



The League to Save Lake Tahoe

July 7, 2008

Re: Final EA/EIR for Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development Project (PEIR T20050537, State Clearinghouse#2006022100)

The League to Save Lake Tahoe appreciates the opportunity to provide comments on the Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development Project. The League to Save Lake Tahoe recognizes impacts that would be caused by the proposed project.

Recreation

Construction of the proposed Tahoe Vista Partners project would negatively impact opportunities for recreation within Tahoe Vista, as well as decreasing camping capacity throughout the Basin. Mitigation for removing 27 campsites involves collecting fees from the project applicant and banking them for the subsequent development of a replacement campground. If, after a period of five years, the development of the replacement campground has not occurred, the banked fees could be used for projects such as the construction of restroom facilities at other recreation areas. How does the construction of such a facility mitigate the loss of 27 campsites?

The construction of 45 tourist accommodation units (TAUs) and 10 affordable/employee housing units will bring over 300 new year-round residents into Tahoe Vista. The subsequent demand for recreational facilities will be greater than what Tahoe Vista can currently support. A specific plan for the creation of additional recreational facilities needs to be in place before this project is voted on. The Tahoe Vista Partners, LLC project is creating conflicts between the existing and the proposed uses of this parcel of land.

Air and Water Quality

Proposed construction will increase the amount of year-round residents in Tahoe Vista by over 300, resulting in increases in VMTs and traffic. Carbon monoxide, NOx, greenhouse gases and particulate matter are released in vehicle emissions and degrade air and water quality. Particulate matter from vehicle emissions is suspended in the atmosphere until a meteorological event releases precipitation. As precipitation falls, it collects the particulate matter suspended in the atmosphere. Particulate matter later reaches Lake Tahoe in storm runoff, decreasing lake clarity. A public transportation system should be implemented before impacts from vehicle emissions are realized.

Coverage and Vegetation

The Tahoe Vista Partners, LLC project will convert over 6 acres of soil into impervious coverage. Pervious soils and vegetation help prevent erosion and play an integral part in filtering runoff water before it reaches the tributaries that feed into Lake Tahoe. In addition, vegetation on the Sandy Beach site will have to be removed to accommodate the new structures proposed in the project. Scenic quality will be impacted by the loss of vegetation.

Cumulative Impacts

The cumulative impacts of this and other projects in the vicinity of Tahoe Vista, as well as neighboring communities (such as Kings Beach and Crystal Bay) should be considered concurrently. Impacts on the thresholds will be extensive and pose substantial challenges to mitigate completely.

Thank you for consideration of these comments. Please contact the undersigned with any questions that you may have.

Thank you.

Raina G. Patrocinio
League to Save Lake Tahoe
Program and Media Advocate
530-541-5388