

From: Stacy Bordes <stacybtahoe@gmail.com>
Sent: Monday, August 21, 2023 9:11 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: TXC Lodge Project

Dear TRPA Board Members,

I am requesting that you please emphatically deny your approval of the Tahoe Cross-Country Lodge project at its proposed site for the any of the following reasons:

- It would irresponsibly and unsafely congest the **only** emergency vehicle response and evacuation route to two schools (North Tahoe High School and the Tahoe Middle School) as well as several dozen residences with up to 100 more cars and buses a day.

-The additional vehicles would place thousands of gallons of flammable fuels (and batteries) adjacent to the above schools and in a high severity wildfire risk zone (as well as the addition of the fuels needed for vehicles to groom and maintain the new resort)

-The added traffic would endanger neighborhood children/dogs, students walking/biking to the school, and the gym classes/HS sports teams that use Polaris Rd for training when school grounds are covered with snow (a good portion of the school year). Please note there are no sidewalks along Polaris Rd.

-There already exists a problem of chronic speeding on Polaris Rd and an unusual amount of accidents on both Polaris Rd and Old Mill Road due to the already existing amount of traffic. CHP has been onsite many times and has issued as many as 6 citations for speeding and reckless driving in just a 20 minute window. Sergeant Strecker, the head of CHP, is willing to attest to this ongoing problem.

-When the traffic study was performed as a requirement for the proposed project, the study was held during the school's Christmas/New Year's holiday break. So the traffic numbers that were submitted are an inaccurate portrayal of the heavy school traffic that currently exists.

-The proposed project will require removal of a number of mature trees, paving over a natural meadow and fire break, destroying wildlife trails and habitats, and affecting the drainage of a seasonal stream that runs under Polaris and toward Lake Tahoe.

-The proposed project makes massive modifications to an historic "Old Tahoe" structure and will more than double its size to over 10,000 sq. ft.

Please note that the Highlands neighborhood was originally in support of this project when it was initially proposed to be built at the existing and current TXC site (located on the other side of the neighborhood, thus mitigating traffic away from the only access

road for the high school and middle school staff and students and the residents who reside nearby).

Residents and parents have lodged hundreds of concerns and complaints about this project over the years regarding public safety, EIR, deficiencies, altering public comments, etc. There has already been one successful lawsuit against TCPUD/TXC regarding this project and we expect there to be more, unfortunately.

But the TRPA Board members have the power to reject this current proposal! Please invite TCPUD/TXC to go back to the drawing board and come up with a plan to build and expand at their current site location (which has been supported by many residents and would alleviate so many of the dangerous issues of the current proposal).

Thank you for your attention to this matter,

Stacy Bordes

From: Huff <huffmstry@aol.com>

Sent: Sunday, August 20, 2023 12:54 PM

To: Paul Nielsen <pnielsen@trpa.gov>

Subject: Paul-I PLEASE PASS TO GOVERNING BOARD MEMBERS MONDAY MORNING - THANK YOU

Dear TRPA Board Members:

Subject: Denial of TXC Lodge Project Application

Reference: TRPA's Notice Of Application and Public Hearing dated August 9,2023

Neighbors and North Tahoe parents both have registered very serious concerns about the subject project ever since: being blind-sided by the applicant changing its location and doubling its size, essential questions weren't answered, public comments got altered, EIR problems were ignored, and proposing to locate it to where it creates major public safety and environmental problems.

The *Description of the Proposed Project* includes invalid claims and benign-sounding terms like "reconstruction" and "adaptively reuse" to hide massively modifying a historic Old Tahoe residence to provide facilities for the applicant's membership and business operations that ignore its Donor's documented wishes that it be "preserved for use by the larger Tahoe community."

Public questions about an Economic Feasibility Analysis, final ownership of the facility, and who will maintain and secure it if the applicant defaults all remain unanswered; but seem minor compared to the following major public safety and environmental problems:

The project would put up to 100 more cars and buses a day onto the only emergency vehicle response and evacuation route for 2 schools and several dozen residences.

Those additional vehicles would also locate thousands of gallons of flammable fuels (and batteries) adjacent to the aforementioned schools in a residential neighborhood.

The principal accesses for the proposed site are Polaris and Old Mill Roads, narrow residential streets routinely used by neighborhood students and gym classes that already have chronic problems with speeding (and accidents during the winter).

The proposed project would also require removal of a number of mature trees, paving a meadow and natural fire break, destroying wildlife trails and habitats, and altering the drainage of a seasonal stream that flows beneath Polaris and towards Lake Tahoe.

It's time for common sense and public safety to prevail, and to start listening to area residents. The approval of the proposed project would irresponsibly endanger many innocent lives and possibly result in legal actions; both of which can be avoided now.

Sincerely,

R. P Huff