Auburn, CA 95603

530-745-3117

nhagmaie@placer.ca.gov

--
Marguerite Sprague

Executive Director
North Lake Tahoe Historical Society
(530) 583-1762
www.northtahoemuseums.org

Nicole Hagmaier

From: Crystal Jacobsen
Sent: Wednesday, August 22, 2012 7:50 AM
To: Nicole Hagmaier
Subject: FW: Plan Area Team Working Groups

Follow Up Flag: Follow up
Flag Status: Completed

For the file...

From: Crystal Jacobsen
Sent: Wednesday, August 22, 2012 7:50 AM
To: 'Shannon Eckmeyer'
Subject: RE: Plan Area Team Working Groups

Hi Shannon,

Thanks for your email and your interest in our Community Plan Update process.

Our next workshop will be held on **September 12, 6pm** at the North Tahoe Event Center in Kings Beach. We have been holding the workshops every second Wednesday of every month, but are at a point now where we will likely meet every two months. We will not be meeting in October, but will meet in November again.

I will have your email address added to our community workshop notification list so that you can get email notifications for upcoming workshops. You can also check out our website to get information regarding upcoming meetings, etc:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoePlanning/TahoeBasinCPUupdate.aspx>

In addition to the September 12 community workshop, there are some other upcoming public meetings that you might be interested in attending, including:

August 30 (I do not know the time yet) – Planning Commission (I will be giving an overview and status of the work program and the commission will be taking public comment)

October 17, 6PM (North Tahoe Event Center, Kings Beach – Town Hall Meeting

October 22/23 (don't know location or time yet) – Board of Supervisors Meetings in Tahoe (I will be giving update on work program and Board takes public comment)

I would be more than happy to meet with you to talk more about our process and how it relates to the RPU. My office is actually in Auburn, but I work from our Tahoe offices from time to time. That said, the next opportunities for me to meet would be on either Thursday August 30, Friday August 31, or September 13. Let me know if any of those dates work for you and then we can figure out a time that is best for both of us.

Thanks again for your interest – I look forward to meeting you and we look forward to your participation in this process.

Best,
Crystal

Crystal Jacobsen | Supervising Planner, Advanced Planning | Planning Division
Placer County Community Development Resource Agency
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax) | cjacobse@placer.ca.gov

From: Shannon Eckmeyer [<mailto:shannon@keptahoeblue.org>]
Sent: Thursday, August 09, 2012 11:18 AM
To: Crystal Jacobsen
Subject: Plan Area Team Working Groups

Hi Crystal,

My name is Shannon Eckmeyer and I am the Land Use Specialist for the League to Save Lake Tahoe. I attended the Town Hall meeting you held last month to attempt to get up to speed with Placer's Community Plan process. Most of our resources and time have been going towards the Regional Plan Update so I have not been able to get as involved with the actual planning process for Placer as much as I have wanted to. I know that the Plan Area Team Working Groups meet the first Wednesday of every month to work on developing a plan for each individual area. I had a work conflict I could not get out of last night, but am going to attend these public workshops in the future. I believe that as a land use planner and being so heavily involved with the RPU process and seeing the future of Area Plans, that being able to attend these meetings are going to be incredibly useful and important.

I just wanted to confirm with you that these will continue every first Wednesday night so that I can make sure to be involved. I only saw up to August 8, 2012 on the handout you provided at the Town Hall meeting. I wanted to take the opportunity to introduce myself at the end of that meeting, but you guys were pretty much under fire and I didn't want to take up anymore of your time. I think that it is going to be really important for the League, the TRPA, and all of the local jurisdictions to be able to communicate and work together through the Community Plan/Area Plan process with the delegation that will be authorized if Alternative 3 of the RPU is accepted in December. I welcome any opportunity to meet with you personally (I started in March so am still meeting everyone in the Basin) so that not only we can meet, but so that you could get me up to speed with the wants of Placer County and what you are hoping to see through the RPU. I have attended all of the TRPA Governing Board meetings and APC meetings so have heard the comments made by Jennifer Merchant, but think it would be useful for us to talk as well.

Any information you can give me regarding the next upcoming working group meetings would be greatly appreciated.

Thanks,
Shannon Eckmeyer

www.keptahoeblue.org

August 27, 2012

Placer County Tahoe Vista Plan Team:

As the newcomers to Tahoe Vista we have put our life savings into redeveloping the Cedar Glen Lodge property keeping the original theme of a low key mountain resort. Our customers love our cabins that are one story and very rustic, our new lodge building that we rebuilt, and the open feel of our property. (We are currently rated number one) out of seven motels in Tahoe Vista on trip advisor thanks to internet responses by our guests.

(Typical guest comment) - "Stayed here last year and had a great experience so we came back for a 2nd time and this stay was even better! We've frequented a few other places in the area that are the same style lodging and Cedar Glen blows the others away. Super clean charming renovated cabins, amazingly customer service, and all around great property for hanging out."

We don't want to see any more than two stories or what currently exist with no loss to any view corridor. Anything else would be an insult to the environment! If the highway side away from the lake has three stories allowed, it should be only with setbacks like we have at the Firelite Lodge. The Lake side should have no taller heights than what exists today.

Preserving the existing views in Tahoe Vista is very important to us. We moved here for the charm, for our lake view, and we explicitly do not want to see overdevelopment, high rise development or blocking of views. They are not making any more land in Lake Tahoe and our guests keep coming back because they like getting away from the city experience and look forward to our specialty: the mountain experience.

Mantha + Alan Bryson
Cedar Glen Lodge
info@cedarglen.com



PLANNING & CONSULTING SERVICES

August 27, 2012

To Placer County Plan Team and County staff,

As a 35 year Tahoe Basin land planner and one of the nine members of the Tahoe Vista/Carnelian Bay Placer County Plan team I have been struggling with the task given our team of determining future height limits for our area. I can't think in simple linear terms of one, two, or three stories without taking into consideration a variety of planning criteria as well as the opinions of many others who also live and work in the area. (The community at large and many of my own clients who own property in the community plan have strong opinions on this subject).

Since TRPA is currently updating the Regional Plan (RPU) that will guide growth for the next 20 years in the Tahoe Basin and Placer County is also updating their community plans what we decide is important for the future. That being said: I have asked for feedback and comments to help guide me as to what others are thinking in a truly transparent process.

The feedback I received was almost unanimous which is reassuring. Everyone I spoke to or who wrote a letter was unanimous in wanting existing view corridors to be preserved. My own opinions and opinions of several others on our team that I have compiled include:

*** View Corridors: "Preserve the heights and view corridors that currently exist."**

***Consider additional height if buildings are perpendicular to the lake taking into consideration topography, i.e. slope of the land, massing, limits on height of buildings rising above the highway, neighbor views in all directions, setbacks from the Highway and Lake, reduction of coverage for increased height, increasing and maintaining open space, and design considerations. i.e. stepped stories, articulation, colors, materials, screening, etc.**

Other team members have added:

"Current parking areas should remain view corridors. i.e. Captain Jon's, North Tahoe Marina, Garwoods, the public recreation areas, Sierra Boat Company etc. No new height (which currently is nothing) over a current parking area- (Coverage/structures could be moved to suit a new development but no net loss of views from what is currently existing). Any bonus for grandfathered coverage into additional height should be monitored and buildings could be relocated perpendicular to the Lake to insure that the view corridors are kept. (This same policy can be stated for one story buildings where Lake views currently exist).

(Another concern is the loss of character of an area resulting from solid wall development such as Tonopalo with view corridors that are basically non-existent).

Mountain side heights: We discussed that heights on the mountainside of the Lake should reflect existing Chapter 22 Height codes in the TRPA ordinance (based on roof pitch and slope) and heights up to three stories.

(As an example- the height in the TRPA code currently allows 42 feet based on a 24% slope and a 10:12 roof pitch. Properties with less slope and less roof pitch are allowed less height).

I would like to consider additional language that would state:

Heights more than two stories on the Highway side should also take into consideration setbacks from the Highway, screening, reduction of land coverage for increased height, articulation of the buildings, massing etc.

In order to come up with meaningful height policies an " inventory of the existing view corridors, building heights, and building placement on the lakefront and Highway parcels is needed."

A quick inventory of existing lakefront buildings from National Ave to Tahoe Sands shows a mix of one, two and a limited amount of low profile three story buildings. For example, The Franciscan on the Lake is a combination of one and two stories, the Tahoe Sands is a combo of one and two stories. Mourelatos Lakeshore Resort, the Franciscan and Tahoe Sands are two stories with a large view corridor down the middle of the property. The Franciscan, Mourelatos and Tahoe Sands buildings are perpendicular to the Lake. The Dunes and Cotton Wood Estates are two stories on the Lake with open view corridors down the middle. Additionally, set heights on the Lake are also important as currently nothing exists over 32 feet that I could find from National Ave to the Cottonwood Estates.

Please note for height reference:

- *Tonopalo's highest building is approximately 31' 6" feet on the Lake side (three stories).*
- *The Firelite Lodge three story building furthest setback from the Highway is 29 feet.*
- *The Cedar Glen Lodge new lobby/check in building on the Highway is 29'8 inches high. (two stories).*
- *The existing Le Petite building is 28 feet 6 inches on the lakeside and 11 feet of height on the Highway side. (two stories).*
- *The Domus new building in Kings Beach is 48 feet.*
- *The Safeway building in Kings Beach is approximately 32 feet.*

Respectfully submitted:

Leah Kaufman

September 6th, 2012

To Tahoe Vista/Carnelian Bay Plan Team:

We live at Vista Pines which is across the street from the Beasleys Cottages in Tahoe Vista, CA. We are one of the eight homes on five acres in this subdivision. We live here full time and have worked hard with the conservation community to make sure that Tahoe Vista redevelopment projects retain the charm that is indicative of the North Shore.

Tahoe Vista is charming because of the views to Lake Tahoe and the rural and rustic nature of the majority of the community. The character of the Tahoe Vista community is what makes us different than other communities and a desirable place to visit and to live.

We are grateful for Rustic Cottages, Cedar Glen, Tahoe Vista Lodge, Beasleys, and the small inn properties such as Holiday House, Redwolf Lakeside Lodge etc that have redeveloped their properties in a environmentally conscious way in concert with the environment. "Not necessarily bigger but better." The Mourelatos rebuild after the fire now has a view corridor that did not previously exist. This is a big improvement.

Tonopalo is not the standard for this community nor should it be used as such. It blocks all Lake views from the Highway, is massive, and out of character. Even the previous TRPA director John Singlaub stated that the approval of this project "was a mistake." However, it met all the TRPA requirements. and our concern is that it could be repeated if the rules and regulations stay the same. It is our hope that this plan team take these comments into consideration and require projects of this size to open up views to the Lake as part of project approvals.

We believe in redevelopment but feel it is important to think environment first: preserve our views, and enhance our views.

Cedar Glen Lodge remodel should be the poster child of Tahoe Vista. - redevelopment of an existing rustic lodging property into a first class resort. It is not bigger- it is better..

Please keep our heights consistent with what is already existing and preserve and enhance our views and keep our existing heights.

Thank you for the opportunity to comment.

*Pam and Dale Chamblin
Vista Pines
Tahoe Vista, CA
pamchamblin@mac.com*

9/10/2012



90



9/



92

September 11, 2012

Dear Leah,

Thanks for asking for my comments on the next 20 year community planning for our area. I have lived here for 26 years, and having a home and motel/lodging on the lake is a blessing.

My buildings are no more than 10 feet higher than the roadway adjacent to me, and there are openings between my motel and the properties beside me. The home sites across the road, when developed someday, should be able to see the lake very well over my buildings.

That is the way it should be. I would feel terrible if I took away views from above and around me and I don't feel that anything taking views away is consistent with our mountain feel. We sell the lake, the forest, and the views.

Why should a lakefront, that already has unobstructed views of the lovely lake we live by, build tall and block all the views from behind it? Don't you remember how upset I was about the plans for the Marina? I still insist that the lakefront properties should have a low profile and allow for peek views between buildings so it doesn't seem like a solid block from the street to the lake.

Businesses on the lake will always do well, but keeping the neighborhood in sync with the ideas of a charming mountain community is important. My business does well without being a large multi-story building. My customers come for the quaint mountain and lake cabin or cottage experience. It attracts them. Would they come to a multi-story super modern building? Many would not. They are not interested in the "Tonopalo style" experience and they want to get away from their City High rises to Nature. The Lake belongs to everyone and should stay enjoyable. Spain became a horrible example with over developing in ugly high rises on its beautiful coasts, they are all foreclosed, the landscape is destroyed and NOBODY wants to vacation there anymore. The country is bankrupt!

Thank you for forwarding my views to your planning team.

Alvina Patterson
www. Tahoe Holiday House.com

Holiday House
7276 North Lake Blvd.
P.O.Box 229
Tahoe Vista, CA 96148
www.tahoeholidayhouse.com
(530) 546 2369 or (800) 294 6378

September 12, 2012

To the Placer County Tahoe Vista/Carnelian Bay Plan Team and County staff

Height and view corridor can go hand in hand and thus are a very important issue. Any new design affecting views would have to reflect the impact of the viewshed on others. The entity desiring to alter their structures would have to create a framework and notify neighbors so they could consider the impact of the proposed structure.

No permit should be issued for construction without compensation such as providing for an alternate viewshed.

Two stories maximum for projects relative to north lake blvd on the Lake Side- Maximum height 28 feet. Architectural features would have to be considered as part of overall height considerations. Example: The larger the base for any given roof slope may create untenable height.

In other parts of the world height is such an important consideration that the value of the units is factored based on their views and view corridors and preservation of those corridors is part of the inherent right of ownership. Example: terracing hill side to protect viewsheds for those that are underneath.

Historical preservation of areas around the Lake should be a key component of any new plan or development. Example: Old communities in San Jose are now being preserved as historic districts. We as an entity can preserve our values by establishing principles for maintaining the look.

With the developers pressuring for more to feather their own pockets the end result is that the prime properties will be purchased and the balance of the population will be negatively impacted not only on view corridors but also with increased traffic, noise, air pollution and loss of community character.

Where and when do you put an end to what the developers want and listen to the people who live here?

Sam Arentz
sam@arentz.com

Tahoe Vista Chalets
7442 North Lake Blvd.

94

9/12/2012

September 6th, 2012

To Tahoe Vista/Carnelian Bay Plan Team:

We live at Vista Pines which is across the street from the Beasleys Cottages in Tahoe Vista, CA. We are one of the eight homes on five acres in this subdivision. We live here full time and have worked hard with the conservation community to make sure that Tahoe Vista redevelopment projects retain the charm that is indicative of the North Shore.

Tahoe Vista is charming because of the views to Lake Tahoe and the rural and rustic nature of the majority of the community. The character of the Tahoe Vista community is what makes us different than other communities and a desirable place to visit and to live.

We are grateful for Rustic Cottages, Cedar Glen, Tahoe Vista Lodge, Beasleys, and the small inn properties such as Holiday House, Redwolf Lakeside Lodge etc that have redeveloped their properties in an environmentally conscious way in concert with the environment. "Not necessarily bigger but better." The Mourelatos rebuild after the fire now has a view corridor that did not previously exist. This is a big improvement.

Tonopalo is not the standard for this community nor should it be used as such. It blocks all Lake views from the Highway, is massive, and out of character. Even the previous TRPA director John Singlaub stated that the approval of this project "was a mistake." However, it met all the TRPA requirements, and our concern is that it could be repeated if the rules and regulations stay the same. It is our hope that this plan team take these comments into consideration and require projects of this size to open up views to the Lake as part of project approvals.

We believe in redevelopment but feel it is important to think environment first: preserve our views, and enhance our views.

Cedar Glen Lodge remodel should be the poster child of Tahoe Vista. - redevelopment of an existing rustic lodging property into a first class resort. It is not bigger- it is better..

Please keep our heights consistent with what is already existing and preserve and enhance our views and keep our existing heights.

Thank you for the opportunity to comment.

*Pam and Dale Chamblin
Vista Pines
Tahoe Vista, CA
pamchamblin@mac.com*

95

9/10/2012

- SVE Daniels -

Sent: Monday, September 10, 2012 8:36 PM

Subject: Purpose and outcome: Placer County community plan groups

Hi Leah and Ellie,

Sue here: I have thought on the processes we are going through and how important it is for community input. I am slated to be an alternate for the 4th time on the Tahoe Vista plan group, but Bill did say he may have a change of plans and may show up. At this point, I will have attended 4 of the total 5 meetings.

Your efforts to inform our local Tahoe population is so important:

Just think: most people's biggest and most valuable monetary investment in their whole life is in their homes.

"Home is where the heart is!" is a famous quotation for a good reason. We pick a place to be that enlivens us, preserves our values and passes on those values to our future generations. These homes shelter and secure us, help us raise our children and are our most precious possession.

Second to most people is in their investment to their businesses. In the US population in general, most people are employed by/work for someone else. In Tahoe I would wager that to be more of approximately a 50/50 venture: 50% of the working population are self employed or at least work for a small local company (not a ski area or casino). And at Tahoe, most people have made a conscious choice to live in the mountains and earn less than they could have in a similar city job. Many jobs in this area are just minimum wage and that creates hardship in an expensive Tahoe setting.

This gets me to the propose of our meetings: Placer County has set to task a diverse and well rounded group of citizens to help the planning department establish "a consensus" of ideals for the next 20 year period.

In School we learn to study history and learn from the mistakes of the past to make a future that is better. I. E. Hitler, Love Canal, Atom bombs...

Are there mistakes already built and on the ground in Tahoe?? Yes.

We should not be "carbon stamping" what exists now, for if the status quo is expected a computer could do that without a cost in no time at all!!!

Team members should not just be a computer; they should examine, consider and discuss with all the people who live in and around our community what makes our home the place it is and how we can maintain that essence.

Let's look at that first sentence:

Placer County and planning department: They could just do this and not even listen to any of the local population. Would that be good? right? fair? no. But that is why they have tasked this group. And they are investing a lot of time and money to put on this program ... or charade?

Which leads to the question: Is this group a shill? Is it just the county's way of making it appear that there is a local consensus? Let's hope not. By getting community involvement and comments you make the process more professional.

A diverse and well rounded group of citizens: well, there is already quite an up-rising in the August county meeting to the public that the groups do not fairly represent 'a group of diverse and well rounded citizens'. Wouldn't we just love to see how these plan team group members were chosen? We see a higher percentage of architects and developers represented than one would see in the normal population diversity . Besides hotel and tourist accommodation business persons, there are also several Placer county community organizers. Where are the people who work at the grocery stores, run a massage parlor or plow snow and deliver food and beverages to businesses? The average income of everyone sitting at most tables is higher than that of the general local population... by far!! What is "well rounded" about that?

A consensus: That is a coming together of diverse ideas to a common agreed solution. What I have seen so far is a rubber stamping of the existing building OR MORE suggested... like change can only go one

way: bigger, higher and more expensive. What about suggesting affordable, smaller or more quaint? Isn't there an intrinsic value to a tree? A forested lot? A natural view to a beach and the lake?

20 years: not a long time, just the near foreseeable future. It affects everyone who has bought "their highest and most valuable asset"; their homes. Yet in the past 25 years since the first community plans were written, the properties have been bought and sold with standards, ideals, restrictions and opportunities in the way of entitlements that established a perceived value. It doesn't hurt to keep ideals strong, to learn from history and plan for a better property rather than a bigger property.

My thoughts,
Yours, Sue

From: "Bruce Eisenhard" <viskr@yahoo.com>
To: "Ellie" <tahoellie@yahoo.com>
Cc: <leah.lkplanning@sbcglobal.net>
Sent: Wednesday, September 12, 2012 7:43 AM
Attach: ATT00037.htm
Subject: Re: Tahoe Vista Community Plan Team for the 20 year update
Hi Leah, Ellie-

I concur that height restrictions should stay in place especially on the lakeside of Tahoe Vista. Most of the buildable area of Tahoe Vista is quite flat so any tall structure would become visible from the lake.

No sense in trying to build up TV as was done on the south shore 50 years ago, only to have to buy back a lot of that property and remove the blight over the past 20 years.

Bruce Eisenhard
6790 N Lake Blvd
Tahoe Vista

From: "Peter W. Grant" <pgrant@grantwolf.com>
To: "Leah Kaufman" <leah.lkplanning@sbcglobal.net>
Sent: Monday, September 10, 2012 12:44 PM
Subject: Thoughts on Tahoe Vista
Leah,

Here are my thoughts on the various development impacts that should be allowed:

LAKEFRONT:

- View Corridors – Preserve. Maybe this can be mitigated with trade-off (opening up a new, comparable view corridor in return for eliminating another). If that's too hard to figure out then just preserve them, period.
- Heights – 2-3 stories. Lower heights near roads and view corridors. 3 stories allowed along property lines, perpendicular to lake.
- Setbacks – Deeper set backs with green belt buffers is preferable
- Massing – Minimize. Not sure how to restrict (max. Coverage %?) but the "Tonapolo" impact is the worst and should be the most closely regulated. Excessive unit square footage is overrated and the additional construction costs, most developers will never get back.
- Density – I don't object to a reasonable increase to # of units provided, the project stays within the previously mentioned impact guidelines. I also feel this allows for the retirement and TAU transfer of other dilapidated projects.

MOUNTAINSIDE:

- View Corridors – N/A
- Heights – 2-4 stories. Lower heights near roads. 3-4 stories allowed toward back of properties, as long as don't negatively impact neighbors.
- Setbacks – Deeper set backs with green belt buffers is preferable
- Massing – Minimize. (See Above)
- Density – See Above

That's about covers it.....

Peter

Nicole Hagmaier

From: Crystal Jacobsen
Sent: Monday, September 24, 2012 9:23 AM
To: Nicole Hagmaier
Subject: FW: Tahoe Vista thoughts

For the record...

From: Leah Kaufman [mailto:leah.lkplanning@sbcglobal.net]
Sent: Friday, September 21, 2012 10:12 PM
To: Crystal Jacobsen
Subject: Fw: Tahoe Vista thoughts

(Crystal another letter to add)

From: xoxox dna <danamare@aol.com>
To: tahoellie@yahoo.com
Sent: Thursday, September 6, 2012 9:06 AM
Subject: Re: Community Plan Update issues and concerns

Hi Ellie, Thank you for your time and efforts with participation in The Community Plans. I feel that the heights of future buildings should be maintained at the present level and the county and TRPA should not allow such glaring exceptions as Tonapalo and that hideous Redevelopment build in Kings Beach. These projects illustrate examples of over coverage, loss of view, loss of sunlight, changes to wind patterns(how much sand ends up in Toapalos pool ?) failure by the developers to complete parking issues and maintain fiscal responsibility. Density and coverage should not increase. This community should strive to maintain natural and rustic charm and attributes, as much as we have left. We should offer the visitor a chance to experience tall trees and lovely Sierra sunshine, not tall, cold buildings. As a stakeholder, taxpayer and TOT contributor I feel we must not increase height and not increase density nor coverage. Many thanks, Dana M. Spencer
danamare@aol.com
