



MOUNTAIN AREA PRESERVATION FOUNDATION HISTORY

1987 Mountain Area Preservation Foundation founded.

1987-89 Successfully fought to prevent K mart from establishing a big box retail store at the entrance to Truckee.

1993 Successfully advocated for an ordinance that would prevent any commercial structure over 40,000 square feet in the Town of Truckee.

1997-98 Sponsored Measure M to reduce the amount of commercial development in PC-2 (Grays Crossing) and exclude golf courses from the definition of open space. It would also have permanently protected land designated as open space in the Town of Truckee General Plan. The Measure lost by a small margin.

1999-2005 Began our campaign to **Preserve the Martis Valley**.

Participated in public meetings to update the Martis Valley Community Plan, advocating smart growth principles, preservation of habitat and open space, protection of aquifer and surface water, provision of affordable housing and attempting to prevent the development from overwhelming Truckee's Infrastructure. When the Community Plan did none of those things, we filed suit 2004 in partnership with Sierra Watch, Sierra Club, The League to Save Lake Tahoe and The Planning & Conservation League. The suit resulted in the Community Plan being overturned in 2005.

2000 Worked to reduce the size and impact of the Barsell property at the SW corner of Hwy 267 & I-80.

2000 Advocated roundabouts, rather than traffic lights at the intersection of 89 south and I 80.

2000 Negotiated with Hoffman Developer, previous owners of Old Greenwood, to set aside the entire northwest portion of the property as permanent open space and trails.

2000-2002 Began negotiating with East West Partners because their Old Greenwood development covered more ground than was allowed under the General Plan. The negotiations were unproductive, so in 2002 we filed suit against the Town of Truckee because they approved a project inconsistent with zoning and the General Plan. Because it appeared that the suit was going to be successful, we were able to negotiate a settlement that included applying a transfer fee to the new development for the purchase of open space. The proceeds will be sent to the Truckee Donner Land Trust for that purpose for 25 years.

2000-2002, 2004 Prevented two attempts to establish a large-scale commercial water mining operation in Coldstream Canyon.

2001 Worked to prevent large-scale development on Mc Iver hill. (In 2004 the site was designated as the new home of the Truckee campus of Sierra College and open space through Measure H.)

2001 Began monitoring the proposed Hilltop development and made suggestions to the Town Council and Planning Commission on how the project could be improved.

2002-2003 Negotiated with East West Partners over the Gray's Crossing development, gaining another transfer fee that will raise approximately \$20 million over the next 20 years for the acquisition of habitat and open space. In addition, we were also able to negotiate additional units of affordable housing.

2003 Sponsored a series of community educational forums, the first one looking at the consequences of build out by Bob Johnston, the second on the General Plan and the Environment with Ray Butler, Amy Horne, and Lisa Wallace, and the third looking at methods of growth management by Paul Zykowsky.

2003 Developed a process to create a comprehensive open space plan with assistance from the Sierra Business Council at their annual meeting.

2003-2005 Advocated for smart growth principles in the Hilltop development with more clustering, less commercial development, better traffic circulation, and opposed adding a parcel to the south of Hilltop and replacing its open space with more development.

2004 Worked with the developers of Stony Ridge to reduce the impacts of the development on the adjacent cemetery.

2004 MAPF got its first grant of \$5,000 from the Truckee Tahoe Community Foundation and assists the Town in the creation of the Truckee River Revitalization Plan.

2004 East West Partners donated land at the corner of 267 and Alder Drive as open space. MAPF felt that this land was more suitable for affordable housing and worked with WHATT to persuade the Town to change the zoning to accommodate the use.

2004 Together with Cabpro, CATT, and the Board of Realtors, MAPF sponsored two well-attended, televised, candidates nights for Town Council and District Boards.

2004 MAPF received a second grant, \$10,000 from the Penny Family Foundation, to begin planning for its Greenways program.

2004 Individual members worked to help pass measure H, which established a Sierra College campus on Mc Iver Hill, and funded preservation of open space through a conservation easement with the Truckee Donner Land Trust.

2004 Worked with Lahontan Regional Water Quality board to prevent a Truckee Donner PUD road from seriously impinging on and damaging wetlands north of Donner Lake.

2004-2005 MAPF participated in the Town of Truckee's Open Space Task Force.

2004-2008 Participated in the Town of Truckee's Affordable Housing Task Force.

2004 -present Began working with the developers of PC 3 (Joerger Ranch), located on the four corners of the 267 and Brockway/Soaring Way intersection, to develop more appropriate architecture and layout, avoid big boxes, and respect the riparian area in the development.

2005 Succeeded in getting the Truckee Donner PUD to place their new water tank along Donner Lake Road in a location with less visual impact and prevented them from locating the tank on a seasonal stream.

2005 Preserving Martis Valley. Won the lawsuit filed in 2004 challenging the Martis Valley Community Plan approved by Placer County. MAPF and Sierra Watch begin negotiations with Placer County and several developers throughout the Martis Valley.

2005 Preserving Martis Valley. Negotiated with Eaglewood (Now referred to as Timilick) and obtained a transfer fee on the development that could raise approximately \$10 million over the next 20 years. Also arranged for stringent monitoring of surface and ground water to prevent the golf course from having any impact on water quality.

2005 Assisted in preventing the Donner State Park Museum from being rebuilt in a location that was strongly opposed by the community.

2005 MAPF was invited to be on a community panel interviewing candidates for the Town of Truckee Community Development Director position.

2005 Together with CATT, the Board of Realtors, and the Town of Truckee, MAPF sponsors a well-attended Form Based Zoning Forum.

2005-2006 MAPF prevents Caltrans from constructing a sand and salt barn adjacent to Gregory Creek at the entrance to the biologically rich Negro Canyon.

2005 Together with CATT, the Board of Realtors, and the Town of Truckee, MAPF sponsors an Affordable Housing Forum with Bonne Gaebler from Petaluma, California.

2005- 2006 Preserving Martis Valley. Finalize negotiations with DMB Highlands about their proposed Siller Ranch (Martis Camp) and Hopkins Ranch developments. A negotiated settlement with the developers reduced the number of dwellings and eliminated a 9-hole golf course in Martis Camp. Another 18 hole golf course in Hopkins ranch was eliminated, and the project was converted to be entirely affordable housing (Located near Lahontan). The settlement also created funding for open space, affordable housing, and monitoring to protect surface and ground water.

2005 –2008 Began working with the developers of PC1 (Coldstream) and advocated for restoration of Cold Creek to prevent flooding and to include a segment of the Legacy Trail.

2006 Together with many members of the community, MAPF sponsored a tour of the Mc Glashan Springs property (located on the southeast corner of Tahoe Donner) with the Truckee Donner PUD Board to show why the TDPUD should not sell it for development. The property has great natural, historical, and recreational wealth. The issue is not settled yet, and we remain vigilant.

2006 Continue our deliberations with property owners at Hilltop in coordination with public meetings to create a Hilltop Master Plan.

2006: Advocated for alternatives to the TDPUD's proposal to sign a 50-year contract to receive energy from a yet-to-be-built coal fired power plant in Utah. The TDPUD did not sign the contract largely due to widespread community opposition.

2006 Began working with the Sierra Club, Sierra Business Council, Sierra Watch, Donner Summit Area Association, North Fork Association and Donner Summit homeowner associations to develop a process for addressing concerns regarding Royal Gorge's proposed development on Donner Summit.

2007 Initiated our fiscal sponsorship of Save Open Space Glenshire to provide support in defining the potential impacts from a development proposed east of the neighborhood (Canyon Springs). The project is thought to be located in the middle of a deer migratory corridor.

2007 When private wells along Prosser Dam Rd begin going dry, MAPF approached the Town and TDPUD to advocate that more up to date information about the Martis Valley aquifer be obtained.

2007 US Army Corps of Engineers propose rebuilding Martis Dam. MAPF, along with other conservation groups in the area, starts to gather information on the potential impacts of the action.

2007 Received a grant from the Truckee Tahoe Community Foundation to plan restoration and rehabilitation of the Trout Creek Pocket Park at the corner of Jiboom and Bridge Streets.

2008 With MAPF's support, the Town of Truckee adopts the construction of a pedestrian tunnel adjacent to the "mousehole" on highway 89 south as the first step to addressing pedestrian safety issues at the site.

2008 Worked directly with property owners at Hilltop and succeeded in preventing placement of a large commercial building on the historic ski hill, protecting a spring and wetland, and protecting the viewsheds through a tree preservation policy. We also worked with the Town on traffic issues and advocated an economic study to guide the development of Hilltop, Joerger Ranch, and the Rail Yard, which will all be developed at about the same time. Hilltop Master Plan adopted.

2009 Accomplishments

Supported Approval of Railyard Master Plan, Truckee's largest downtown infill project.

Participated in creating "An Economic and Conservation Vision for Donner Summit" which is increasing the economic vitality of Donner Summit without sacrificing its rugged, rural character and awe-inspiring landscape.

Advocated for the restoration of Lower Gregory Creek to be included as part of the approval process for the proposed Gregory Creek Subdivision. A decision is still pending.

Worked to strengthen Truckee's Affordable Housing Policies.

Continued to meet with representatives of the Joerger Ranch, Coldstream, and Canyon Springs proposed developments to encourage the protection of environmentally sensitive areas and assure compatibility with the Truckee community.

2010 Accomplishments

Launch *Connecting the Landscape: Martis Valley to Mount Rose*, a campaign to protect additional open space in the Martis Valley for recreation, wildlife, and water quality preservation.

Project supporter of the Sierra Nevada Geotourism Map Guide (check out <http://www.sierranevadageotourism.org/>).

Convened Gateway Neighborhood Meeting to identify and address concerns regarding Tahoe Forest Hospital expansion plans. A pilot parking program is in place to reduce impacts to the neighborhood.

Mobilized public participation in developing the West River Site Feasibility Study for the Old Corp Yard infill site located along the Truckee River. Future plans include a mix of retail, restaurant and public open space uses.

2011 Accomplishments

In partnership with our environmental advocacy allies and the development community, \$4 million to date in conservation transfer fees has been distributed for open space acquisitions and restoration projects in the Truckee region.

Conservation transfer fees support the purchase of an additional 122 acres in the Martis Valley as permanently protected public open space.

Assured that Sawmill Heights, a workforce housing development located at Northstar, will provide preference to local employees before being marketed to the general public in an agreement with the new property owner.

McGlashan Springs, old growth cedars and historic charcoal kilns are protected in perpetuity from future residential development as a result of a conservation easement having been placed on the property. Once owned by the Truckee Donner PUD, MAPF members advocated for its protection.

Pollard Station, an institutional-sized senior living complex proposed within Truckee's Historic District at Hilltop was withdrawn after not passing muster with the Historic Preservation Advisory Committee (HPAC). MAPF supports HPAC's recommendation and continues to encourage a senior housing project on a scale that fits with the community.

MAPF and SOSGlenshire organize an Eastern Truckee community workshop to develop an alternate vision for the Canyon Springs property where a controversial 185-lot residential development is proposed. The alternate vision seeks to boost existing home values and provide local open space.

MAPF submitted comments on the Draft Environmental Impact Report for Planned Community 1 (Coldstream) Specific Plan. 345 homes and 70,000sqft of commercial space are proposed. MAPF advocates reducing the commercial space and density while assuring for the restoration of Coldstream and protections for Donner Memorial State Park.

MAPF participates as a member of the stakeholder committee in the Martis Valley Groundwater Management Plan Project. (<http://www.martisvalleygmp.org/>)