

SENATE

ENVIRONMENT AND PUBLIC RESOURCES COMMITTEE

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March 17, 1975

The meeting was called to order in Room #213 at 1:00 p.m. on Monday, March 17, 1975. Senator Thomas Wilson was in the chair.

PRESENT: Senator Wilson
Senator Bryan
Senator Blakemore
Senator Neal
Senator Sheerin
Senator Dodge

Senator Wilson explained that Mr. Fran Breen's testimony had to be postponed to this date because of the necessity of vacating the hearing room on March 11, 1975, by 7:30 p.m. and that the Committee had provided Mr. Breen the opportunity to appear this day.

Mr. Fran Breen, 232 Court Street, Reno, Nevada, states that he is appearing for the first time since 1949 as a non-paid witness, and that, in practice, he represents Oliver Kayle and the Bourne Interests. However, Mr. Breen states that he is definitely not appearing today to represent Oliver Kayle. For the record, he says he supposes it could be said that he represents Mr. Bourne but he is actually representing no legal clients at this hearing. Mr. Breen states that he is speaking in reference to S.B. 254 and S.B. 44 and submits that there are some real objections to the bill. Mr. Breen further states that there is no need for this particular bill and that it will probably make matters worse. For all practical purposes, at the present time the sewage problem at Lake Tahoe has been solved. Effluent will be transported out of the basin in the near future. Mr. Breen comments that there is much federal legislation that applies to the Tahoe basin; i.e. Clean Air Act, Clean Water Act, Rivers and Harbors Act of 1898 which is now being used, National Environmental Protection Act, California Environmental Quality Act, California Tahoe Regional Planning Agency, and Nevada Tahoe Regional Planning Agency. If the bill passes, it will: a) give control to the other state, and with particular reference to Public Works, California will be able to stop any road plan that Nevada wants to put in, and b) give California the power. Mr. Breen feels that testimony taken at the hearing that was in favor of the bill were paid employees of federal or state government. Mr. Breen refers to Roger Trounday's statement that his agency needs this power; Mr. Breen feels that there is enough power in the Clean Air Act and the regulations promulgated under the act in this State to control any air pollution problem.

Mr. Breen feels that when the interests of developers join together with the League to Save Lake Tahoe in the same complaint that TRPA has failed to follow the act, there must be some merit to the Complaint. When Section 4.31 and Section 4.32 (Land Use Ordinance) was adopted, all these matters before the TRPA have to come to

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public hearing for a vote. Mr. Breen feels that the plan itself is incomplete. Mr. Breen refers to various maps, i.e. the general plan map, the environmental constraint map, and also the narrative brochure entitled "The Plan for Lake Tahoe". Mr. Breen advises that the general plan map, which seems to be the only one ever made, was evidently left on the wall during a meeting on August 25, 1971. Mr. Breen advises that with respect to the map that TRPA actually adopted, it is not possible to find any member of TRPA who will tell you specifically the map that they have.

Senator Wilson asked if the general land use map was not of public record; Mr. Breen replied that there was one adopted, but the question is which one.

Mr. Breen referred to the summary and findings which were adopted on December 22, 1971 and advises that Exhibit B contained therein did not exist at that time and that it probably does not exist today. Senator Wilson asked if the summary and findings are Exhibit B to the Ordinance; Mr. Breen replied in the affirmative.

Mr. Breen advised that on February 26, 1975 they tried to find out where the map was from Mr. Richard Heikka. Senator Wilson asked where this information could be found, and Mr. Breen replied that it appears in a deposition taken on Borhan vs. TRPA (2/26/74).

Mr. Breen advised that 12/16/74 is the date on the document that was later identified by Mr. Heikka as Exhibit B. They asked him to initial this, and he refused to do so. During a discussion on February 26, 1974 between Mr. Hanna and Mr. Heikka, Mr. Breen quotes Mr. Hanna as saying "the counsel and the witness are not in accord on this point". On March 4, 1974 Mr. Breen advises that deposition of Mr. Stuart (Calif. representative of TRPA) was taken, and at that time Mr. Hanna was again asked for Exhibit B. They were at that time told that the secretary had been unable to find it.

Referring to the foregoing exhibit to this hearing, Mr. Breen stated that it was obvious that this could not have been Exhibit B, but that it represents what the TRPA had adopted. They were missing Exhibit B and there was considerable question about the large map.

Mr. Breen stated that the General Plan consists of a land capability map and a map showing various capabilities of the Tahoe Basin. Also, since passage of the General Plan, various ordinances have passed. Mr. Breen explained the different types of maps used in the Bourne case and the necessity of superimposing one type of map over another in order to find use of a piece of property. Mr. Breen asked members of TRPA if they could tell what these maps which are used in this manner mean; various members of TRPA stated that they would require a team of experts to read maps.

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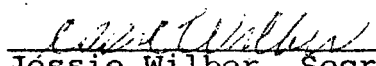
Mr. Breen stated that at a hearing on December 21, 1971, there was a recommendation as to the Bourne properties. They objected because it cut the buildings they could put on their property down considerably from Douglas County.

Upon conclusion of testimony, Senator Wilson asked Mr. Breen if he wished to make the maps a part of the record. Mr. Breen replied that he did not wish to make the particular maps he had with him a part of the record.

Senator Sheerin commented that the representatives of the State Highway Department were present with a film-slide presentation of South Lake Tahoe. Senator Wilson advised that they could return to Room 213 to view this presentation following the day's session.

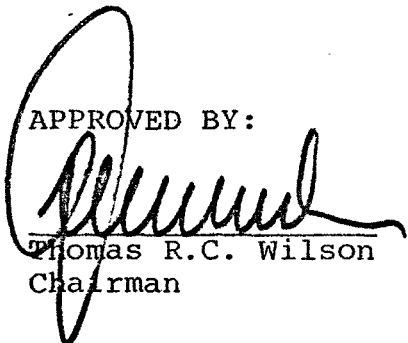
Being no further business at this time, the meeting was adjourned.

Respectfully submitted,



Jessie Wilber, Secretary

APPROVED BY:



Thomas R.C. Wilson
Chairman

Environment SENATE & Public Resources COMMITTEE

ROOM # 213

Y Monday

DATE 3-17-75

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NAME

ORGANIZATION

ADDRESS

PHONE NUMBER

*NOTE: PLEASE PRINT ALL THE INFORMATION CLEARLY.

Showered Film Ralph C. Preece	Highway Dept	910 Lynne Carson	882-2752
Rory L. Pyle	Highway Dept	3429 S. CARSON	882 3134
Thomas E Shea	P.O. Box 1301	Zephyr Cove	588-3010
Memphis L Shea	" " "	" " "	" " "
Karen Rollston	P.O. Box 1943	ZEPHYR COVE	588 2165
Karen Cochran	21529	Univ. of Nev	784-6012
GARRY D. STONE	Douglas County	Minden	782-3048
Harold P. Dayton, Jr.	Douglas County	Box 159 Zephyr Cove	588-642
George W. Albert	Doug. Cty. Sp. Council	Box 98 - Bank Bld. Minden	882-1329
Charles French	Douglas CO.	Box 277 Gardnerville	782-2523
Kenneth C. Rollston	TRPA	Box 1943 Zephyr Cove	588-216
Larry A Owen	TRPA	808 N. Richmond, CC, Nev.	882-2065
Richard M. Heikka	T.R.P.A	P.O. Box 8896 Sahalee Tahoe	916-541-024
John M. Riley	Wood Valley Co	Box 1800 Zephyr Cove Nev	588-32
Dorothy French	KTUN News	Reno	323-4000
Lurene Gustava	Lake Tahoe Area Council	South Lake Tahoe	
T.E. Nicholson	G.C.	1201 N. NEVADA	882-9287
PAUL UNRUH	MINDEN	NEV	782 3146
Leige C. Tim	League to Save Lake Tahoe	Box 1506 Zephyr Cove	588-3436
		Tahoe From the League to Save Lake Tahoe	NEV.
ROWLAND OAKES	NEVADA ASSOC	GENL CONTR.	

March 18, 1975

Thomas Wilson, Chairman
Senate Environmental and Public Resources Committee
State Capitol Building
Carson City, NV 89701

Dear Senator Wilson and Committee Members:

We again wish to express our deep concern over the adverse effects should Senate Bill 254 be passed.

Should this legislation be passed, and the "dual majority rule" be approved, Nevada would surrender her sovereignty rights to California.

I also feel it is imperative that a committee which performs regulatory and legislative functions such as the Tahoe Regional Planning Agency be composed of elected officials rather than appointed officials. Senate Bill 254 would increase the appointed members and thus a majority of the committee would not be answerable to the residents of the Basin. Thus, Basin residents would not have a strong voice in their government.

My family has been property owners and residents of Lake Tahoe for several years, and we are deeply concerned over the future of the area; however, the passage of Senate Bill 254 will do more to destroy this area than to save it.

We respectfully urge that this bill be defeated.

Sincerely,



Mr. and Mrs. Stephen H. Bourne

cc: Richard Blakemore
Richard Bryan
Carl Dodge
Mary Gojack
Joe Neil
Gary Sheerin

From the desk of . . .

Dorothy W. Boyd

The Honorable Cary A. Sheerin
Nevada State Senate
Carson City, Nevada

Dear Sir:

Attached is a copy of a letter I am submitting to Senator Wilson regarding SE 254.

Sincerely,

Dorothy W. Boyd

The Honorable Thomas R. C. Wilson
Nevada State Senate
Carson City, Nevada

March 17, 1975

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Dear Sir:

I would like to express my opinion as a resident and registered voter of Douglas County.

I approve of your co-sponsored S.B. 254, especially that portion under Article VI (k), dealing with clarification of the 60-day rule.

Since local governments have not seen fit to comply with Agency ordinances, I believe additional membership as addressed in Article III is essential if the Agency is to be effective. It would seem to me that the Forest Service, which actually owns over half the lands in the Basin, should have a vote on the Governing Body. They certainly have more concern than Carson City's interests.

Along with that vote, I feel that they should also be subject to project review, and should be included in Article VI (d) line 41: "All public works and U.S.F.S projects shall be reviewed ----- and approved ----".

I have followed the developments in TRPA since I was Editor for the technical reports and plan under J.K. Smith, and am currently Chairman of the South Tahoe Citizens' Committee, although I speak here as a private citizen.

Sincerely,

Dorothy W..Boyd

P.O.Box 362
Zephyr Cove, Nv. 89448

The Honorable Thomas R. C. Wilson
Nevada State Senate
Carson City, Nevada

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March 17, 1975

Dear Sir:

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Sincerely,

Dorothy W. Boyd
Dorothy W. Boyd

P.O. Box 362
Zephyr Cove, Nv. 89448

cc: Hon. Gary A. Sheerin

TRPA
3/17/75
Hearing 1958-250-1

Richard R. Heikka

TAHOE REGIONAL PLANNING AGENCY

SUMMARY REPORT ON ALL CORRESPONDENCE
AND TESTIMONY RELATIVE TO THE PROPOSED
TAHOE REGIONAL GENERAL PLAN

RECOMMENDATIONS FROM TRPA GENERAL PLAN SUB-COMMITTEE

Revised 12/16/71

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En. 4.

Plaintiff [Signature]
FOR IDENTIFICATION, NEVA E. STONE,
NOTARY PUBLIC, 3/26/74
Richard Heikka

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SUMMARY OF COMMENTS INTRODUCED INTO THE RECORD AT AGENCY*continue here →
next page*

COMMENTATOR

COMMENT

GENERAL AREAS

1. Roy Robinette
(Letter dated 10/6/71)

1. Area southeast of Fallen Leaf Lake to be placed in General Forest category. Now shown Low Density. Area at Rubicon Bay shown in Low Density should be General Forest category. This property presently shown as medium density on proposed plan. Density requirements should comply with land capabilities if higher use is granted by Washoe County. 3. Old Whittell Castle now shown as Rural Estates should be placed in General Forest. 4. Glenbrook area should be placed in Recreational category. Hotel now operated, could continue privately owned and operated or acquired in the future by private foundation funds. 5. Area North of Zephyr Cove south of Skyland Subdivision now shown Low Density should be placed in Recreation category, as far south as the presently subdivided areas at the Point. 6. Areas adjacent to Mr. Rose Road above Incline Village shown either Rural Estates or Development Reserve should be placed in General Forest category. 7. Residents in general in the Incline area do not want any additional hotel/casino complexes and would prefer the existing hotel/casino operation be discontinued. 8. Area south of Zephyr Point, Douglas County, should be completely re-examined in view of the land capability.

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OVER

HEARINGS AND BY VARIOUS COMMUNICATIONS

cont'd.

RECOMMENDATIONS

The decision on Fallen Leaf Lake is a policy question and should be discussed and answered by the Governing Board. The consensus of the planners was to allow development based on the extent of development now in the area, and stability of that development, length of time subject development has been associated with Fallen Leaf Lake. Same general condition prevails in the case of Rubicon Bay. There are further identifications of land capability that indicate that development should reasonably be retained without det to the environment. It should be recognized that in the case of 1) and 2) that development is being restricted to its present boundaries. 3. Agree. This poses no major problem and the subject property could continue in a non-conforming status. 4. This is again a policy question for the Gov. Body in the case of Glenbrook. It should be pointed out that the Land Capability map was restudied for this area and indicate a land capability of 5, which was not identified at the time original plans were made. 5. Area south of Skyland to remain as low density. 6. To be reviewed by Dick Allen. 7. No comment. 8. The area below Zephyr Point, Douglas Co., does identify some problems

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1. Continued

associated between land use plan and land capability. Provisions in the ordinance, however, recognize the existence of such conflicts and makes provision for restriction of land use, unless land capability can be shown to be satisfactory to allow for development.

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next page*

COMMENTATOR

COMMENT

LOCATION: CITY OF SOUTH LAKE TAHOE

1. Evelyn E. Kuraisa
(Letter dated
August 21, 1971) Request change of zoning of her 5.33 acre parcel to R-M category. Property located in South Lake Tahoe.
2. Gerald Martin
Dec. 15 Sub-
Committee meeting City of South Tahoe, presently zoned R-T. Regional Plan shows Medium Density. Would request it to be High Density.
3. Larry Hall
Dec. 15 Sub-
Committee meeting 16 acres being Lot 3 of Tahoe Valley Center Unit 3, Request Plan show Commercial instead of Medium Density.
- Ed McCarthy, Pres.
Sierra Nevada Realty
Letter dated
11/11/71 I and four others are involved in preparing a project for the development of lots 1 through 8 in Heavenly Valley Village subdivision. The property is currently zoned R-T. We have learned that you have thrust our property into land capability zone 2, making it undevelopable. This is not entirely satisfactory to us and we would like the opportunity to review with you what our planning proposes and we want to learn from you what the true facts are.
5. Jack Van Sickle, rep-
resenting self and Van
Sickle Enterprises See El Dorado County, item 19

OVER

cont'd.
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RECOMMENDATIONS

Should be medium density. Recommend
Plan reflect the same.

Agree. High Density would be accept-
able with its relationship to the
adjacent areas.

Commercial would not be appropriate
Land Use, however Committee agrees
to placing parcel in High Density.

These properties have a developable
status according to the present
Regional Plan and ordinances.
Recommend it remain as is.

South Lake Tahoe 1.

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COMMENTATOR

COMMENT

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PLACER COUNTY

1. Al Fiske
Agency Meeting
August 25, 1971

Request that the Homewood Ski area master plan be the guide to development and that the General Plan reflect the same.

2. Bill Chidlaw
Agency Meeting
August 25, 1971

Request that the Star Harbor project be placed in a developable use area rather than the plan designation of Recreational Use.

3. Don Beck
Agency Meeting
August 25, 1971

Request that Unit #2 and #2B of Kingswood West Subdivision on the Truckee shortcut be placed in a Medium Density classification per General Plan, to coincide with their development densities.

4. Albert E. Schlesinger
Letter dated August 31, 1971

Requesting the 24 acres across Highway 28 from the north shore be retained as Commercial zone instead of recommendation for acquisition.

5. Warren E. Evans, President
Blueridge Development Corp.
Letter Dated 8/28/71

Our property, located 1 mile NW of Kings Beach on State Highway 267, is under a master plan showing approx. 9 acres of our land High Density, approx. 6 acres General Commercial, and remaining 65-1/2 Acres in Low Density Residential. General Plan indicated entire property as low Density Residential. We request that the

RECOMMENDATIONS

It is recommended that the Homewood Ski area master plan be reviewed by Placer County as the Regional Plan certainly identifies it as a ski area. The details of the plan, however, would be the responsibility of Placer County working with the developer after the appropriate ordinances and plans have been adopted.

Disagree with commentator on basis that complete study should be made after plan is adopted and after all ordinances are developed. Ordinances as now proposed will provide for redress from the Land Capabilities Map, which is the basis of staff opinion.

Recommend that any development that is proposed above the upper level highway, as recommended on the plan, be seriously considered for General Forest designation.

Recommend that the local agency make findings on this request with the 400 scale maps.

Recommend the General Plan reflect the development's approved master plan re: higher use. However, where development plan conflicts with constraints area, capability map to supersede.

Placer 1.

COMMENTATOR

COMMENT

continued
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5. Continued

Tahoe General Plan regard our present zoning and incorporate it in your final consideration.

6. William H. MacLaughlin
Letter Dated 9/24/71

Request that the Homewood Ski area and all ski areas located immediately adjacent to the Lake where drainage surface runoff is closely related refrain from further expansion.

7. George H. DeBacker
Letter Dated 9/17/71

Trimont Land Company, located in Placer County requests that approximately 40 acres of their ski complex be designated Tourist Commercial between the ski area and the adjacent Low Density Residential Land Use. They request this on the basis that other ski complexes in the Basin have similar commercial value related to the ski complex.

8. Graham and James, Attorneys
Letter Dated 9/18/71

On behalf of the 207 families who own homes at Tahoe Tavern and Tahoe Tavern Shores, urge you prohibit development or use of any kind of the 64 acres of property adjacent to these communities, said parcels owned by the Federal Government.

9. Paul J. Meyer
Letter Dated 9/17/71

Request that the entire Powder Bowl Ski area be shown on the General Plan as it now exists. Evidences are that the ski area as shown now does not adequately cover said area.

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RECOMMENDATION

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Agree that high standards must be maintained in the case of all surface runoff. Homewood Ski area is only ski area immediately adjacent to Lake. Ongoing programs and under way and should be continued to be monitored in order to guarantee that no deleterious effects on Lake Tahoe be generated from the ski area.

Staff believes that subject request is appropriate and was not designated specifically on the Plan in that there was at that time question of ordinance interpretation of accessory use to a ski area. This would remove any confusion about the existence of a ski basis solely in connection with this ski area.

The specific disposition of use of the 64 acres, while in Federal ownership, should be referred to the Regional Agency for appropriate determination of public use before disposition. The Compact decided that the Federal Government will cooperate with the Regional Government in such matters.

To allay the fears of the Powder Bowl Ski area, the plan shown is general in nature. Details of the ski area would principally be the responsibility of identification by Placer County. This is an existing facility and we generally agree with the retention of this ski area. Placer 2.

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COMMENTATOR

COMMENT

10. Leo Wyrsh
Letter Dated 9/18/71
- Request our parcel located in Section 10, Township 16N, R17E, containing 80 acres, Assessor's Parcel #87-060-06, remain in its present zoning status of two residences per acre. General Plan at this time does not reflect these densities.
11. James P. English, M.D.
Letter dated 9/16/71
- Request that General Plan designations of Public Beach between the Homewood and Placer County-El Dorado County line be clarified inasmuch as many of the areas shown thereon are not the most desirable for public access.
12. Graham and James, Attorneys.
Letter Dated 9/18/71
- Request that properties held by Moana Development Corporation retain their zoning status as property was purchased. Properties in question: 180 acres at Dollar Point, North Lake Tahoe (Chiquapin); 10 acres of property known as Cedar Point on the west shore, one mile south of Tahoe City; 13 acres of Commercial zoned property, Highway 89 across from Tahoe Tavern Properties; 5 acres of land adjacent to Tahoe Shores in Tahoe City.
13. H. H. Grundfar
Letter dated 9/17/71
- We are owners of Lot 45, Blk R, Highland Greens #2, Assessor's Parcel #93-350-03. Our present zoning is TR3 allowing five units per acre. We specifically request that this zoning status remain and so designated on the General Plan.

RECOMMENDATIONS

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This area in the General Forest category and looks to be divided by the upper level highway proposed on the Plan, recommend it remain as on Plan with ultimate acquisition.

Explanations at public hearing have said the public beach symbol is meant only to concentrate at specific locations shown.

Recommend the 180 acre shoreline parcel stay in recreation with some allowance to other area for density. The other subject request should be directed to Placer County relative to the question of specific zoning for specific property within the framework of the General Plan.

Due to the scale of the Regional Plan, the details of a lot-by-lot verification of zoning must be the responsibility of local government. The question of the density of subject property has the flexibility within the framework of the broad densities of the General Plan.

Placer 3.

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14. Charles M. Crawford
Letter Dated 9/20/71
15. Tahoe City Disposal Co.
Letter Dated 9/19/71
16. Powder Bowl Ski Area
Letter Dated 6/12/71
17. M. F. Jones
Letter (undated)
18. McKinney Bay Improvement
Association. Letter Dated
9/14/71
19. Dave Tucker, Perini
Properties. Letter Dated
9/3/71

That the public Beach designation on the General Plan running from Homewood south recognize the property owners' association of Moana Beach, extending approximately 1000' south of McKinney Creek will remain under association status and comply with the General Plan.

Assessor's Parcel #94-010-02 and 94-010-12, 10-cated in Section 6, T15N, R17E. This property has been zoned C4 in Placer County for quite some time. We strongly oppose being placed in a General Forest category and would respectfully request to maintain our Commercial status.

Request that the north half of section 3, T15N, R16E, be changed from General Forest to a Limited Resource zone.

We have 80 acres located in Placer County, Section 10, T15N, R17E, adjacent to Agate Bay Development. Property presently zoned TR-1-V-20-LUI. Your plan refers to General Forest on this parcel. We request that present zoning be acknowledged.

The proposed population density of the Lake Tahoe Basin be held to the original plan calling for 134,000 people. Any additional casinos called for on the Plan do not meet the objectives of the Basin. Respectfully request that these be considered strongly and related to.

We are concerned about our density reduction from 300 units to 0. Request sufficient density be picked up in our foothill area west of the highway and that our plans call for quasi-public beach and recreational area adjacent to our property be in conformance with the GP.

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RECOMMENDATIONS

General Plan and symbol of beach account for this which would include quasi-public. Agree with commentator.

A suggested adjustment providing for a Service Commercial use is warranted for this location.

Same comment as Item 9.

Same as Item 10 - Recommend this property be considered in acquisition program.

Population will be as determined by areas calculated on finalized GP. Gaming is now covered by previous agreements made under Bi-State Compact and will be controlled thereby.

Suggest this development submit additional data for density increase based on GP and Land Capability. Recommend the quasi-public beach in this area be accepted as conforming to GP.

Placer 4.

COMMENTATOR

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20. Joel A. Shouse
Letter Dated 8/31/71

21. Joseph Trianhero
Letter Dated 9/18/71

22. Lake Tahoe Gold Mining
Company by Finley J. Gibbs
Letter dated 9/8/71

23. Howard M. Turner
Letter dated 9/8/71

24. Property Counselors, Inc.
Telegram dated 9/21/71

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COMMENTS

RECOMMENDATIONS

Layton-Tahoe properties, 80 acres, Assessor's Parcel #94-010-01 and 94-010-10, located in the NW1/4 of Section 6, T15N, R17E, be regarded with its present zoning of TR-1 (LUI 310). Plan indicates these properties in an acquisition area. Letter refers to Achiro-Giannini properties. Comments covered by Tahoe Disposal Company herein above.

As owners of Parcel #87-060-06, the S1/2 of Section 10, T16N, R17E. I firmly believe it should remain the same as it was in the past, two families per acre.

We have been advised that our property, namely in Section 13, T14N, R18E, in Placer County and the old Tahoma resort property located in Section 8, is in conflict with your proposed GP. We wish to protest any change in our densities and would hope that the final plan would reflect the densities already existing in reference thereto.

We question the application of Recreational Use in the Homewood area. We have felt that the low density residential will remain on the Homewood shoreline.

General Plan should reflect Master Plans for Kingswood 2B and portion of Kingswood 2 on property owned by this company on Highway 267. We respectfully request that these changes be made.

See Item 15 for Tahoe Disposal Co. Layton-Tahoe properties are recommended for low density residential.

Same as Item 10.

Portion of property located in Section 13 is in Low Density Residential and the Tahoma resort property is designated Commercial on the Plans. The plan stay as is.

Generally agree with comment provided, however, that specific locations for quasi-public beach access should be made in Homewood area.

See recommendation for Item 3.

COMMENTATOR

25 A. G. Rutsch
Wildlife Conservation
Board. Letter dated
8/19/71

26 Donald Araldi
Letter dated
9/2/71

27 Haskell Berry, Jr.
Letter dated
9/25/71

28 Richard F. Elam
Letter dated
9/21/71

29 Ralph Rausche
Agency meeting
8/25/71

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COMMENTS

RECOMMENDATIONS

With reference to Star Harbor Development, work which has been associated by our Board with this development on providing breakwater protection would be severely hampered if this development were not allowed to continue. We hope consideration is given to this development for the continuance of our program.

I have a lot in the Lake Tahoe Park Subdivision known as Lot 45, Highland Greens Unit #2, presently zoned TR-3. I would like to have this zoning retained and would be opposed to any change in its use.

In behalf of the Fenech property, located on Hiway 28 south of Lake Forest Drive, Tahoe City, Assessors Parcel #93-020-11 and 93-020-13 and 94-140-12, I respectfully request that the many conflicts in reference to this property be resolved as follows:

1. Request to permit retention of entire site.
2. To permit an improvement density of 4 dwelling units per acre.

My property is Lot 9 through 12, Tahoe Vista Re-subdivision of Cal-Neva, 100 ft. from Cal Neva Lodge, presently zoned R-4-D. It appears to be designated General Forest under the General Plan. I strongly oppose this Plan and would hope my present zoning would be continued.

Lots 142 and 143 Lakeside Subdivision, Homewood and Lots 238, 239 and 240 Sans Souci Terrace, Homewood wish to retain C-1 zoning, plan shows low density

Disagree. Breakwater separate from development and should be considered separate.

The details of this specific zoning will of necessity have to be worked out with Placer County. It is entirely probable that the request can be acknowledged.

Subject area is in a high hazard land capability classification. Disposition of property as for the balance of the area is suggested for either recreational or General Forest use, probably requiring ultimate acquisition.

It appears subject property is part of the Tourist Commercial complex at the north state line, and that the property is not a part of the greenbelt, but a part of said Tourist Commercial area. A more definite determination will be made by local zoning.

Recommend that the Local Agency make findings on this request with 400 scale maps.

30. Harold Parichan
Public Hearing
12/8/71
Representing James Viso & Associates, owners of Eagle Rock and Fleur Du Lac. Request present zone be retained on each parcel. Plan now shows recreational.
- 31 Mrs. Edward D. Patton
Letter dated
11/16/71
I wish to protest the rezoning of my property on the Truckee River below Tahoe City from C-3 to Greenbelt
32. Martin J. Spitsen
Letter dated 10/26/71
I own Placer Co. parcels #94-180-23 and 95-110-10, known as Tahoe City Lumber Co., on the Lower Truckee. The property consists of 5 acres and is zoned C-3 and I object to the General Forest designation.
33. Floyd V. Carnell and
Buhla V. Carnell
Letter dated
11.18.71
We own Placer Co. parcels # 95-110-08 and 09, located on Highway 89 across from the Tahoe City Lumber Co. Our property is zoned C-1 and we oppose the designation of General Forest.
34. Joseph Q. Joynt, Attorney
representing Herman
Schaefer, etux
Letter dated
11/23/71
Mr. and Mrs. Herman Schaefer own Placer Co. Parcels # 95-110-06,07, 11 and 12. These properties are downstream from Lake Tahoe on the Truckee River. The first parcel is the Schaefer residence, the third parcel is the Pfeifer House Restaurant. Please protect the vested interests of my clients.
35. Adolph Moskovitz, Attorney
representing Paul Nave and
Paul Lawrence, etux
Letter dated
12/2/71
My clients won approximately 30 acres of land at the intersection of State Hwy 28 and Lake Forest Drive on the south side of State Hwy 28 and on the east side of Lake Forest Drive. The land is zoned by Placer Co. as SC-DS (Shopping Center with design control). It is shown on the proposed Plan as General Forest. We request present zoning be maintained

RECOMMENDATIONS

296

Eagle Rock Plan is proposed for Recreation and recommend it remain. Fleur De Lac Development meets capability requirements and would comply with land use, recommend low density.

Recommend property remain in General Forest. Existing use will be continued as non-conforming, with ultimate acquisition.

Recommend property remain in General Forest, Existing use will be continued as non-conforming with ultimate acquisition.

Recommend property remain in General Forest. Existing use will be continued as non-conforming, with ultimate acquisition.

Recommend property remain in General Forest. Existing use will be continued as non-conforming with ultimate acquisition.

Area for the most part is in a high hazard capability, that portion which is in a medium to low hazard should be considered by Placer Co. as to ultimate use. High hazard property should remain in General Forest, for ultimate acquisition.

Placer 7.

381

LOCATION: WASHOE COUNTY

1. Alvin Zelver
Letter dated
August 17, 1971
Representing the Heller family, owners of approximately 13.95 acres on Lakeshore Blvd. at Incline Village, which is requested to be shown on the General Plan as Low Density Residential category rather than Recreational Area.
2. Don Steinzev
Letter dated
9/2/71
Our properties, Brockway Springs and Mountain Shadows are shown in Medium Density and they should be Maximum Density of up to 15 units per acre. We request the appropriate changes be made prior to final adoption.
3. Irwing Bliss
Letter dated 9/24/71
I am owner of approximately 7 acres which lie south of Village Blvd bounded on the west by Third Creek and on the east by Kings Castle Way, and it is divided by Anderson Drive. Our property is presently zoned R3 and we wish it to remain.
4. W. W. White, General
Manager, Incline Village
GID. Letter dated
9/7/71
To request recognition of certain areas not clearly designated on the General Plan and to request that a clear statement be made as to constraints of the land capabilities and to request that ordinances related to the Tahoe Regional Plan be adopted prior to or together with the General Plan. It is felt that the economic status of the district is in jeopardy by virtue of the many programs relating to the General Improvement District

RECOMMENDATIONS

Disagree, recommend this area be included in the overall Recreation Plan and be itemized as an acquisition parcel.

Agree. This was an error on the map that should have been acknowledged as development has progressed to almost 50% of completion at the density in question.

Recommend Medium Density Residential

Agree regarding preparation of ordinances and plans. A separate economic impact analysis has been prepared regarding problems associated with special districts.

Washoe 1.

COMMENTATOR

COMMENT

5. Larry W. King for
Tennis America
Letter dated 9/19/71
9/19/71
- We wish to protest the proposed zoning change for the Van DerMeer-King Tennis Camp, 977 Tahoe Blvd. Incline Village. This plan would apparently prohibit the school from building adequate housing for its students. We wish to state that any zone change that directly influences our future plans be revised.
6. Norman Tuttle
Letter dated
9/14/71
- Request confirmation on a designation of Public Beach in front of the 35 private homes between Shoreline Circle, just east of Burnt Cedar Beach and Incline Beach at Incline Village.
7. Leonard E. Bowser
Kaiser-Aetna
Letter dated
9/14/71
- As owners of a three-acre parcel located on Southwood Blvd. at Incline Village, we find the General Plan designation of Medium Density Residential. As per Washoe County Commissioners, this property has been zoned High Density Residential and we feel it is rightfully zoned and would respectfully request the same be acknowledged.
8. Leonard E. Bowser
Letter dated
9/16/71
- The General Plan appears to place my property in a single family designation. My present zoning by Washoe County is C1, or local commercial. I request that this property remain in its present zone status. Location is on Tahoe Blvd. and Incline Village at its intersection with Northwood Blvd. at the Northwest corner thereof.
9. Merle C. Anderson
Letter dated
9/9/71
- My property, Lot 3, Block 14 of Crystal Bay Park, Washoe Co. appears to be located in an Acquisition area. I wish to go on record as protesting this action of the TRPA

OVER

RECOMMENDATIONS

Any additional use for this property regarding adding building will have to comply with capability map. Student housing to be determined by Washoe County.

To remove any question regarding subject area, there is no intent by this Plan to propose that the 35 private homes between Sacreline Circle and Incline Beach be acquired or used for public or quasi-public use..

Agree this was not definable on our small scale map and is in an area which is conducive to high density in its relationship to commercial.

Agree. This is a detail for Washoe County to resolve.

Shown as General Forest. Could continue to be used as non-conforming lot. Might not be acquired for many years.

Washoe 2.

10. H. K. Brown, Co. Clerk
& Clerk of the Board of
County Commissioners,
Washoe Co. Nevada
Letter dated
9/16/71
- At County Commissioners' Meeting in Washoe County held on 9/15/71, the following order was made, to wit: Resolution, Coe Swobe, State Senator, appeared before the Board of Co. Commissioners and presented a Resolution citing problems and asked that the area located above 7000 feet level at Incline be designated in General Plan as Recreational until various problems were resolved.
11. Donald L. Carano
Letter dated
9/14/71
- I am the owner of a 1 acre parcel located on Kings Castle Way, immediately adjacent to existing townhouse development of Gary Casteel. It is my request that this property be zoned so as to allow up to 8 units per acre.
12. David C. Cary, Gen.
Mgr., Incline Village,
Letter dated
9/14/71
- There are several areas within our core area as defined as property line southeast of the Mr. Rose Highway and Southwest of Kings Castle Way and bounded on the south by the Lake. The many conflicts between the existing zoning and the proposed General Plan are hard to define. Understanding the scales we are working with, simply stated, this core area should be retained under its present zoning status. We oppose the Plan's use of development reserve as a land category. We oppose the Plan's total prohibition of the right to develop Units 6 and 7 of Incline Village.

0287

102

RECOMMENDATIONS

The Regional Agency certainly would not want to preclude local government establishing more restrictive standards than in the case of the Regional Plan. This appears to be the case and if this is the desire of Washoe Co. then they may establish this. It should be recognized that the 7000' level at Incline runs through several existing subdivisions that are completely constructed. This could pose severe problems for those property owners in these areas.

This request appears to be reasonable; however, the details of the zoning will be the responsibility of Washoe County.

In the case of the core area at Incline, the details of the zoning and interpretation of the Plan are being worked out at 400 scale in concurrence with the Washoe Co. staff people. In reference to the use of development reserves the regional intent was to provide an opportunity to review problem areas such as Units 6 and 7 of Incline Village. In view of the attitude of Washoe County and the land capability studies, it appears that subject area should be identified as General Forest and that the development reserve category be dropped from consideration in both this area and Glenwood. Therefore, disagree with the development on Units 6 & 7 and point to the past denials by the local agency as evidence of local government's not desiring to allow this development to proceed.

Washoe 3.

COMMENTATOR

COMMENT

- 13. Ray C. Robinson
Letter dated
7/5/71
Request that our six-acre parcel, referred to as Parcel 12626311, Area 122, located on the U of the Old Mr. Rose Highway, be left in a Medium Density Residential zone as per existing zoning (property is now in a General Forest area on the General Plan)

- 14. Ray C. Robinson
Letter dated
7/6/71
I have two commercial properties identified as Parcel 12226306, Area 122, consisting of .627 acres located on the corner of Village Blvd. and Southwood at Incline Village, purchased from Crystal Bay Development Co. in 1965 as commercial. I have another parcel #12416305, Area 122, consisting of 1.87 acres located on the corner of Northwood Blvd. and Fairway which was purchased from Crystal Bay Development Co. in May of 1964 as a commercial piece. I request that these two parcels be continued in their same use on the General Plan.

- 15. Roger Steele
Requests property be placed in Rural Estates, now shown as Recreational on the General Plan.

- 16. David Hawley
Eight acre parcel Incline Village East side of Fairview Drive just North of intersection with driveway. Request to have Low Density applied to parcel.

DVER

RECOMMENDATION

Recommend Rural Estates

Agree, however, this is a detail being worked out with Washoe County. Our small scale plan was impossible to use in identifying this small of a parcel.

Recommend the Plan stay the same, leaving the property in Recreation.

Recommend that the existing zoning of Washoe County be applicable.

Washoe 4

COMMENTATOR

COMMENT

17. Paul H. Wright, V.P.
Sec-Treas. for Tahoe
Incline Homes, Inc.
Letter dated
11/13/71

We request that the 2.3 acres known as
Incline Crest 3-B be zoned for at least
10 units per acre and that the 5.673
acres just north of and bordering
Incline Crest 3 Subdivision, be zoned
for at least 8 units per acre

18. A. A. Hayman, Jr.
Letter dated
11/13/71

Request that lot 2, Block H, Nevada
Vista Subdivision be retained in its
current R-2 (duplex) zoning.

19. Marvin P. Klassen
representing Dant
Investment Co. and
self. Letter dated
11/9/71

Requesting on behalf of the owners of
record that the Whispering Pines Sub-
division be retained at the present
R-3 duplex zoning

David C. Carey,
Gen. Manager,
Incline Village
Letter dated
12/1/71

Request that not less than 1500 units be
allowed on our 3400 acres of land north
of Incline Village or we are willing
to negotiate a sale or exchange to a
public agency. We are reserving rights
conferred by the Compact, Sec. VI A
as to our panorama point parcel. Further,
we believe that the development reserve
designation is so ambiguous as to be
totally unworkable.

21 Lawrence M. Elliman
Letter dated
12/5/71

My 24 acre parcel, number 122-01-025
located on the North side of Tahoe Blvd.
west of Red Cedar Drive has been down-
zoned from E-1 to A-4, or from 2.9 units
per acre to one unit per 5 acres. I
request that this property be rezoned to
a more reasonable density. Please confirm
TRPA existing zoning of this property.

RECOMMENDATIONS

This property is in keeping with the existing zoning as per plan. Density determined by land capability.

This property appears to be in compliance with local zoning and the General Plan.

Recommend that the General Plan remain as is.

Recommend the reduction of reserve in Unit 6 by 160 acres - and add to Plan 70 acres of reserve in vicinity of Unit 7, as land capability determines.

Recommend low density be placed on this property as it is not in conflict with present plan, where capability level is bad, no development should be allowed.

Washoe 5.

COMMENTATOR

COMMENT

307

LOCATION: EL BORADO COUNTY

1. Neil Blackburn
Agency Meeting
8/25/71
Request that the development of Lake Country Estates, located midway between Meyers and South Shore be placed in the developable category inasmuch as they have an Agency approved Master Plan on the total project.
2. Fallen Leaf Lake
Property Owners
Letter dated
8/26/71
Request the present development on the west side of Fallen Leaf Lake be recognized on the map.
3. Robert H. Watson
Letter dated
9-17-71
Request that Cal-Pacific Resources, Inc., property located at Tahoe Paradise, specifically Tahoe Paradise Unit #34 (present zoning, R2 - shopping center site), present zoning CP, Tahoe Paradise Unit #7 (present zoning R2), Tahoe Paradise Units #6, #7 and #8 (present zoning high density commercial and industrial), Hot Springs site (present zoning R2). These units all appear to conflict with their status on the General Plan and that they request that the Agency consider their present zoning status and recognize it on the General Plan.
4. Robert Zang
Letter dated
9/2/71
Requesting Lot 3, Tahoe Hills Unit #1, be considered a buildable lot and so designated on the General Plan.

over
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RECOMMENDATIONS

308

Recommend to place this property in Development Reserve only in areas not clearly identified as meadow or marshlands and/or below the 100 year flood plain.

Disagree on basis of Plan proposal to create a major greenbelt area in the southwest portion of Lake Tahoe. Property owners could be phased out either under Life Estate or Long-Term Acquisition, thereby preserving reasonable and equitable rights to use of property.

Recommend Unit #34 remain as Low Density per Plan. Recommend Commercial be determined by County. Recommend Unit #7 presently zoned R-2 be left in General Forest as shown on Plan. Hot Springs site presently zoned R.T. be a determination by County. Tahoe Paradise Addition #6, #7 and #8 presently commercial and Industrial to be placed in General Forest instead of Low Density as shown on Plan. Area North and West of Unit #34 be placed in General Forest instead of Low Density as per plan.

The subject area again is in proximity to the west shore General Forest and greenbelt area, also identified in a high constraint land capability classification. Present lots would be allowed to be grandfathered under current ordinance proposal, thereby allowing reasonable and extended use of property until acquired.

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COMMENTATOR

COMMENTS

5. Thomas E. Flowers
Letter dated
9/3/71
Western Urban Development Investment Corp. requests that their 47 lots in Tahoe Hills Subdivision, Meeks Bay, is in an acquisition area and that the present General Forest area. Specifically, they would like the Plan to show and reflect their area as Residential.
6. Max Hoff
Letter dated
9/20/71
Request that Glenwood Park, located near Meeks Bay, be shown as a residential area or if acquisition program is set up to have reasonable assurance that money will be allocated for purchase of this area.
7. Brigg Ebright
Letter undated.
That Cascade Properties have not exploited Tahoe Basin. Therefore, they should not be placed in an area that would be detrimental to their investment. Cascade Properties are now shown in General Forest.
8. William R. Mackey
Letter dated
9/21/71
Request that 37.6 acre parcel adjacent to southern boundary Sugar Pine Point Park, owned by the Lazard family, be recognized as a developable area inasmuch as this family was the original owner of approx. 2,000 acres now comprising the Sugar Pine Point State Park. The family was assured that their rights would be retained to enable reasonable development of such 37.6 acre parcel by the State.

RECOMMENDATIONS

The subject area again is in proximity to the westshore General Forest and greenbelt area, also identified in a high constraint land capability classification, Present lots would be allowed to be grandfathered under current ordinance proposal, thereby allowing reasonable and extended use of property until acquired.

(Same recommendation as for Thomas E. Flowers.

The subject Cascade Properties, while having provisions for some development under the Land Capability Map, by virtue of location on the west shore, an opinion of staff should be set for priority acquisition in connection with the land concept of removing private land and development opportunities from the southwest quadrant of the lake.

Staff is unaware of commitments made between State of California and respondent. The plan suggests that the area be included as a part of the westshore open space and recreational complex; therefore, must disagree and if appropriate problems are identified relative to State agreements, then State of California should be asked to review this for possible equity.

El Dorado 2.

311

RECOMMENDATIONS

There is no area shown on General Plan adjacent to Meeks Bay for High Density residential. We, therefore, cannot concur with commentator's statement.

Staff disagrees as the subject lake is certainly part of the watershed of the Lake Tahoe Basin. Purpose of the ordinance while not totally applicable to Fallen Leaf Lake, certain parts dealing with shoreline construction and appearance and aspects dealing with water degradation are applicable and should be included. Agency should consider the drafting of separate shoreline ordinance for Fallen Leaf.

These properties should remain in general forest for plan continuity. A program will be introduced in order to protect lot owners.

These properties should remain in general forest for plan continuity. A program will be introduced in order to protect lot owners.

El Dorado 3

COMMENTATOR

COMMENT

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9. Walter Bray
Letter dated
9/3/71
- Realizing that building must be controlled to save Lake Tahoe, would request that High Density Development now shown on the General Plan adjacent to Tahoe Hills at Meeks Bay be reduced in density as the Tahoe Hills Sub-division is shown in General Forest. They feel this is discriminatory and unjust.
10. H. D. Pischel
Fallen Leaf Lake
Protection Ass'n
Letter dated
8/18/71
- The Fallen Leaf Lake Protective Assoc. requests that Fallen Leaf Lake be eliminated from the proposed Shoreline Ordinance covering the Tahoe Basin, and propose separate ordinance to relate to their situation.
11. Donovan C. Davis
Letter dated
9/13/71
- As a property owner at Meeks Bay Vista, I am concerned of being placed in a General Forest category for future acquisition, and feel that it is discrimination to see that other areas in the Basin are marked for expansion and higher densities. I sincerely recommend that this aspect of the Plan be reviewed and modified.
12. Harold R. Ebright, Jr.
Letter dated
9/15/71
- Regarding Cascade Lake Properties, have been paying property taxes for the last 15 years. We object to the zoning of the area which would limit possible sale to anyone but the government.

over
397

- 13 Jos. T. White Jr,
attorney, representing
Mr. Giambroni and self.
Letter dated
12/1/71
- Mr. Giambroni and I have invested money in land belonging to Jos. T. White, located in S18 T14 N, R17E, parcel number 14-021-02. This property is presently zoned residential and is within the sewer district. The preliminary Gnneral Plan indicates that virtually all the property has been excluded from residential development. We would appreciate learning the basis for the agency excluding this property from development and would like an opportunity to satisfy the agency that this property is capable of low density residential development.
- 14 Larry Hall
Dec. 15/71
Sub-Committee
- Request 130 acres around Saw Mill Flat parcel in El Dorado County be put in low density.
15. Larry Hall
Dec. 15/71
Sub-committee
- Request some developable catagory on 40 acres located in El Dorado County along and North of Upper Truckee River being divided by Angora Creek
- 16 Gerald Martin
12/15/71
Sub-committee
- 27.0 acres in County of ElDorado, Old Saw Mill Flat (West property) about one-half of property is in low density and one-half in General Forest. Request all be placed in low density.
17. Larry Hall
Dec. 15/71
Sub-committee
- Request that 3.5 acre property now zoned commercial located Northside of Highway 50, west of Meadow Vale Drive be class-ified commercial on Plan instead of General Forest.

RECOMMENDATIONS

Recommend this property remain as on the Plan. If owner wishes to challenge land capability with additional soils studies, he may do so.

Agree, however that which is shown in General Forest be placed in Low Density. Land capability should control.

Agree to place reserve on part of property west of Angora Creek. Balance of property to remain in General Forest for ultimate public ownership.

Agree, however, that which is shown in General Forest, if placed in low density, should be controlled.

Disagree. All other freeway oriented commercial in this area has been classified general forest and proposed for ultimate acquisition.

El Dorado 4

35

COMMENTATOR

COMMENT

18. Charles Vogel
12/15/71
Sub Committee Meeting
- Request that 120.2 acres formerly Ledbetter property, located adjacent to and south of the Tahoe Airport be placed (in its entirety) in low density.
19. Jack Van Sickle,
representing self and
Van Sickle Enterprises.
Letters 12/13/71 and
12/15/71
- Object to the proposed plan that shows only a small part of my property in medium density residential
20. Hardy C. Setzer
Letter dated
12/10/71
- Request residential zoning on SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T12N, R18E.
21. George Wardwell
Verbal request on
12/14/71
- Request present R-2 zoning for property located Country Club Heights #2, 35,000 square feet, SWcorner of ARapahoe and Highway 50. Plan shows low density residential.

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RECOMMENDATIONS

Disagree, as portion of this property now has some low density with land capability the primary consideration. If owner wishes to challenge the capability with some success a re-classification could be considered for added low density.

Recommend that the existing zoning by local jurisdiction be retained.

Leave in General Forest. Present zoning is Agriculture and area is ultimately to be acquired.

All surrounding area is now shown as low density residential, therefore this should remain in low density.

El Dorado 5.

1. Paul Bible
Agency Meeting
8/25/71
Request that the High Sierra Development Corp. property containing 160 acres, located in the Cave Rock area, be held to its present zoning status which would allow continued development under Douglas County standards, and that they be removed from their present General Forest classification to a Development classification.
2. Lucille K. Delaney
Letter dated
9/20/71
Property located on Kingsbury Grade, consisting of 10 acres located in the northwest quarter of the northwest quarter of the northwest quarter of Section 25, T13N, R18E. Property presently zoned 1/3 acre per dwelling, but Douglas County General Plan indicates property placed under General Forest area. We strongly protest this action.
3. Milton Manoukian
Letter dated
9/24/71
In behalf of Philip H. Fenn, owner of 5 acres located in the northeast quarter of the northwest quarter of Section 26, T13N, R18E, located in Douglas County. They would like to oppose the General Plan as it conflicts with his existing zone status.
4. Kenneth C. Kjer
Letter dated
9/20/71
The 3T Incorporated Company is owner of 10 acres located in Section 25, T13N, R18E, Douglas County. In examining the drawings of the General Plan reveals no further development for this parcel. Please be advised we protest and request that it be changed to regard existing status.

Over

38

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RECOMMENDATIONS

Land Capability map would suggest area be maintained in General Forest Classification. Where active land exchanges are pending, provision should be made for protection of existing land values by acknowledgment of existing development right.

Recommend extending low density to include this small area.

Recommend extending low density to include this small area.

Recommend extending low density to include this small area.

Douglas L.

5. Dale W. Bokmont
Dean of Directors
University of Nevada
Letter dated
9/25/71 and
Bernard C. Downing,
Nevada Youth Leader
letter dated 9/22/71
- With regard to the 4-H camp at Lake Tahoe (just North of Stateline), the designation of Public Beach adjacent to our premises indicates public acquisition of portion of our property. This we strongly protest. This property has been its present form with regard to 4-H activities for many years and purchased with a specific total program of including all beach amenities.
6. Kenneth L. Amundson
Letter dated
9/22/71
- Strongly protest the placing of our properties in a General Forest use area. We own 9.66 acres located in the Northeast one-half of the north-east one-quarter of Section 22, T14N, R18E, and also property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, containing 80 acres. These properties, located in the Glenbrook area, and in both cases preliminary work is being done toward development of low density residential.
7. Gary Edin
Letter dated
9/20/71
- I am making payments on raw acreage in Sections 6 and 7, T13N, R19E, MDB&M (Kingsbury Grade). At this point, my property is placed in an acquisition area known as General Forest and I strongly oppose placement of our properties in this category as it does cloud our title.
8. Louis Leickmeyer
Letter dated
9/21/71
- We own property in the north half of the west half of the northeast quarter of the NE $\frac{1}{4}$ of Section 23, T13N, R18E, in Douglas County. We object to your plan as it does not respect the right of the property owner.

RECOMMENDATIONS

There is no intent by this Plan to suggest acquisition of the 4-H camp. We do believe strongly, however, that this area should be identified as a public or quasi-public beach as this is what it is certainly now being used for.

Disagree. Most of this area is in constraint zone 1-portion in zone 3-some of this property could be developed in Rural Estates with some detail sight plans.

Recommend plan leave this area in General Forest- high hazard constraint area - any existing approved subdivision lots will be accepted as prior right.

Consider Rural Estate based on detailed study of 1" = 400' map.

Douglas 2.

COMMENTATOR

COMMENT

Lester H. Berkson
letter Dated 9/9/71

The impact of the Preliminary Tahoe General Plan on the Kingsbury General Improvement District is to say the least, extremely sever and financially damaging. Relating to the Preliminary Report of Baxter-McDonald and Company, "This is the only instant found where the Plan might prevent sewer ing of existing development" It is inconsistent to require sewers on the one hand and to come up with a Plan that effectively prohibits sewer on the other. This district appears to be in seri- ous financial problems unless existing and future development which has been proposed on the pro- jections of costs in the formation of this dis- trict are not adhered to.

O. Nathaniel Hellman
letter dated 6/15/71

I plan to use every legal means possible to pre- vent any change in the zoning or the proposed use of the following properties: 1. Lots 6, 86, 95, 204, 226, 228, 229 of the Subdivision of Skyland Subdivision. 2. Lot 482A and B and Lot 484A and B, McFall Road, Round Hill. 3. Nevadan Apartments, located on Lot 16, Block 3, Oliver Park Subdivision. 4. Parcel A and B located in the SE1/4 of Section 22, T13N, R18E, shown on the map of Oliver Park. 5. SW1/4 of the NE1/4 of Section 26, T13N, R18E. 6. Lot 204 and 206, Silver, and Lot 217, Gold Hill Castel Rock.

1. F. R. Breen
letter dated 8/31/71

Unless the Tahoe Plan permits the guarantee of the Round Hill area as provided for in their master plan, the 4.4 million dollar bond issue will be in default and the investors will suffer heavily. We feel that the provisions of the NRS 277.190, et seq., have not been complied with. We respectfully request there be reviewed in depth prior to adoption of this Plan. This re- quest is made in behalf of the Round Hill, Ltd.

over

RECOMMENDATIONS

A separate review of the problems associated with the Kingsbury area is now under way.

These properties are considered in the ordinances and as recorded lots will be covered for prior use as residential.

The proposed master plan does not allow for the total development as originally envisioned for the Round Hill area. It does make provision for substantial development recognizing, however, that there are serious land capability problems associated with the area and there will be a responsibility on any future developer to show how these problems

Douglas 3.

COMMENTATOR

COMMENT

11. Continued

and the estate of A. J. Bourne, deceased.

12. Daniel R. Walsh
letter (undated) received
by Agency 6/15/71

In behalf of Doris T. Rohrer, we wish to submit our protest and objection to the following: Property is located and being part of the N1/2 of the NE1/4 of Section 26, T13N, R18E. and portion of the N1/2 of the NE1/4 of Section 26, T13N, R18E. This property is being designated as part of a conservation or recreation area. It contains 54.4 acres and allows only recreational uses. This would deprive the owner of the benefit of any development or other use.

13. Milton Manoukian
letter Dated 9/1/71

Objections are raised for and on behalf of the Douglas County SID #1. This plan will result in the sharply reduced assessed valuations and restrict proposed services in the area, doing great injustice to the District and the taxpayers. We urge this Plan not be adopted until all ordinances and adequate objections have been taken regarding the compensation which will be provided for the 54,000 acres of privately held land involved.

14. Howard A. Jones
letter Dated 6/30/71

As president of the Corporate Research, Inc., Long Beach, California, our company for many months has planned to acquire the 250 acres at Stateline, Nevada, known as the Rabe Ranch property. We plan to develop the property to accommodate 750-1000 room hotel/casino complex, high-quality residential development, tennis and beach club and an 18 hole golf course and a supporting commercial complex.

RECOMMENDATIONS

can be handled in connection with any development.

It appears that the Douglas County SID is not affected as originally suspected. An implementation program is being worked at regarding disposition or method of handling the 34,000 acres.

The subject lands have been identified for development along the lines suggested by this letter. There are severe problems with land capability and a question of the gaming aspects are not within the prerogatives of the Agency, but it does appear that subject development could be accommodated on the plan as proposed.

Douglas L.

COMMENTATOR

COMMENT

4. Continued

Proposed project cost, approximately \$80 million. We wish that this property be acknowledged on the General Plan and that we are protected as per existing zoning and as per the Bi-State Compact.

5. Paul Bible
letter dated 9/3/71

Refer to Item 1 of Douglas County

16. Peter D. Laxalt
letter dated 8/26/71

On behalf of my clients, the Glenbrook Corporation, the Bliss family, the Rabe family and others, we would like to make reference to an error in the Glenbrook area. The dark green indicated on your General Plan should have been denoted as a light green, or Rural Estates, classification and that this Rural Estate zone will be extended farther to encompass the Rabe parcel.

17. Andrew MacKenzie
letter dated 9/17/71

As representative for Mr. Paul Bitler and on behalf of the property listed under Jessie C. Bitler, said property located at Elk Point, has been utilized for residential and cabin rentals for a considerable number of years, any classification in zoning use whereby the property can no longer be utilized as income-producing property will be considered by our client as a taking of property without due process of law. We respectfully request that your plan reflect the existing use.

18. Darrel U. Bronsena
Message undated. Received
by Agency 9/14/71

We have four undeveloped lots paid for in the Kingsbury Palisades on Kingsbury Grade. The present status being in your zone prohibiting building and we strongly oppose this plan. Extreme economic hardship would be placed on us.

over

RECOMMENDATION

See Recommendation Item 1 of
Douglas County.

Agree.

Area proposed for ultimate acquisition
will allow existing use and consider
it non-conforming.

These lots (though in General Forest)
have building rights under prior es-
tablished subdivisions.

Douglas 5.

COMMENTATOR

COMMENT

9. Milton Manoukian
Letter dated 9/3/71

As representative for properties owned by Jack and Kathryn Shelley of Zephyr Cove, the description of which is the #1/2 of the NE1/4 of the NE1/4 of Section 23, T13N, R8E, containing 20 acres, we are opposed to the adoption of this plan. The mere fact that it places a cloud on the title of the described property and it places the fair market value in jeopardy, until a more precise plan is shown and adequate public hearings are conducted.

10. Ken Mc Neil

5.49 acres east side highway 50 at Zephyr Cove in SE1/4 of NE1/4 of SE1/4, Section 9, T13N, R18E. Wish to retain existing R-3 and commercial zoning, plan shows low density.

11. Richard Gibson

In behalf of Herman Strecker, owner of "Logan Shoals" property zones commercial and wishes it to be recognized on General Plan.

12. Gerald E. Martin
Letter Dated 12/1/71

We are the owners of lots 1 and 3 in Cave Rock Estates, Unit number 1. These two parcels are zoned C-1. We request that these two lots be placed in high density residential.

13. Jesse Daviton,
vice President. Letter
dated 12/3/71

I own the SW1/4 of the NW 1/4 of S25, T13N, R18E. I expect to use this land as it was originally zoned 3 units per acre.

14. Donald L. Carano, attorney
representing Mr. George Cox and
Mr. Leonard Detrick. Letter
dated 11/3/71 and George Cox,
letter dated 12/14/71

Misters Cox and Detrick are the beneficiaries under a deed of trust which is presently in foreclosure on the 76 acre parcel which is the W1/2 of the SW1/4 of S2, T14N, R18E. We request that this parcel be zoned for a limited number of residential units.

RECOMMENDATION

No comment.

Recommend local agency identify on
400 scale map system

Recommend Plan remain and that
existing use be considered non-
conforming.

Agree property presently shown
as residential and continuity
of the area could allow high density.

Recommend property remain in General
Forest and consider for ultimate ac-
quisition.

Property located on relatively steep
side slope above Highway 50, in a high
hazard capability and should remain in
General Forest and considered for ul-
timate acquisition.

Douglas G.

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COMMENTATOR

COMMENT

25. Milton Mancukian, attorney for Estate of Charles Harden Barber, deceased. Letter Dated 12/7/71

Request that the property, a portion of the NE1/4 of the NW1/4 of S26, T13N, R18E be classified consistent with the prior County zoning.

26. Milton Mancukian, attorney for Jack and Katherine Shelley Letter Dated 12/7/71

Request that the Shelley property the E1/2 of the NE1/4 of the NE1/4 S23, T13, R18 a 20 acre parcel be included in a development area.

27. Milton Mancukian, attorney for Earl and Mary Hansen Letter Dated 12/7/71

Request that the Hansen property the SE1/4 of S14, T13N, R18E and a 10 acre parcel located in the NE1/4 of the SW1/4 of S24, T13N, R18E be included in a development area.

28. Park Cattle Company by Richard Blackley. Letter dated 12/15/71

Request that map show tourist commercial, an area now shown as General Forest inasmuch as their present zoning is such.

29. Jack Van Sickle, representing self and Van Sickle Enterprises

See El Dorado County Item 19.

RECOMMENDATIONS

Recommend this property be placed in
Medium Density on plan.

Recommend this property be placed in
Low Density on plan.

Same as above.

Agree

Douglas 7