

Stacy Wydra

From: Ron [ronsallygrassi@mac.com]
Sent: Monday, September 29, 2008 4:35 PM
To: Jim Holmes; Ruth Alves; Rocky Rockholm; Linda Brown; Robert Weygandt; Jennifer Pereira; Kirk Uhler; Brian Jagger; Bruce Kranz; Lisa Buescher; Debbie Hawkins; Teri Sayad; Steve Buelna; Stacy Wydra; Collier Cook; "Jennifer Merchant jmerchan"@placer.ca.gov; Michelle Paris; Michael Johnson
Cc: Grassi Ron and Sally
Subject: Sierra Club letter in support of Friends of Tahoe Vista
Attachments: Sandy Beach ltr to Placer #3.doc



Sandy Beach ltr to
Placer #3.d...

Dear Placer County Supervisors and Staff:

The Tahoe Area Sierra Club (TASC) hereby submits the attached letter in support of the Friends of Tahoe Vista with respect to their and our opposition to the permit recently issued by Placer County pertaining to the Sandy Beach project. The matter is presently set for public hearing in Tahoe City on Oct. 20, 2008 at 2:00 pm. Thank you for your anticipated cooperation in this matter.

Ronald M. Grassi
Co-Conservation Chair
TASC



Sept. 30, 2008

**Placer County Planning Department
3091 County Drive Center
Auburn, Ca. 95603**

Re: Appeal of Tahoe Vista Partners, LLC (Sandy Beach Project). PEIR T20050537, PCA 20080276, PMLD 20070810

To Whom it may Concern:

The Tahoe Area Sierra Club (TASC) joins the appeals of Friends of Sandy Beach, Mark Haas and other residents of the Tahoe Vista community in opposing the ruling of the Placer County Planning Department approving the adequacy of the EIR, the Conditional Use permit and minor land adjustment for the "Sandy Beach" development.

We plan to attend the Appeal hearing now scheduled for Oct. 20th in Tahoe City, Ca. and discuss with you our concerns as follows:

- 1. TAUs: This project is too dense, in part due to the improper use of TAUs, which grow from 1 bedroom motel rooms into buildings with thousands of square feet.**
- 2. Density: This project is too dense, as compared to all other developments in the immediate area, and is totally inconsistent with the low density requirement of the Tahoe Vista Community Plan.**
- 3. Inadequate EIR: the EIR failed to address the minimally required factors required by both Placer County and TRPA Codes, and CEQA. For example, the EIR failed to evaluate the environmental consequences of the proposed project against the current baseline conditions (ie of a seasonal campground)**
- 4. Traffic: VMTs were inaccurately analyzed, and the project, as approved, will directly add to the gridlock already present.**
- 5. Light and noise pollution: Light and air were not considered adequately especially as compared to the site's current use.**
- 6. Tree removal: obvious alternatives were not considered in the massive removal of trees, esp. in view of environmental and**

scenic factors that should have been considered.

- 7. Mitigation fees: These fees were sanctioned to simply allow the developer to escape its responsibility to address and directly resolve the adverse environmental impacts the project will create. Further no assurances were provided that these fees would benefit this community and fully cover the adverse impacts. Finally, for example, the campground mitigation fee of \$473,000 may only suffice for approx. 5 new campsites, not a whole new park.**
- 8. Campground: No real consideration was given to the loss of this recreational facility nor its replacement.**
- 9. Height, Scale and Coverage: These factors were not adequately considered, and the project as approved dwarfs the nearby existing developments.**
- 10. Excessive paving inappropriately permitted: The paving over of most of this campground facility (including excessive tree removal) is contrary to the scenic criteria of both TRPA and Placer County.**
- 11. Land Use Coverage: Considering the site's current use, this project dramatically**

**exceeds any reasonable land coverage
that might otherwise be appropriate.**

Respectfully submitted.

**Ronald M. Grassi, Esq (retired)
Co-Conservation Chair
Tahoe Area Sierra Club**

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From: Ellie [tahoellie@yahoo.com]

Sent: Wednesday, September 10, 2008 9:37 AM

To: e-mail North Tahoe Group; John Singlaub TRPA; Placer County

Co: Tom n Cindy Volkmann Laurel Dr, Dave and Allen Laurel Dr, Scott n Carolyn Ingham Laurel Dr, Cindy Dellinger Laurel Dr, Dan and Sue Harbrecht Laurel Dr, Lindsay Newcomb Laurel Dr, Suzanne and Ron Poed Laurel Dr, Ed n Julie McFarlan Laurel Dr, Jack and Pat Sheen Laurel Dr, JD Vanderlaan Laurel Dr, Martin and Pat Vanderlaan Laurel Dr, Maloney Family Laurel Dr, Rachel Foy Laurel Dr, Bob and Barb Landis Tahoe Community, Laurie Gregory Tahoe Community, Cindy and Perry Deas Tahoe Community, Ann Nichols Tahoe Community, Theresa Avance TRPA Sandy Beach, Stacy Wydra, Michael Johnson

Subject: UPDATE ON THE SANDY BEACH PETITION

UPDATE ON THE SANDY BEACH PETITION FOR REASONABLE AND SENSIBLE GROWTH

To the community of Tahoe Vista - A big **"THANK YOU"** to all those that have been walking the streets, making phone calls, writing letters and talking with community members.

The petition for reduced density, less massing and sensible growth now has 220 signatures. This is over half of the resident population of Tahoe Vista and growing with additional signatures from concerned citizens within Tahoe Vista and from other nearby communities.

Many charming neighborhoods exist in Tahoe Vista - Pino Grande, Agatam, Toyon, Grey, Snowflake, Winona, Pinedrop, Anderson, Vista Pines Court, Kingswood, Stagg, Estates, the lakefronts, etc. The feedback received from the residents that signed the petition is they love what Tahoe Vista represents to them. It's the charm, the quiet, the neighbors, their friends, their beautiful gardens, the interesting and unique architecture. All this and more is evident in the pride of ownership and why they moved to the North Shore to begin with. Lots of stories, lots of support, lots of gratefulness for just being informed. They wanted to know who was in charge of the environment and why this project and density could be considered in Tahoe Vista. There are several examples of tourist accommodations that fit the character of Tahoe Vista: Beesleys Cottages, Mourelatos Lakeside Resort, Rustic Cottages, Cedar Glen just to name a few

All ages are representative in the petition from 20-90+. Those here for many, many years, some for 30-45+ years and those that have moved in more recently. Full time residents, part time residents, second homeowners, business owners, employees and renters. No one is anti-development or anti-change. Comments received about this project: the site plan speaks for itself - it's just too big, too dense and too many people added to the Tahoe Vista community.

E-mails will be provided for information about future meetings and involvement in the process.

We are proud to be members of the Tahoe Vista community. As noted by the number signatures already gathered, there are more than just a "handful of residents" who feel that our future growth should be reasonable.

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From: Trina Padden (Trina@PaddenProperties.com)
Sent: Tuesday, September 09, 2008 6:39 PM
To: Placer County Board of Supervisors; jeffcowan@trpa.org
Subject: Tahoe Vista Partners/Sandy Beach appeal
Attachments: Trina Padden.vcf

To whom it may concern,

I am writing in regards to the Wyndham development planned for Sandy Beach. As an Kings Beach resident and a residential resale broker with an emphasis on shared ownership, I am deeply concerned. While I realize the need for redevelopment, I am concerned about the size and scope of this project, the impact it will have on traffic, and the environmental issues it would pose on our once pristine lake.

I have seen what happens to property values after a developer has reaped its rewards and leaves the area. How many folks are aware that a developer spends close to 50% of their budget on marketing and sales during their initial offering? Once sold, resale brokers work on a 6% to 8% budget. Out of that, they must pay all marketing costs, pay 50% to a buyer's broker, pay all fees and dues and provide enough income to live here. We also strive to maintain property values for our clients so that they may enjoy their properties without fear of losing their hard earned equity.

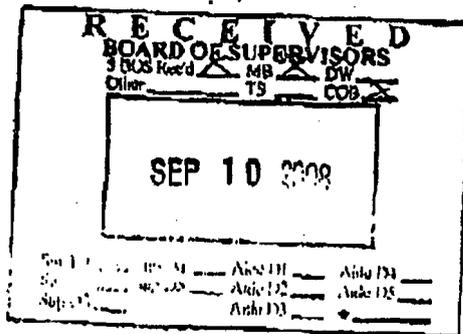
If a property is small enough, most re-sellers do fairly well if high demand/low supply is maintained. That is no longer the case in North Lake Tahoe. Currently there are around 25 re-sale shares listed on the Multiple Listing Service for Tonopalo. 7 have sold since January 1. Northstar has 35 listed with 8 sold since Jan 1. There are 936 shares coming on line from the Ritz Carlton, 2,000 from the Hyatt, and another 360 shares in the Gondola Building in Northstar only 10 minutes away. Squaw Valley has in excess of 250 re-sales and foreclosures in their timeshare projects. The same goes for other timeshare projects in the Tahoe Vista neighborhood. I just don't understand the need to bring on another 368 shares at this time.

Sincerely,

Trina Padden

Owner-Broker
 Padden Properties

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Stacy Wydra

From: north_tahoe@yahoogroups.com on behalf of Ellie [tahoellie@yahoo.com]
Sent: Wednesday, September 10, 2008 7:43 PM
To: e-mail North Tahoe Group; Placer County Board of Supervisors; Jeff Cowen TRPA
Subject: North Tahoe - Sandy Beach is home to many of us the entire summer season

Dear Theresa Avance,

Will another piece of lake Tahoe history be destroyed by development? We are enjoying another summer at our favorite Tahoe destination, Sandy Beach Campground. With the destruction / development looming in the near future, we explored the entire North Shore and found nothing comparable to Sandy Beach. Both the State campground and Lake Forest campground in Tahoe City do not allow RV's over 20' and do not have hook-ups (water and electrical). William Kent on the West Shore does have spaces for larger RV's, but it also has no-hook-ups. No other campgrounds are located on the North Shore.

Sandy Beach is home to many of us the entire summer season, year after year, with accommodations for large RV's, including water and electrical service. Home to many who live at Sandy beach campground in their RV's while working seasonal jobs in the area (The most affordable housing in lake Tahoe)

The Sandy Beach Campground is also a popular destination for young families and youth organizations (i.e. Habitat for Humanity bicycle group). We have enjoyed visiting with the large group of young families and young adults each year who stay at the SB Campground for a few days as they bicycle their way from the east Coast to the West Coast.

Our children and grandchildren are given the opportunity to spend the entire summer at Lake Tahoe, and are always anxious to see the friends they have made over the years, again, a tradition started by our parents and grandparents when the old cabins were on the beach.

Having the freedom to stay for extended lengths of time (all the campgrounds have a 14 day limit) has allowed us the pleasure of becoming a large family neighborhood.

The proposed development will destroy not only another quaint, family oriented, historical landmark, but also the tradition so many families have enjoyed for generations.

Warren and Cori Jennings

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David Hammitt & Margie Lockwood
200 Rim Drive
Tahoe Vista, CA 96148

Sean Fitzgerald
311 Fawn Lane
Tahoe Vista, CA 96148

September 1, 2008

RE: Sandy Beach Project, Tahoe Vista, CA

We are writing this letter as concerned residents of Tahoe Vista with regard to the Sandy Beach Project. We have not expressed our concerns until now as to the scope and density of this project. While we are property owners and invest in income property, we understand, respect and encourage planned growth within rural communities.

Our understanding of the Sandy Beach Project confuses us as it relates to the restrictions, guidelines and ordinances on development within the Tahoe Basin as governed by the TRPA and other local agencies. Why does it appear that TRPA is pushing large scale development projects through while holding up the small ones? It takes months of time to obtain permits to relocate one square foot of land coverage for a deck addition, or to be able to remove one single tree, with requirements to plant more trees, pay big mitigation fees, and paint your house etc even if you are located far from the shores of Lake Tahoe.

We are not completely opposed to reasonable development in our community but the approval of the Sandy Beach Project is just in drastic contrast to the TRPA's mission in the Tahoe Basin. Our family has always been in the real estate business and we are property rights advocates. We also believe that Lake Tahoe is a special place and we are concerned about what is going on.

During the hearing of July 23rd we did notice when the TRPA board approved the Sandy Beach project, none of the board nor did staff answer any of the questions the community raised. The TRPA's ex director, we felt, acted as a lobbyist for this project which was to approve massive development without addressing community character of rural and rustic design with over 100,000 sf of massing on the subject project. The Sandy Beach project is more than twice the size of Tonopalo just down the street.

Furthermore, no one on the board expressed concerns that more than half of the trees are being removed to lay the foundation for this project. One point of our confusion is when other landowners limbed a few branches they are penalized by given huge fines. Another concern is how the board and staff did not address how there could be so few parking spaces with such large amount of units and their large interior square footage.

Another concern, where are all these people going to park their vehicles? The street? North Lake Blvd. is already packed with cars, SUV's and boat trailers from the other resort property projects that failed to provide adequate parking. This failure has created a very dangerous condition today for motorists and pedestrians alike. TRPA publically admitted approving Tonopalo was a mistake as they have inadequate parking, and buildings that are out of scale and character for this demographic area.

Additionally, we don't believe the TRPA has even addressed the question of how motel rooms of a small size are traditionally rented to the general public are now being made into exclusive residences for only the very wealthy in gated communities. It makes us wonder what has happened to TRPA's mission of protecting this lake from the effects of human impact. It would appear this project was approved based on economics with no research given as to the demand needed for tourist housing and the environmental impact on the North Shore and its community. The concept is not a bad one but the conflicts in the ordinance(s) governing the entire Tahoe Basin are blatant and contradictory. The buildings are packed in like sardines in a can, yet the developers represented to us that they could have even packed more sardines in the can. Projects of this nature and magnitude will open the door to over development and environmentally threaten to our gem "Lake Tahoe" for future generations.

The chatter in the community reflects they are very upset about this project and how it was approved as is. I hope someone can address our concerns and answer the questions that we and the Tahoe Vista community have.

Respectfully submitted,

Margie Lockwood

David Hammitt

Sean Fitzgerald

Stacy Wydra

From: north_tahoe@yahoogroups.com on behalf of Ellie [tahoellie@yahoo.com]
Sent: Wednesday, August 20, 2008 9:33 PM
To: e-mail North Tahoe Group
Cc: MaryAnne Casella- Tahoe; Suzanne and Ron Pecci Laurel Dr; Dave and Allen Laurel Dr; Jack and Pat Sheen Laurel Dr; Dan and Sue Harbrecht Laurel Dr; JD Vanderlaan Laurel Dr; Martin and Pat Vanderlaan Laurel Dr; John Bervid Tahoe Community; Jerry Dinzes Tahoe Community; Julie and John Wainscoat Tahoe Community; Sue Gearhart Tahoe Community Homewood; Judy and Jerry Winters Tahoe Community
Subject: North Tahoe - Letter from the files- Sandy Beach

To: Planning Dept., Placer County and TRPA dated November 2003 - anonymous submittal

Re: Sandy Beach Resort Affordable Housing Project

Developers plan to redevelop Sandy Beach campground property with 45 timeshare units, a clubhouse and swimming pool and 10 affordable housing units in Tahoe Vista.

Does Tahoe Vista need another timeshare (built with manufactured homes) even though the project is called Sandy Beach Affordable Housing Project. Who is suppose to be fooled by the name ? There is a greater demand for RV parks than timeshares. There are already 6 or 7 timeshares in Tahoe Vista. Do the local residents of this small community want Tahoe Vista to be known as the timeshare capital of Lake Tahoe ?

The developers do not seem to be aware or are ignoring the fact that the RV/campground is a valuable asset to the area. **It is the only RV park with hookups and a dump station on the North Shore.** The fact that there is no telephone, cable TV or Internet service does not deter RV owners from using the campground. The owners claim that it's not economically viable due to the lack of these facilities, they do not say that this campground has not been updated for years and if updated the RV park would be economically viable as Zephyr Cove RV/campground has shown.

A very dismal pictures of the campground has been painted and it is claimed that the majority of the users are seasonal workers, when in fact the majority of users are yearly returnees and visitor/tourists who are from out of state or from other countries, as well as vendors from the Arts and Crafts fair held every other week at Kings Beach. It is a very active operation in the summer as can be seen by anyone visiting Sandy Beach. This is also a very family oriented campground. The beach (the only public one in the area) is one of the safest for children at the lake. Even at high water level, the water is shallow and families find it ideal to spend time on the beach and in the water with their children. With the campground closed, these families staying in other areas would have to drive to this beach and parking would be totally inadequate for their anticipated use at Sandy Beach.

It is not a "small loss of recreation facilities" as the developers claim. It will be a great loss to all people who use it, the regulars as well as one time visitors. There are other sites around the basin, but none on the North Shore. These displaced persons have no other place to go. They do not want to go to the South Shore making that area even

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With more population in the retirement age group, RV'ers are increasing in general in the U.S. and the need for RV facilities is increasing. Also RV rentals are increasing, as can be seen in the RV park, often with 3 or 4 Cruise America Rental occupying campsites nightly.

The lack of RV parks in the area may have an affect on the community. RV'ers may be forced to boondock in parking lots, or on side roads, possibly impacting law enforcement personnel and local residents. There would also be more large RV rigs driving around looking for parking so they can stay on the North Shore.

If this project is not approved, the RV park could continue to operate. It could easily be made into a more economically viable operation-it does serve a much needed asset for the Tahoe Basin.

Apart from the loss of the RV park, there are environmental concerns, cutting 84% of the trees in the park is unacceptable. The majority of the trees are healthy, and there is no shortage of nutrients as the developers claim there is. They say that it is not a serious issue to cut down 84 %. What about the wildlife, the bears that occasionally frequent the campground, the squirrels, chipmunks and all the birds. Where is all the wildlife to live as Tahoe Vista is overrun with development and timeshares ?

The cumulative effect must be considered- the effect on the community , the local residents, the wildlife, the RV'ers and campers in teh Tahoe Basin.

This was an anonymous letter in the Sandy Beach files dated November 2003. Internal memo exchanged between Melissa Shaw and Lori Lawrence.

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more congested, nor do they want to go to the West Shore where there are no hookups or as far away as Truckee.

The claim by the developers that the long time visitors will not be displaced is not true- ask any of the campers currently using the campground.

The developers have given several alternatives to users of this park. These alternatives include Burton Creek State Park, an undeveloped hiking park with limited parking. Tahoe Valley Campground in South Lake Tahoe (not viable alternative for North Shore users), Sugar Pine Point Campground, limited to 32' motor homes on the West Shore - no hookups, William Kent Campground (no hookups) again on the West Shore, three campgrounds in Truckee, (one being a membership only campground with very limited spaces for non members), Meeks Bay Resort (only 10 RV sites no pets), two motels in Kings Beach, one only accepts year round residents, the other has very limited facilities. None of these campgrounds are acceptable alternatives for North Shore RV users as Sandy Beach is the only North Shore campground that can accommodate large

From: Jmtornese@aol.com [mailto:Jmtornese@aol.com]

Sent: Friday, September 05, 2008 7:17 PM

To: jsinglaub@trpa.org; Michael Johnson; mara.j@att.net; smerrill@benchmark.com; shelly@tristatecommercial.com; JeromeW@innercite.com; mcdermid@charter.net; norma.santiago@edcgov.us; rossmiller@sos.nv.gov; mikehweber@sbcglobal.net; abiaggi@dcnr.nv.gov; syount@fortifiber.com; donnaruthe@todaysrealty.com; james-galloway@sbcglobal.net; tleslie@cw.com; Rjclason@aol.com; lpsevison@sbcglobal.net

Cc: Placer County Board of Supervisors; pmaurer@co.el-dorado.ca.us; RKUpton@aol.com; Allen Breuch; mlefevre@ts.fed.us; rharris@gbis.com; Bjepsecc@aol.com; tjamin@ci.south-lake-tahoe.ca.us; LKemper@waterboards.ca.gov; ekrause@mail.co.washoe.nv.us; lawrence@govmail.state.nv.us; rmconsulting@sbcglobal.net; hzuckerman@co.douglas.nv.us; lplemel@ci.carson-city.nv.us; Jennifer Merchant; RILESKI@aol.com; jane.schmidt@ca.usda.gov; tporta@ndep.state.nv.us; atolhurst_arch@yahoo.com; nszczurek@nltfpd.net; goldberg@caltahoeffire.net; waldo.walker@washoetribe.us; rochelle@keptahoeblue.org; donahoe@charter.net; jCowen@trpa.org; dlandry@trpa.org; Steve Buelna

Subject: Transfer of Tourist Accommodation Units at Lake Tahoe

Attached is a letter voicing homeowner concerns regarding the TAU transfer system at Lake Tahoe. Please advise if there is any problem with accessing the letter.

Thank you.

Judith Tornese

Psssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)

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FRIENDS OF THE WEST SHORE, LAKE TAHOE

September 5, 2008

Mr. John Singlaub, Executive Director of the TRPA & Members of the Governing Board
Mr. Michael Johnson, Planning Director for Placer County

Re: Transfer of Tourist Accommodation Units (TAUs) to Developments at Lake Tahoe

This letter supports the community efforts of the North Tahoe Citizens Action Alliance to rectify the current distribution and use of Tourist Accommodation Units (TAUs) in development projects in the Lake Tahoe basin. In this effort to make the TRPA and county development process fair and equitable, we join with the NTCAA, the League to Save Lake Tahoe, the Sierra Club and numerous other Tahoe environmental organizations, citizen and community groups.

As homeowners at Lake Tahoe, we have the following concerns and suggestions:

Transfer of TAUs

Based on the current code regarding development projects, it is permissible to transfer a one bedroom motel or hotel TAU (typically around 300 sq ft) from anywhere within a county to a condo/timeshare/fractional ownership unit with 2, 3 or 4 bedrooms at Lake Tahoe (as much as 4,000 sq ft). This is not fair or logical. This inappropriate use is driving the recent push to timeshare & fractional ownership units around the Lake and is detrimental to the village quality of the surrounding neighborhoods. The current code allows the transfer of TAUs with no regulation of the size or number of bedrooms. The code needs to be more realistic to recognize that all TAU transfers should be equivalent.

Remote locations irrelevant to Lake Tahoe

A project under development at Lake Tahoe can have TAUs transferred from outside the project area, from any remote site to prime Lake Tahoe property within the same county, regardless of its relevancy to the project being developed. This again results in inequitable unit transfers and is subject to abuse.

Condos, timeshares or fractional ownership tourist units for a development project should be evaluated & approved based on the merits of the development and its location, without regard to transfers from another, unrelated location.

RECOMMENDATION

We recommend one of the following options:

1. End the use of the TAU transfer system.
2. Change the code to base the TAU transfer on the same number of bedrooms.
3. Change the code to base the TAU transfer on the same approximate square feet.

Parking related to TAUs

A one-bedroom TAU only requires one parking spot, so if a TAU is transferred to a condo/timeshare with several bedrooms, it is obvious that one parking space will not be adequate. Therefore, TRPA and/or the county have to make adjustments to the parking requirements to require more than one parking space for these transfers. They recognize that a one-bedroom TAU is not equivalent to a timeshare/fractional ownership unit with several bedrooms and, thus, parking space must be increased, based on the number of bedrooms. This logic should be applied to the unit transfer itself. Parking for boats and boat trailers should also be included.

In general, these TAU transfers frequently have no relationship to the community to which the units are transferred. We are concerned with the impact to the infrastructure, environment and community compatibility related to these transfers to timeshares/fractional ownership. In particular, it dramatically accelerates the increase in building mass and people density, the increase in traffic and parking needs, air and water pollution and the negative effect on scenic views and the scale & character of our neighborhoods. With all the new large CEP developments in the North and West Shore pipeline, we must also consider the cumulative effects in these areas.

TRPA has missed their own deadline to update their Regional Plan, which is known to be inadequate and out-of-date, and yet in the meantime, they continue to use those known inadequacies to consider and approve massive development. Since the Regional Plan has been delayed, we ask that you rectify this situation immediately and eliminate or revise the code before new projects are approved and irreparable harm is done to the Lake Tahoe environment and our communities. Thank you for your prompt consideration of this important issue.

Sincerely,

**"Friends of the West Shore"
Lake Tahoe, California**

Judith Tornese & Jerry Winters	- McKinney Estates, West Shore - jmtornese@aol.com
Gloria Bourke	- Tahoe Swiss Village, West Shore
Verna E. Bromagem	- Homewood, West Shore
Ann Bryant	- Homewood, West Shore
Bruce Carswell	- Homewood, West Shore
Chris and MaryBeth Cody	- Carnelian Bay, North Shore
Lorie and Paul Cress	- Homewood, West Shore
Christina Dobleman	- Tahoe Pines, West Shore
Susan and James Gearhart	- Homewood, West Shore

- Doni Glassmaker - McKinney Shores, West Shore
- Ron and Sally Grassi - Tahoe City, North Shore
- Carole Gray - Homewood, West Shore
- Antje Hackel - Homewood, West Shore
- Dan and Kathy Higgins - Homewood, West Shore
- Dennie Parrish - Homewood, West Shore
- Liz and Ralph Peer - McKinney Bay, West Shore
- Ray and Lois Perryman - Homewood, West Shore
- Ruth Ellen Saarinen & Thomas Rothenberger - McKinney Estates, West Shore
- John and Fran Strain - Chamberlands, West Shore
- Calvin J. Van Zee - Homewood, West Shore
- Rick and Ali Van Zee - Homewood, West Shore
- Ellie and David Waller - Tahoe Vista, North Shore

cc:

- TRPA Advisory Planning Commission
- Placer County Board of Supervisors
- NTCAA Members
- Rochelle Nason - League to Save Lake Tahoe
- Mike Donohoe - Sierra Club
- Friends of Crystal Bay/Brockway
- Citizens Alliance for Responsible Government
- Kings Beach Business Citizen Alliance
- Senator Diane Feinstein
- Governor Arnold Schwarzenegger
- Lt. Governor John Garamendi
- Senator Dave Cox
- Assemblyman Ted Gaines
- Interested Community Members

From: GARY K [mailto:gk1157@sbcglobal.net]
Sent: Sunday, September 07, 2008 8:05 AM
To: Placer County Board of Supervisors
Subject: Fw: North Tahoe - Update on Sandy Beach Campground conversion

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----- Original Message -----

From: viskr
To: north_tahoe@yahoogroups.com
Sent: Saturday, September 06, 2008 6:20 PM
Subject: Re: North Tahoe - Update on Sandy Beach Campground conversion

Hi All-

First I am in favor of development, but that should be reasonable development. Taking a property that would support some 3-12 houses in the past, but now proposing 45 units and beyond is unreasonable.

We all like to see developments like Vista Pines (on the higher end) or the Grey Lane Townhomes (6 affordable duplexes up National Ave) or the North Tahoe Community Center. These all were reasonable in size and scope. AND they all have adequate on site parking.

I live along the 1/4 mile between Tonopalo and National Ave. Do we really need another project with inadequate parking like Tonopalo, Sandy Beach (lakeside public beach), Sancho's, or the boat launch at National Ave. All summer long, parking for these projects is on the street causing dangerous conditions for pedestrians, bicyclists and people just trying to get out of their driveway. I know its in vogue to believe cars are all going to disappear someday, but get a reality check.

At least the summer use beach and boat launch don't present a problem in the winter. And for now Tonopalo does overflow park across the street, but will than continue when that property gets developed?

The proposed Sandy Beach project has 45 units, with 55 parking spaces and 113 bedrooms. As a vacation property these will often have multiple families visiting, which means multiple cars. So where are those cars going to go, with less than 100' of frontage road, and

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9/8/2008

167

where will they go in the winter?

So why should we throw out the rules on tree removal, coverage, density and parking for these big developments. It generates some profits for outside developers who don't live here and don't have to live with the consequences.

Messages in this topic (8Reply (via web post) | Start a new topic
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Never doubt that a small group of thoughtful, committed citizens can change the world.
Indeed, it is the only thing that ever has... Margaret Mead

"Whenever the people are well-informed, they can be trusted with their own government;... whenever things get so far wrong as to attract their notice, they may be relied on to set them to rights." ... Thomas Jefferson to Richard Price, 1789. ME 7:253

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From: Gwen Rosser [mailto:grosser@aaahawk.com]
Sent: Friday, August 15, 2008 10:52 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach, Tahoe Vista

Board of Supervisors: Please, please do not approve the Sandy Beach project as it stands. We do not want to change our small town image to become a big commercial resort area. Once the trees are cut, the ground leveled, the concrete poured, we can never go back to a natural setting, the very thing people come to enjoy and the area those of us who live here love. Please do the right thing for the lake, the environment, and yes, the tourists. They don't want McMansions either.

Gwen Rosser,
 Tahoe Vista, Ca.

Gwen Rosser
 grosser@aaahawk.com
 EarthLink Revolves Around You.

RECEIVED			
BOARD OF SUPERVISORS			
Sup Rec'd	MB	DS	
Other	TS	COB	
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Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	*

- DATE 8/25/08
- Board of Supervisors - 5
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 - County Counsel
 - Mike Boyle
 - Planning 3080

RECEIVED
AUG 25 2008
 CLERK OF THE
 BOARD OF SUPERVISORS

From: Ronald Antrim [trimra@yahoo.com]
Sent: Saturday, August 23, 2008 12:59 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach

As a home owner in Tahoe Vista I am in favor of development of Sandy Beach as a means to increase the tax base. My only concern is adequate parking on site. Parking on the road is not acceptable.

Ron Antrim
 PO Box 282
 Tahoe Vista, Ca. 96148

DATE 8/26/08
 Board of Supervisors - B
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 Mike Boyle
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R E C E I V E D			
BOARD OF SUPERVISORS			
Sup Rec'd	Sup	TS	COB
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AUG 25 2008			
Sup D1	Sup D2	Aide D1	Aide D2
Sup D3	Sup D4	Aide D3	Aide D4
Sup D5	Sup D6	Aide D5	Aide D6
			★

From: Ellie [tahoellie@yahoo.com]
Sent: Saturday, August 23, 2008 4:25 PM
To: Janet Harley Tahoe Community
Cc: Placer County Board of Supervisors
Subject: Did you get this from me ?
Attachments: SB Janet Harley.doc

Janet,
 I forgot to ask you if you had rec'd this from me ?
 If you did I apologize for tehe.

If not, will you possibly consider putting this on the North Tahoe groups site
north_tahoe@yahoogroups.com and also send to
 the Placer County Board of Supervisors bos@placer.ca.gov

If you are uncomfortable, no worries !!!! just let me know

Thanks, Ellie

DATE 8/25/08
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R E C E I V E D			
BOARD OF SUPERVISORS			
5 BOS Rec'd	<input checked="" type="checkbox"/> MR	<input checked="" type="checkbox"/> DW	
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<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em;">AUG 25 2008</p> </div>			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	★

No one is arguing the necessity of taking what exists and "making it better" or of the merits of good projects. The issues Tahoe Vista faces are not one of redevelopment or making improvements. There are many good projects- RedWolf Lakeside Lodge timeshare, the Rustic Cottages and Tahoe Vista Inn redevelopment, the Mourelatos family resort rebuild, Safeway, Vista Pines Court residential, the Brockway Golf course clubhouse, Perennial Nursery, and most recently townhouses built within the National Ave residential corridor. Mixes of commercial and residential – good examples of compatible development –at a scale and density appropriate for the area.

Everyone appreciates the beautiful beaches and NTPUD park and newly redeveloped Tahoe Vista Recreation Area at National Ave. Also the lakefront beach area that the Sandy Beach developer sold to the conservancy years ago.

The problem lies with the process, the disconnect with the agencies who are charged to protect the lake, the lack of leadership. Neighbors pitted against neighbors, Meetings with no "real notice" after Holiday weekends and in the middle of snow storms. Perversions of codes, and ordinances, outdated Community Plans, Pathway 2007 Regional Plan Update slated for release in 2009, failure to analyze cumulative impacts, mitigation measures that show no local nexus or ability to solve the problem, and currently at the forefront- the misuse of the "tourist accommodation entitlements."

The "sleeping giant" (our community) is awake because people are more aware. Tonopalo woke them up. The community attends meetings and they are informed. They want to be part of the process and have the community voice heard loud and clear.

The current proposed Sandy Beach Alternative E is twice the size of Safeway. Sandy Beach is planned at twice the size and mass of Tonopalo – it's just not on the lakeside. It is five times the density of a relatively new residential subdivision, the Vista Pines Court, several doors down to the East which is approximately the same acreage. Eight homes about 3000 sf each with their own looped fire road.

So the community is united on a solution. A smaller project so that there is something left for the next developer. A Project that is in scale, scope and character with what already exists and has been improved. 25 units is fair. 25 units makes sense.

Until developers get more realistic about the community needs and desires and offer "reasonable growth projects" and the agencies do their job of protecting the environment, and there is outreach to the public and effective facilitation- this infighting will continue –Please help us to support the Sandy Beach project at a reasonable density. 25 fractional units, an appropriate number of affordable units, expansion of the restaurant, a pool and clubhouse- This is fair.

DATE 8/25/08

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- County Counsel
- Mike Boyle
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AUG 25

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Sup D2 _____	Sup D5 _____	Aide D2 _____	Aide D5 _____
Sup D3 _____		Aide D3 _____	

RECEIVED**AUG 15 2008**

From: Jerry Wotel [jerry@wotel.org]
Sent: Friday, August 15, 2008 9:42 AM
To: north_tahoe@yahoo.com; Placer County Board of Supervisors
Cc: John Singlaub; Jeff Cowen
Subject: Sandy Beach Appeal

CLERK OF THE
BOARD OF SUPERVISORS

DATE 8/15/08

- Board of Supervisors -
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

Forwarded for Rolf Lessem:

WHO ARE THE WATCHDOGS OF LAKE TAHOE ??

The Citizens of Lake Tahoe, a shrinking population no longer have a voice in the Tahoe Basin as has been evidenced in recent planning hearings for the Sandy Beach/fractional development. On July 10th the Placer County Planning Commission denied a request for continuance of the hearing to a venue change to Lake Tahoe ignoring a petition from 81 Tahoe Vista residents who wanted to be more involved in the decision making process.

On July 23rd the TRPA Governing Board deferred all planning responsibility for project approval to Placer County. Despite petitions from hundreds of locals requesting a reasonable density project none of the agencies charged with protecting Lake Tahoe seem to care. Decisions were made based on economics. Economics for the developers and economics for the agencies.

The TRPA board chair on July 23rd encouraged the developers to meet with Community members and to discuss both density as well as parking issues resulting from this project. The developers are unwilling at this time to change their project one bit.

What is going on here now is precedent setting for every community plan on the North Shore especially for the more transitional areas like Tahoe Vista and Carnelian Bay and paves the way for a future of high density and massive developments. Sandy Beach as proposed is almost three times the mass of Tonopalo, is taller than Tonopalo, has twice the units, proposes 60% removal of all of the trees on the site upon project completion and denudes everything else by 95% site grading.

Additionally, this project takes mom and pop motel rooms of 300 squares feet out of existence and converts them to McMansions of indeterminable size and number of bedrooms with requirements of one parking spot per residence- .There are not even requirements that these units be available for nightly rental to tourists. It becomes an exclusive Wyndham Resort for the very wealthy, where now it is a campground available for families of any economic position.

The community plan theme for Tahoe Vista specifically states that future resort development should be of a "low intensity rustic Tahoe design."
 There is nothing rural or rustic about this project.

Where is the Lake in this equation? Where are the agencies chartered to protect it? Why isn't the community voice being heard? Why does everyone think that more high density development is the solution to our economic demise, better lake clarity, and reduction of traffic concerns?

An appeal hearing has been scheduled in front of the Board of Supervisors. Date still undetermined. Everyone needs to voice their concerns immediately to:

bos@placer.ca.gov Attn: Tahoe Vista Partners/Sandy Beach appeal

Written letters can be sent to:

Clerk of the Board of Supervisors: Attn Tahoe Vista Partners/Sandy Beach Appeal
 175 Fulweiler Ave
 Auburn, CA 95603

cc: TRPA at jsinglaub@trpa.org and jcowen@trpa.org

Rolf Lessem
 Tahoe Vista

RECEIVED

AUG 15 2008

CLERK OF THE BOARD OF SUPERVISORS

From: Jmtornese@aol.com
Sent: Friday, August 15, 2008 11:23 AM
To: Placer County Board of Supervisors
Cc: jsinglaub@trpa.org; jCowen@trpa.org; jerry@wotel.org; rochelle@keeptahoeblue.org; donahoe@charter.net
Subject: Fwd: North Tahoe - Sandy Beach Appeal

Mr Lessen's letter below very eloquently states what so many Tahoe homeowners feel - that this current "rush to development" will forever change the rustic, village quality of the North and West Shores. People do not want to see the "urbanization" which includes timeshares, fractional ownership and large condos, primarily catering to the wealthy. This will negatively impact traffic & the environment. It doesn't make sense that all these projects are happening at the same time, under the CEP plan. Why not allow one project at time, to evaluate the impact to the community & the lake?

Please consider the valid concerns of the community in planning for the future of the Lake Tahoe basin.

Judith Tornese and Jerry Winters

Homeowners - McKinney Estates (Tahoma)
 West Shore

From: jerry@wotel.org
Reply-to: north_tahoe@yahoogroups.com
To: north_tahoe@yahoogroups.com, bos@placer.ca.gov
CC: jsinglaub@trpa.org, jCowen@trpa.org
Sent: 8/15/2008 11:42:10 A.M. Central Daylight Time
Subj: North Tahoe - Sandy Beach Appeal

DATE 8/15/08

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning 3080

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Additionally, this project takes more and pop. motel rooms of 300 square feet out of existence and converts them to McMansions of indeterminable size and number of bedrooms with requirements of one parking spot per residence-. There are not even requirements that these units be available for nightly rental to tourists. It becomes an exclusive Wyndham Resort for the very wealthy, where now it is a campground available for families of any economic position.

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Clerk of the Board of Supervisors: Attn Tahoe Vista Partners/Sandy Beach Appeal
175 Fulweiler Ave
Auburn, CA 95603

cc: TRPA at jsinglaub@trpa.org and jcowen@trpa.org

Rolf Lessem
Tahoe Vista

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AUG 18 2008

CLERK OF THE BOARD OF SUPERVISORS

8/18/08
 Board of Supervisors - 4
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

From: "Dale Chamblin" <pamndale@sbcglobal.net>
 To: <north_tahoe@yahoogroups.com>
 Sent: Friday, August 15, 2008 1:33 PM
 Subject: Re: North Tahoe - Sandy Beach Appeal

- > As a developer, I have often challenged the rights of property owners to
- > do as they please with their holdings. I do not believe that property
- > owners who own and operate small, antiquated motels, resorts, camp
- > grounds, etc should forever be doomed to status quo. Post WW II unurban
- > housing developers found millions of customers for their 1,200 sf box-like
- > residences that bear little resemblance to the 2,800+ homes that the
- > public now demands.
- >
- > Nevertheless, others here at Tahoe who share this position must ultimately
- > admit that the "reasonable man rule" should be brought forth when a
- > developer proposes a project that threatens to negatively impact a
- > community. Most community members admit that Tonopalo was a mistake. Why
- > would we, or should we consent to a project that is almost three times the
- > mass of Tonopalo?
- >
- > If we let this project be completed as proposed, what are we going to say
- > to the next developer who submits plans for an even larger or more dense
- > project? Who is considering the cumulative impact of these large
- > developments, or are we continuing to look at each one individually? When
- > and where are the reasonable limits going to be imposed to avoid the loss
- > of our community?
- >
- > Dale Chamblin
- >
- > ----- Original Message -----
- > From: "Jerry Wotel" <jerry@wotel.org>
- > To: <north_tahoe@yahoogroups.com>; <bos@placer.ca.gov>
- > Cc: "John Singlaub" <jsinglaub@trpa.org>; "Jeff Cowen" <jCowen@trpa.org>
- > Sent: Friday, August 15, 2008 9:41 AM
- > Subject: North Tahoe - Sandy Beach Appeal
- >
- >
- >> Forwarded for Rolf Lessem:
- >>
- >> WHO ARE THE WATCHDOGS OF LAKE TAHOE ??
- >>
- >> The Citizens of Lake Tahoe, a shrinking population no longer have a
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- >> hearings for the Sandy Beach/fractional development. On July 10th the
- >> Placer County Planning Commission denied a request for continuance of
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- >> Tahoe Vista residents who wanted to be more involved in the decision
- >> making process.
- >>
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176

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>>

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>> Community members and to discuss both density as well as parking issues
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>> bos@placer.ca.gov Attn: Tahoe Vista Partners/Sandy Beach appeal

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>> Clerk of the Board of Supervisors: Attn Tahoe Vista Partners/Sandy Beach
>> Appeal
>> 175 Fulweiler Ave
>> Auburn, CA 95603

>>

>> cc: TRPA at jsinglaub@trpa.org and jcowen@trpa.org

>>

>> Rolf Lessem
>> Tahoe Vista

>>

>> -----

>>

>> Never doubt that a small group of thoughtful,
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>> Indeed, it is the only thing that ever has... Margaret Mead

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>> "Whenever the people are well-informed, they can be trusted with their
>> own government;... whenever things get so far wrong as to attract their
>> notice, they may be relied on to set them to rights." ... Thomas
>> Jefferson to Richard Price, 1789. ME 7:253
>> Yahoo! Groups Links
>>

RECEIVED**AUG 20 2008**

From: Janet Mize [janetmize@msn.com]
Sent: Tuesday, August 19, 2008 4:07 PM
To: Placer County Board of Supervisors
Subject: Fw: Tahoe Vista Community Plan

CLERK OF THE
BOARD OF SUPERVISORS

DATE 8/20/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

Attn: Tahoe Vista Partners/Sandy Beach Appeal

As the longtime chairperson developing the North Tahoe Community Plans, I am greatly distressed to learn of the direction "Tourist Accommodation" has taken in Tahoe Vista. Sadly, fractional ownership was a concept with which we did not direct any attention since, at the time we established the Plan, it had not entered our sphere of awareness.

Our concept for Tahoe Vista centered around a vision that kept its traditional resort area theme and outdoor recreation. Our intent was to see the existing motels be upgraded, not replaced by large homes. Fractional ownership of large homes does not fit the Plan's vision. What can be done to restore the intent of the Community Plan?

Please consider carefully the planning and approvals for Tahoe Vista.

Most sincerely,

Janet Mize,
now residing at 900 Fallowfield Lane,
Watsonville, CA 95076
janetmize@msn.com
831-761-0783

8/20/2008

179

RECEIVED

AUG 20 2008

CLERK OF THE BOARD OF SUPERVISORS

From: Jerome Barulich [j.barulich@sbcglobal.net]
Sent: Tuesday, August 19, 2008 2:08 PM
To: jeffcowen@trpa.org
Cc: Placer County Board of Supervisors
Subject: sandy beach development

DATE 8/20/08
 Board of Supervisors - 5
 County Executive Office
 County Council
 Mike Boyle
 Planning 3080

Dear Mr. Cowen and Placer County,

I am a property owner and resident of Tahoe Vista.

The Sandy Beach Development is too big for our little community. Infrastructure, traffic, pollution (environmental and light), noise, reduction in habitat issues are all concerns of myself and my wife.

If the Sandy Beach development was the only one planned, then perhaps. BUT THERE ARE MANY OTHER DEVELOPMENTS PLANNED AS WELL. We do not want to be South Shore North. At the current rate of development, we will ultimately prostitute the Lake to the point of killing the goose that laid the golden egg (if that has not taken place already)

Please do not allow developers make money at the expense of our quality and style of life we hold so dear. Reduce the size, consider the cumulative effect of ALL the planned projects. Stop licking your chops at the potential money that Placer county stands to make, and consider the Lake, the wildlife, and the residents.

Tonopalo is not even sold out, what makes people think we need more units? What about the families that can't afford to stay at posh resorts? Who is standing up for those who stand to lose a inexpensive family location to enjoy? Is Tahoe to be only for rich people?

Also, why is our community plan being ignored?

I graduated from Tahoe Lake School in the 60's, and have seen disheartening changes over the years, but none that stand to have the impact that developers are now proposing.

All this brings to mind a song by the Ojay's....if you haven't already guessed, it's called MONEY. Try listening to it --> www.youtube.com/watch?v=lpAyATK5IG8

With Concern,

Jerome Barulich
 229 Laurel Drive
 Tahoe Vista, CA

From: AJ Banford [aj@theradfordcompany.net]
Sent: Wednesday, August 20, 2008 12:31 PM
To: Placer County Board of Supervisors
Subject: Letter regarding Tahoe Vista Partners/Sandy Beach Project
Attachments: Ltr to Brd Of Supes 8.20.08.pdf

Please deliver this letter to all the members of the Board of Supervisors. Thank you for your attention in this matter.

Barbara Haas
 6910 Toyon Road
 Tahoe Vista CA 96148

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AUG 21 2008
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DATE 8/21/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 3080

cc: BOS

8/21/2008

1 of 3

181

Re: Tahoe Vista Partners/Sandy Beach Appeal

Dear Board of Supervisors;

I am writing this letter to address some concerns we have regarding the Sandy Beach Project, some of which were addressed to the Placer County Planning Commission on July 10th, and some that we want to address to the Board of Supervisors as part of the appeal. My wife and I are the neighbors most directly impacted by this project.

Karen Van Epps, founder of North Tahoe Development Watch, commented on the Sandy Beach EIR draft on page 93, she writes "The DE/DEIR evaluation of land use impacts fails to address impacts of the existing residential community adjacent to the proposed project site. A neighborhood consisting of 32 homes is located immediately North of the project site, with neighboring backyards abutting the project area."

EDAW's response (the EIR writer), on page 117, states "The comment incorrectly describes surrounding land uses. The land to the north is vacant and is the location of the proposed Vista Village Workforce Housing Project." This same discussion explains that "residential areas are in the vicinity of the project site."

My property, APN 112-060-023, is both adjacent and abuts the project site (sharing a property line). According to the EIR, I do not exist. My deck is within five feet of the proposed emergency fire road/future bike path as indicated by Alternative E in the EIR.

I imagine this road will need to be maintained during winter months. Will the county be in charge of snow removal or is this a private road, maintained by the property owners of Sandy Beach? Who will be liable for repairs/damage to my deck when four feet of snow is piled into the pillars of my deck? Who will be responsible for the ongoing maintenance?

On page 26 of the EIR, exhibit 2-2 shows the future bike path connecting to the Secondary Emergency Access road. Can this be possible, an emergency bike path? I feel this could be a conflict between pedestrians possibly using this as an emergency exit as fire and ambulance vehicles are using it as an emergency entrance.

At the same meeting, I asked the Planning Commission to deed restrict this fire access road if they approved this project, to prevent it from being used at the convenience of the Sandy Beach project, soon to be Wyndahm Residence Collection of Homes, and also to prevent future developers of the Vista Village, the adjoining property to the north of the project site, using it as a main thoroughfare.

Condition #37 was entered regarding the emergency fire road being

be given to the fire department and one would be kept at the clubhouse. This "gentleman's handshake" promise is unacceptable to me and my neighbors. I want this road deed restricted, if it is built; or better yet, the County should request that an alternative be looked at where the emergency loop road is on developers own property such as every other project that has been constructed in the past several years has. Examples include Vista Pines, where there are eight homes, and Anderson Road, each have a looped road which provides its own fire access.

This was not even addressed in the EIR. I ask you how can this EIR be effectively written when it appears that no site visual was taken and no research was done. The EA/EIR is flawed. The comments to public letters are flawed. Can something so important as this document be so flawed?

Staff did indicate at the July 10 hearing that because Alternative E was a lesser project, the EIR did not need to be re-circulated. However, this alternative greatly impacts the homeowners/property owners of Toyon Road, including their own property that according to the EIR does not exist.

I urge you to take a close look at this project and its many impacts on the small, surrounding community. I urge you to downsize this project to something that is reasonable, and I urge you to look at the developer taking responsibility for his own emergency access on his own site. This of itself will result in a more balanced proposal that would benefit everyone in Tahoe Vista. Thank you for your attention in this matter.

Sincerely,

M. L. E. H. — Barbara K Haas

Mark and Barbara Haas
6910 Toyon Road
Tahoe Vista, CA 96148

To: Planning Dept., Placer County and TRPA. dated November 2003 - anonymous submittal

Re: Sandy Beach Resort Affordable Housing Project

Developers plan to redevelop Sandy Beach campground property with 45 timeshare units, a clubhouse and swimming pool and 10 affordable housing units in Tahoe Vista.

Does Tahoe Vista need another timeshare (built with manufactured homes) even though the project is called Sandy Beach Affordable Housing Project. Who is suppose to be fooled by the name ? There is a greater demand for RV parks than timeshares. There are already 6 or 7 timeshares in Tahoe Vista. Do the local residents of this small community want Tahoe Vista to be known as the timeshare capital of Lake Tahoe ?

The developers do not seem to be aware or are ignoring the fact that the RV/campground is a valuable asset to the area. **It is the only RV park with hookups and a dump station on the North Shore.** The fact that there is no telephone, cable TV or Internet service does not deter RV owners from using the campground. The owners claim that it's not economically viable due to the lack of these facilities, they do not say that this campground has not been updated for years and if updated the RV park would be economically viable as Zephyr Cove RV/campground has shown.

A very dismal pictures of the campground has been painted and it is claimed that the majority of the users are seasonal workers, when in fact the majority of users are yearly returnees and visitor/tourists who are from out of state or from other countries, as well as vendors from the Arts and Crafts fair held every other week at Kings Beach. It is a very active operation in the summer as can be seen by anyone visiting Sandy Beach. This is also a very family oriented campground. The beach (the only public one in the area) is one of the safest for children at the lake. Even at high water level, the water is shallow and families find it ideal to spend time on the beach and in the water with their children. With the campground closed, these families staying in other areas would have to drive to this beach and parking would be totally inadequate for their anticipated use at Sandy Beach.

It is not a "small loss of recreation facilities" as the developers claim. It will be a great loss to all people who use it, the regulars as well as one time visitors. There are other sites around the basin, but none on the North Shore. These displaced persons have no other place to go. They do not want to go to the South Shore making that area even more congested, nor do they want to go to the West Shore where there are no hookups or as far away as Truckee.

The claim by the developers that the long time visitors will not be displaced is not true- ask any of the campers currently using the campground.

The developers have given several alternatives to users of this park. These alternatives include Burton Creek State Park, an undeveloped hiking park with limited parking. Tahoe Valley Campground in South Lake Tahoe (not viable alternative for North Shore users), Sugar Pine Point Campground, limited to 32' motor homes on the West Shore - no hookups, William Kent Campground (no hookups) again on the West Shore, three campgrounds in Truckee, (one being a membership only campground with very limited spaces for non members) , Meeks Bay Resort (only 10 RV sites no pets), two motels in Kings

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Beach, one only accepts year round residents, the other has very limited facilities. None of these campgrounds are acceptable alternatives for North Shore RV users as Sandy Beach is the only North Shore campground that can accommodate large RV's with hook ups and a dump station.

With more population in the retirement age group, RV'ers are increasing in general in the U.S. and the need for RV facilities is increasing. Also RV rentals are increasing, as can be seen in the RV park, often with 3 or 4 Cruise America Rental occupying campsites nightly.

The lack of RV parks in the area may have an affect on the community. RV'ers may be forced to boondock in parking lots, or on side roads, possibly impacting law enforcement personnel and local residents. There would also be more large RV rigs driving around looking for parking so they can stay on the North Shore.

If this project is not approved, the RV park could continue to operate. It could easily be made into a more economically viable operation-it does serve a much needed asset for the Tahoe Basin.

Apart from the loss of the RV park, there are environmental concerns, cutting 84% of the trees in the park is unacceptable. The majority of the trees are healthy, and there is no shortage of nutrients as the developers claim there is. They say that it is not a serious issue to cut down 84 %. What about the wildlife, the bears that occasionally frequent the campground, the squirrels, chipmunks and all the birds. Where is all the wildlife to live as Tahoe Vista is overrun with development and timeshares ?

The cumulative effect must be considered- the effect on the community , the local residents, the wildlife, the RV'ers and campers in teh Tahoe Basin.

This was an anonymous letter in the Sandy Beach files dated November 2003. Internal memo exchanged between Melissa Shaw and Lori Lawrence.

Messages in this topic (1Reply (via web post) | Start a new topic

) Messages | Files | Photos | Polls | Members | Calendar

Never doubt that a small group of thoughtful, committed citizens can change the world.

Indeed, it is the only thing that ever has... Margaret Mead

"Whenever the people are well-informed, they can be trusted with their own government;... whenever things get so far wrong as to attract their notice, they may be relied on to set them to rights." ... Thomas Jefferson to Richard Price, 1789. ME 7:253

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Ron & MaryAnne Casella

19905 Fig Tree Ct.
Cupertino, CA 95014
408-257-7208

217 Laurel Dr., PO Box 503
Tahoe Vista, CA 96148
530-546-5228

August 20, 2008

Joe Lanza
c/o Lanza's Restaurant
7739 North Lake Blvd.
Kings Beach, CA 96143

R E C E I V E D
AUG 22 2008

PLANNING DEPT.

Dear Joe,

A tradition has ended! For years, when we come up to our Tahoe cabin, our first night dinner involves going to Lanza's. Depending on the length of our stay we usually go there another 2 - 4 times.

But NO MORE !!! You refuse to decrease the density of your proposed Sandy Beach Resort development. We refuse to patronize your restaurant any more.

And that is sad. Our kids grew up knowing we always go to Lanza's. Many Italian restaurants we patronize are "compared" to Lanza's. We have seen Mama in there eating with friends. Jason delivered Ron's clean shirt & pants to our cabin after a waitress had accidentally spilled chicken parmesan down his back.

Our family purchased this property back in the 50's because it was unlike South Shore. It was a quiet, small town atmosphere. Numerous friends in the bay area come up here to stay in the small, older cottages for the same atmosphere.

Tonopolo is a monstrosity both from the road & from the water. Now you, Alex Mourelaos, & Tahoe Sands (among others) are trying to cash in on the big bucks & rape the wonderful community that once was.

Tomorrow we head back to the bay area, with no visit to Lanza's & with the hope that our grandchildren will still be able to enjoy the Tahoe that we & our children have enjoyed.

Respectfully,

Ron & MaryAnne Casella

Cc: TRPA
✓ Placer County

8/25/08
Board of Supervisors - 5
✓ County Executive Office
County Counsel
Mike Boyle
✓ Planning 3080

R E C E I V E D							
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RE: Sandy Beach/Tahoe Vista Partners

As a resident in Tahoe Vista, who lives 100 feet from Tonopalo, I feel qualified to comment on the impact this project will have on the parking along Hwy. 28. (North Lake Blvd.)

Tonopalo has 19 units and 19 parking spots on their property with 14 spots directly across Hwy. 28. This has proved not to be sufficient! Owners of these fractional residential units do not come to their 3 and 4 bedroom homes in one vehicle. The owners invite other family members and guests to join them and there are frequently as many as 4 cars per unit. *This is a vacation place! Why not invite as many people as the unit will accommodate?* There are cars from Tonopalo parked both on east and west directions on the south and north side of Hwy. 28. This would not be so if adequate parking spots had been required by the TRPA and Placer County as part of the approval process. Let's have some foresight with these projects.

In the summer there is also the problem of trailer/boat parking. The street parking near the Sandy Beach Park will have no space available on the street for tourist and locals to visit this public facility. The overflow from the Sandy Beach Fractional development across the road will take this parking away from the public. In the winter, cars cannot be parked on the street. Where do they go?

The inadequate on site parking causes a huge safety issue to pedestrians, bikers and drivers. Hwy. 28 is destined to become one long large parking lot.

I urge you to vote against this project until density is reduced and adequate parking is provided on site. Let's learn from previous mistakes and *demand* that the developers do what is right for the community and their potential buyers. The developers get their approvals, money and leave the community to deal with the problems.

Sincerely hopeful,

Frances Robinson
6780 North Lake Blvd.
Tahoe Vista, CA 96148
546-6150
tahoeffrenz@aol.com

- DATE 9/5/08
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning 3080

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Sup D3 _____		Aide D3 _____	* _____

From: Meera Beser [mbeser@sbcglobal.net]
Sent: Monday, September 15, 2008 7:07 AM
To: Placer County Board of Supervisors
Subject: Sandy Beach

Dear Public Servants of TRPA and Placer County ;

I am appalled and infuriated. Once again an agency that we generally thought had been designed to help maintain a semblance of sanity when it came to development in the extremely fragile Tahoe environment is operating outside of its guidelines, outside of public consensus and very possibly outside of the law. It makes me wonder how much money members of the TRPA and members of Placer County Board of Supervisors stand to make from these offensive, out of control and ridiculous building projects.

It's bad enough that there is rampant and blatant "green washing" going on in the guise of "Community Enhancement Projects" but now, because you are afraid that the community will respond to the "Sandy Beach" project in a similar and very effective fashion that shut down of the "Cedar Grove" project you feel it is appropriate to change the rules to fit your purview. Oh goody, it's "let's just pretend that huge numbers of people aren't protesting the project because gee we changed the rules, the dates, and the location of public meetings so that no one no matter how interested could possibly attend". Then it's "lets pretend that the NEPA CEQA rules for EIR/EIS have changed and we don't have to wait for public comment. Let's just close that door and run with it". "Then we can get away with all the nefarious noodling we want." It really is an example of the "Emperor's New Clothes" just pretend and it will be so.

I see a project with an obscene number of non-compliant issues. Let's see, buildings that are too tall, density that is too great, insufficient parking, roadways that are not up to code, coverage that is of a too high percentage, a town infrastructure that is old, out dated and overburdened and shows no ability to handle the increased capacity required by this project and the other 5 projects planned for the same single square mile. Sewer issues, a water source pipe that goes out into the Lake and sucks sand in July and August and in drought years, loss of desperately needed recreation area, loss of tree and open space, encroachment on the lives and life styles of many, many people and much wildlife. We have lies, prevarications, falsehoods, and misrepresentations regarding existing coverage, TAU's, commercial coverage, usage, mitigations that are useless, and fanciful at best and less than band aids at worst.

I am afraid that this issue, the Marina parking lot project, the CEP projects, Placer County redevelopment projects that refuse to rebuild infrastructure and buys real estate in order to make more parking lots, and much more really represents the absolute worst use of land on the planet and even more inexcusable here in the Tahoe Basin. Elected officials who ignore their voting public, and appointed officials who have alternative motives are destroying what is left (and there isn't much left) of the Tahoe Basin and it's surrounding environment.

People it is time to take a stand for what you know is right! And the further Destruction of Tahoe is not right. The best worst example is the raping of South Lake Tahoe the use of "eminent domain" to feather the pockets of developers (and who else?) and create an "upscale, exclusive, over-priced, badly designed and seriously **WRONG** vacation housing, interval ownership resort.

You people wonder why we keep fighting the "wonder" projects you keep pushing... Well keep wondering, because we will keep fighting. We love Tahoe and we will keep doing everything we can to protect the environment, the Lake and our lifestyle.

Meera Beser

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SEP 15 2008

CLERK OF THE
 BOARD OF SUPERVISORS

- DATE 9/15/08
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning 3086

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From: Ellie [tahoellie@yahoo.com]
Sent: Wednesday, September 10, 2008 7:43 PM
To: e-mail North Tahoe Group; Placer County Board of Supervisors; Jeff Cowen TRPA
Subject: Sandy Beach is home to many of us the entire summer season

Dear Theresa Avance,

Will another piece of lake Tahoe history be destroyed by development? We are enjoying another summer at our favorite Tahoe destination, Sandy Beach Campground. With the destruction / development looming in the near future, we explored the entire North Shore and found nothing comparable to Sandy Beach. Both the State campground and Lake Forest campground in Tahoe City do not allow RV's over 20' and do not have hook-ups (water and electrical). William Kent on the West Shore does have spaces for larger RV's, but it also has no-hook-ups. No other campgrounds are located on the North Shore.

Sandy Beach is home to many of us the entire summer season, year after year, with accommodations for large RV's, including water and electrical service. Home to many who live at Sandy beach campground in their RV's while working seasonal jobs in the area (The most affordable housing in lake Tahoe)

The Sandy Beach Campground is also a popular destination for young families and youth organizations (i.e. Habitat for Humanity bicycle group). We have enjoyed visiting with the large group of young families and young adults each year who stay at the SB Campground for a few days as they bicycle their way from the east Coast to the West Coast.

Our children and grandchildren are given the opportunity to spend the entire summer at Lake Tahoe, and are always anxious to see the friends they have made over the years, again, a tradition started by our parents and grandparents when the old cabins were on the beach.

Having the freedom to stay for extended lengths of time (all the campgrounds have a 14 day limit) has allowed us the pleasure of becoming a large family neighborhood.

The proposed development will destroy not only another quaint, family oriented, historical landmark, but also the tradition so many families have enjoyed for generations.

Warren and Cori Jennings

DATE 9/12/08
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 Mike Boyle
 Planning 3080

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Sup D3		Aide D3	*

9/11/2008

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CLERK OF THE BOARD

TAHOE VISTA PARTNERS LLC

**P.O. Box 2490
Napa, California 94558
(707) 226-6004
(707) 253-8798 fax**

RECEIVED
OCT 08 2008
CLERK OF THE
BOARD OF SUPERVISORS

October 7, 2008

Supervisor Bruce Kranz
Placer County Board of Supervisors
175 Fulweiler Ave.
Auburn, CA 95603

Re: Appeal of Final Environmental Impact Report/Conditional Use Permit/Minor Land Division - Tahoe Vista Partners LLC, Interval Ownership Development Project (PEIR T2005 0537, PCPA 2008 0276, PMLD 2007 0910)

Dear Supervisor Kranz,

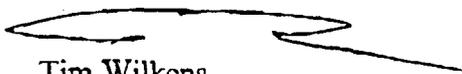
At the request of Michael Johnson I am forwarding a copy of a letter sent to him today that addresses changes that we have made to our development that will be heard during your October 20, 2008 Board of Supervisors hearing.

We have worked very hard over the past several months and invested over a hundred hours in being responsive to the changes requested by the local community

I am also enclosing copies of the modified plans and the correspondence between the "Friends of Tahoe Vista" and The League to Save Lake Tahoe.

My partners Joe Lanza, Rafe Miller and I look forward to answering any questions that you may have or addressing any other issues prior to the meeting. We appreciate your support and we are pleased that we have been able to work with the local community to address most of their concerns.

Best regards,


Tim Wilkens
TW/me

cc: Michael Johnson

AGENDA ITEM
DATE: <u>10/20/08</u>
TIME: <u>2:00 PM</u>

DATE 10/8/08
 Board of Supervisors - 5
 County Executive Office
 County Council
 Mike Boyle
 Planning 3050
1st pg only -
SENT ENTIRE PACKET
INTER DEPT MENTAL

190

From: marty stoll [martyattahoe@yahoo.com]
Sent: Tuesday, October 07, 2008 12:32 PM
To: Placer County Board of Supervisors
Subject: Fw: sandy beach

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OCT 08 2008
CLERK OF THE
BOARD OF SUPERVISORS

Clerk of the board of supes
175 Fulweiler Ave
Auburn, CA 95603

re: Tahoe Vista Partners/Sandy Beach appeal- request for less density

To the Board of Supes

I am a long time local on the north shore and live approx. two miles from the proposed project as referenced above. I am not anti-growth or anti-development but feel as do my neighbors that the project, as proposed in Alternative E, is too large for the parcel. There is not any apparent open space on this site plan and the units mass and density are completely out of character for this area. How could the County and gov agencies approve a project where 61% of the trees are being removed? It takes hundreds of years to grow trees to a significant size. Also 95% grading of this site will set a bad precedent for future development in this area. Currently the site is used for a low intensity summer time campground. Where are these people going to go as they are being replaced by a select few that can afford elitist fractional homes?

I would like to support a project but it has to be of a more reasonable scale and density

Thank you for your attention to this matter and I hope as elected officials you will do the right thing. Send the project back to the drawing board.

Sincerely
Martha Stoll
Agate Bay CA

AGENDA ITEM
DATE: <u>10/20/08</u>
TIME: <u>2:00 PM</u>

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