

We would urge that both TRPA and Placer County take a close look at the viability of approving projects in isolation without an updated Tahoe Vista Master Plan" by making sure that there is true nexus between the mitigation of impacts by fee and the impacts mitigated in the vicinity of the project.

P-12

Respectfully submitted:

Barbara K Haas  
6910 Toyon Rd  
Tahoe Vista, CA  
96148  
(property owner)

PO Box 103  
TV CA 96148

Frank Earl Haas  
6910 Toyon  
Tahoe Vista CA 96148



From: Randy Hill  
 To: Placer County Environmental Coordination Services; brance@trpa.org  
 Subject: SOH #2006022100 (Sandy Beach Development) Tahoe Vista Partners, LLC Interval Ownership Development Project  
 Date: Wednesday, February 20, 2008 4:35:04 PM

To the TRPA Governing Board and appropriate staff:

Last June the community of Tahoe Vista came before the Board to express its concerns over the proposed Vista Village Work Force Housing project. The most common and consistent message that was urgently and vigorously conveyed was our concern over the density of the project, and the potential Cumulative Impact. At that time, Placer County had agreed with the community that there were no less than eight projects in some state of consideration within the one square mile boundaries of Tahoe Vista. While no conclusive decisions were made by the Governing Board, the comments and questions expressed during the meeting reflected similar concerns, and the project was later retracted by the owner/developer.

R-1

Since that time, the Vista Village owner and developer have continued to review their plans within the context of the public's comments, and we are hopeful that at some point in the future we will be able to collectively return the project to the table.

We once again find ourselves less than nine months later faced with nearly the exact same questions and concerns. The only thing that has really changed since last June is the address. We are still very troubled by the density of the proposed project and the potential Cumulative Impact when combined with the numerous other developments in various stages of review.

Tahoe Vista has an outdated Community Plan which was conceived in 1996 based upon a myopic view of the future of development in the Tahoe Basin in general, and Tahoe Vista specifically. As a community, it is incumbent upon us to once again revisit and address the very complex question of growth by way of an updated Community Plan. We must find a common ground that will balance the interests of property owners, developers and residents. The task is daunting, but the alternative is that we continue to expend exhausting emotional and financial resources considering development projects on a piecemeal basis often accompanied by the real or perceived threat of litigation.

R-2

Tahoe Vista is simply too small to accommodate the scope of development being considered. Sandy Beach, even in its current iteration, particularly when coupled with the numerous other projects under consideration, will overwhelm our community.

This is not what the framers of Tahoe Vista's outdated Community Plan had in mind for us in 1996.

I, therefore, ask that the TRPA staff, Governing Board and related parties have the conviction to recognize that until Tahoe Vista has an updated Community Plan and/or the owners and developers find a way to work with the community in finding common ground, projects of the magnitude of Sandy Beach be delayed, if not denied approval.

We also strongly request and urge that the Governing Board provide the community an opportunity to once again make its case in a public hearing.

R-3

Respectfully,

Randy Hill  
 Resident  
 Tahoe Vista, CA



RECEIVED

FEB 27 2008

TAHOE REGIONAL  
PLANNING AGENCY

To: TRPA APC and Governing Board  
Placer County Planning Commission  
Staff of TRPA and Placer County

RE: Comments to the Tahoe Vista Partners, LLC Interim Ownership Development Project,  
SCH # 20027100 (Sandy Beach Development)

To whom it may concern:

As stated in the 1996 North Tahoe Community Plan EIR/EIS for Tahoe Vista:

*A major conclusion of the community plan is that Tahoe Vista should continue as a regional tourist and recreation center with some industrial and commercial uses. Major current considerations for planning in the area are: 1) condition of some motel facilities in the area, 2) high land coverage along shorelines and in the sand dune area, 3) existence of prime fish habitat, 4) outdoor recreation opportunities, and 5) opportunities for scenic restoration. Major objectives for planning in the area included: 1) compatible urban design, 2) maintenance of economic health of the area, 3) improved alternative forms of traffic and circulation, 4) preservation of areas with environmentally sensitive, 5) adequacy of public facilities, and 6) enhancement of recreational opportunities.*

S-1

It is now 2006; 13 years later and the above objections are still not even being discussed in the community. A new plan should be in place before any new development. Tiescape flow under the nodus. The Community is now aware of the importance of participation in the future planning of Tahoe Vista and demands to be partners in the update.

Until we have a plan that fairly reflects the appropriate level of balance between development and community character, projects of this nature cannot reasonably be endorsed. We continue to struggle with the challenges of the Cumulative Impact when considering the many projects targeted for Tahoe Vista.

S-2

We must look towards an updated and inclusive Community Plan which will seek to find balance between developers, owners and residents of Tahoe Vista. Until appropriate steps can be taken to achieve this objective, the TRPA in good conscience, cannot approve a project as negatively impactful and controversial as the Sandy Beach Development.

Thank you,

  
Randy Hill  
Tahoe Vista, CA

EDAW  
Comments and Responses to  
Comments on the Draft EA/EIR

2-160

Tahoe Vista Partners, LLC Affordable Housing and Interim  
Ownership Development Final EA/EIR  
Placer County and TRPA

493



February 20, 2008

Theresa Avance, AICP, Senior Planner  
Environmental Review Services  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada  
89449

Maywan Krach  
Placer County  
3901 Country Center Drive  
Suite 190  
Auburn, CA  
95603

RE: Tahoe Vista Partners, LLC Affordable Housing and Interval  
Ownership Development, SCH NO 2006022100

To the TRPA, Placer County staff and Board:

As a 30 year resident of North shore, a local planning consultant, ex-TRPA employee and long time friend of the Lanzas and Millers I would like to share some thoughts regarding the mitigation measures proposed in the EIR/EA for the Tahoe Vista Partners Interval Ownership Development located in Tahoe Vista, CA as referenced above. I am also one of the few remaining members still living in Tahoe that participated in the original North Tahoe Community Plan Team that was responsible for community input into the adopted 1996 Tahoe Vista Community Plan. The Community Plan which governs the vision for Tahoe Vista requires Environmental targets that could benefit from the mitigation generated by this project.

T-1

As such I have listened to the local Tahoe Vista Community members, listened to the developers, and have read thru this document as much as feasible given its size. I think common ground can be found as all parties agree that the proposed mitigation measures should have a direct benefit to the community in which the project is proposed (Tahoe Vista).  
Therefore:

Page 2-8 (Item 7 A-2) Closure of Sandy Beach Campground. (Offsite and in-kind replacement by payment of a \$472,176 mitigation fee. Half this fee is slated to NTPUD/State Parks for future facilities. (I am not sure where the other half is going and perhaps this money could also be put

T-2

494

into the same pot). In my opinion, the likelihood that a new campground facility would be permitted or is even in high demand could be slim due to the fact that several parks are proposing closure in the Basin, and no one is knocking down the door to build additional parks, however the need for recreational amenities is very high. Therefore, the money could be held for a period of time i.e. for five years in an interest bearing account. If not targeted for a specific RV campground use (NTPUD/Burton Creek) then this money should go to the local recreational provider (NTPUD) to determine how best to use these funds to benefit the local Tahoe Vista Community i.e.

T-2  
Cont'd

- Restroom at Sandy Beach;
- Regional Park purposes;
- Additional Lake access.
- Long term maintenance of the existing recreational facilities, etc.

Page 2-12 7.C-3 Provide 1.29 acres of on-site recreational facilities and additional park fees per Placer County Dept. of Facility Services. (Any fees collected by Placer County should have direct benefit to Tahoe Vista- (please refer to response above). How much of a fee is expected to be generated as part of this mitigation?

T-3

Page 2-70- 14A-1 VMT based on 299 net new daily trips during summer- requires a Mitigation fee of \$80,730. Placer County Road Network Traffic Limitation Zone and Traffic fee requires a mitigation fee of \$201,770. The approx. \$280,000 fee generated by this project should also have local nexus. This could include roadway improvements, sidewalks etc within the Tahoe Vista Community instead of regional use. Money spent could also go toward other solutions such as:

- A comprehensive master plan or vision workshop or series of workshops for Tahoe Vista regarding sidewalk type, lighting plan, signage, and community amenities that would enhance the character of this region, offer some consistency for the commercial core.
- Additional parking pockets if needed to encourage public beach access.
- Alternative C of the EIR proposes public parking to be located behind the Spindleshanks restaurant for those using Sandy Beach across the street. The developer could possibly be compensated for any additional public parking provided for those using the beach.

T-4

Please refer to Page IV-2 of the Tahoe Vista Community Plan for achievement of environmental goals and targets. Based on the matrix in this section of the document a Sandy Beach lot is encouraged (increased parking). Additionally targets for additional lake access and recreation are required as part of specific community plan goals.

In conclusion, there are some win wins here for the community, the developer and the agencies in keeping with the Tahoe Vista Community Plan environmental targets encouraging recreational facilities, scenic improvements, land coverage reductions, beach access, and parking.

Thank you for the opportunity to comment.

Sincerely,

Leah Kaufman  
Principal Planner- Kaufman Planning and Consulting  
P.O. Box 253  
Carnelian Bay, CA 96140

T-5



RECEIVED

MAR 03 2006

ENVIRONMENTAL COORDINATION SERVICES

To: Maywen Krach

e-mail [ckrachs@placer.ca.gov](mailto:ckrachs@placer.ca.gov) and

Theresa Avance

e-mail [lavance@trpa.org](mailto:lavance@trpa.org)

Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Lx. Sandy Beach fractional project.

To quote the TRPA mission statement taken directly from the TRPA own web site home page.

"Lake Tahoe is a magnificent blue body of water that is threatened by environmental degradation. Its famed clarity has steadily been declining due to human impact.

The Tahoe Regional Planning Agency (TRPA) is charged with protecting this national treasure for the benefit of current and future generations. Our vision is to have a lake and environment that is clean, healthy and sustainable for the community and future generations."

This mission statement should be considered by all of the agencies and their staff when evaluating the merits of the Sandy Beach timeshare project as currently proposed.

So I also ask after reviewing this project- What is the benefit to the lake for current and future generations? This project has:

- Buildings that are too tall;
- Buildings that are too large;
- Too much hotel density;
- No open space due to a site layout that is over crowded;
- Insufficient Parking;
- Roadways that do not meet County standards;
- Too much coverage on a site that is now relatively undeveloped;
- Water demands on a local utility system that is already at capacity during the summer months requiring new tanks and pumps that are not in place and may not be for years to come;
- Doubling of the existing resident population in a one mile square area;
- Removal of hundreds of trees;
- Adds over 500 new car trips a day;
- Potential fire access issues especially with locked gates;
- No chance of over seeing any wildlife or retention of native plants due to too much asphalt and 55% grading of the site;
- Impacts to local recession especially the beach across the street which already suffers from overcrowding in the summer and lack of parking;

And to top it off the project offers nothing in the way of mitigation of the above impacts to benefit the local community except to offer to pay a fee that will go into the pockets of the agencies that are charged to protect the environment in the first place.

U-1

U-2

Furthermore, the environmental report writer states that none of the impacts are significant. This is an insult to the Tahoe Vista Community.

U-3

**Tahoe Vista Community Plan- 1996**

"The Tahoe Vista Community Plan is designed to serve as the guiding doctrine for land use related decisions in the area until 2007 and a guiding document for commercial allocations until 1997."

"The TRPA purpose for planning these areas according to the Compact is to adopt and enforce a Regional Plan and implementing ordinance which preserves and maintains such capacities while providing opportunities for orderly growth and development consistent with such capacities."

U-4

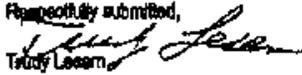
As per TRPA themselves- The Regional plan is in flux. Pathway 2007 is delayed. It is now 2008 and the plan is now possibly scheduled for release in 2009. In listening presentations at the Vista Village meetings, I became aware that the Community Plan for Tahoe Vista did not envision the scale of the projects now coming before the agencies for approval one at a time. Are the agencies going to keep approving projects one at a time until there is nothing left to approve and the community is completely ruined?

To quote a recent newspaper article in the Sierra Sun regarding another development: (Royal Gorge Development)

"In the past, people needed protection from the forest. Today, the forest needs protection from us." Along with great privilege comes great responsibility. We need men of greatness to help heal the earth, not to sharpen their silver spoons into daggers with which to rear out her very soul.

U-5

Respectfully submitted,

  
Taddy Leorn

PO Box 280

Tahoe Vista, CA 96148



**From:** EZRA MEYER  
**To:** [tadvance@trpa.org](mailto:tadvance@trpa.org)  
[Marwan Krach](mailto:Marwan.Krach)  
**Subject:** sandy beach project  
**Date:** Friday, March 07, 2008 10:16:56 AM

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**March 7, 2008**

**From:** Ezra Meyer  
**Tahoe Vista**

**TO:** [tadvance@trpa.org](mailto:tadvance@trpa.org)  
**TO:** [mkrach@placer.ca.gov](mailto:mkrach@placer.ca.gov)

**TO interested staff and board members;**

**RE: Sandy Beach/Tahoe Vista Partners Interval Project**

My name is Ezra Meyer. I am a retired civil and structural engineer and full-time resident of Tahoe Vista since 1998. I am concerned with the future of the community that I live in. I am not anti-development having worked in the engineering business most of my life. My biggest opposition to this project is the extreme density and massing (on the scale of Tonopalo) and the impacts of going from a part-time campground open only in the summer to full time usage as a fractional timeshare type project. I do not feel that the environmental document adequately addresses the impacts of this project to the community.

V-1

I am deeply concerned about the following:

1. Summer parking from Tonopalo and the other large nearby motel type properties spill over onto the Highway leading us to believe that the parking is inadequate. There should be at least two parking spaces per unit.
2. Snow storage space needs must be accommodated.

V-2

V-3

- 3. The number of trees proposed to be removed is ludicrous. We moved here to live in the mountains- a more urban setting can be found in any city. V-4
- 4. The project will generate many additional automobile trips. Summer traffic particularly is already highly congested, with future projects planned for Tahoe Vista, Kings Beach, Crystal Bay and Martis Valley (which advertises TV for beach access and for the Wild Goose restaurant V-5
- 5. There will be the additional impact on noise levels from tree removal, paving, new buildings, additional traffic from this and other nearby projects, etc. What are cumulative noise impacts from this and the other projects? V-6
- Lack of a fire escape route or access for fire trucks. V-7
- 6. Change in character in Tahoe Vista- We certainly do not want another Tonopalo in the area. A new updated Community Plan is desperately needed before any new project is approved, with the effects of fractional ownership projects properly addressed. V-8
- The EIR itself says that implementation of each of these projects contributes to intensification of development in the Tahoe Vista area and the North Tahoe region resulting in increased coverage, runoff volume increased traffic trips, air pollutant emission, noise, massing and deterioration of scenic quality, habitat removal and further demand for public services and fire protection and recreations etc. Therefore I ask when is enough enough ? V-9
- 7. Impact of 300 additional people to the existing infrastructure. I have attended many NTPUD meetings in which the PUD stated that V-10

they are at critical mass now in summer with the existing water tanks. ( The tanks are drained almost dry in the peak summer months with the existing population in the district). They have mentioned any new projects will require new tanks and pumps. How can this project or any other be built without the proper infrastructure in place? There is insufficient water to address fire prevention needs.

V-10  
Cont'd

8. Granting of easement- more detail is needed. An easement does not provide mitigation or assure construction. Where is the location of the trail leading to the lake as described in paragraph 3 of page 7-14? What is the impact to the beach of an additional 300 persons using the beach with limited or no public facilities such as parking and bathrooms ?

V-11

9. Page 7-15- The County has required 1.46 acres of on- site recreational amenities or payment of a fee to mitigate not having adequate on site amenities. If the density and massing of this project were reduced then there would be room for these on-site amenities as required. Again payment of fees with no nexus does not do any one any good. It does not reduce impacts to the community who have to suffer due to the over crowding proposed for this project.

V-12

10. Do the individual fractional owners pay measure C? Do the employee units? How much measure C tax would be collected?

V-13

11. The EIR states that the project's fees would be earmarked for improvement of park facilities in the vicinity of the project site and that the NTPUD must apply to the county for funding. Can the EIR writer elaborate on this? How easy is it to obtain the funds? What are typical County policies for release of these funds? Would the funds be used to mitigate the impacts of this project?

V-14

Again the community would like to see a nexus between the mitigation funds collected and the direct benefit to the community.

V-15

Page 7-18 Is there an analysis available of the benefit to the community of having recreation concessions such as bike rental and non-motorized watercraft? How frequented are the concessions and are the users locals or tourists or patrons of the RV park? If these concessions are removed what will be the result?

V-16

13. I support providing parking for the Sandy Beach park on the Spindleshanks parcel as a mitigation to loss of recreation. Will there be adequate spaces for both the park and the restaurant? Will the restaurant be open for lunch? As stated previously there is a big shortage of parking for users of the beach. Would the restrooms in Spindleshanks be open to the public as is Garwoods for beach users?

V-17

The EIR talks about replacement of the RV park elsewhere on the north shore of Tahoe. Is this really feasible or warranted? Is there a demand for RV parks? Are the existing facilities utilized fully now?

V-18

14. Would the groundwater tests need to be repeated for a more wet or typical year? Is the campground even located 13 feet above the lake?

What are Lahontan's comments regarding grading 95% of the project site? Is there a concern of going from dirt to asphalt? Does Caltrans have any concerns about increased flows into their roadway systems as is described on page 8-14?

V-19

How much landscaping ie lawn is the project proposing that would require fertilizer? What kind of trees are proposed to be replanted? Is it realistic to replant three to one trees when so many are coming out? Is there even enough room to plant this many trees?

V-20

The TRPA has determined that 64% of the project site has coverage.

V-21

( mainly dirt not asphalt). The alternatives propose about a 2% reduction in coverage. Since the improvements are going to increase mass and scale could the developer increase the open space? More landscaping and open space and less coverage? Why is 95% of the site proposed to be graded when the coverage is at 62%??

V-21  
Cont'd

Slab on grade is not environmentally or context sensitive construction and should be prohibited. ( Alt A). How much cut and fill would be required with either Alt. B or Alt C?

V-22

Why is the basement for the clubhouse 13 feet deep? What is going in the basement?

V-23

Has an analysis of the visibility of the project been done from the lake showing the loss of trees? What is the height of Spindleshanks?

The EIR talks about a new roof for Spindleshanks and removing the parking in front- This is positive. Will there be signage to direct people to park at Spindleshanks that want to use the beach?

V-24

The EIR states that travelers would have views of parking areas as part of the proposed project. ( Page 10-15). How will the parking be screened?

15. Would the 20 foot pole lights in the parking areas disturb the neighbors? What about night sky design requirements? What is the true impact of lighting based on the fact that so many trees will be removed? Will this project glow in the dark and be visible from multiple sources? What is the mitigation to reduce the nighttime glare from lighting?

V-25

Is the power pole directly in front of Spindleshanks proposed to be removed and placed underground. It shows up in both the before as well as the after photos?

V-26

16. The cumulative impacts section does not include the future of Tonopalo mountainside. The lake is built but the developers for the mountainside are also contemplating a future project.

Also the conversion of the Cedar Glen lodge motel to a timeshare? ( They advertised that this motel is for sale in the local newspaper proposing new use to timeshare from motel).

V-27

Did not see the CEP projects listed in the chart except for Homewood. As

per the meetings I have attended and the newspaper there are multiple CEP projects planned for Kings Beach. They will have an ultimate impact on traffic, noise, etc as also stated previously.

V-27  
Cont'd

Page 18-10 says that no cumulative impacts are proposed from the land use for this project. I would disagree as the fractional use is new and has never been adequately addressed in any environmental document. This may be more of a TRPA issue than the developer issue.

V-28

This section also says that the proposed development would be consistent with and supportive of the surround residential land uses of the TVCP. This is not true. The surrounding residential density is no more than 5 units per acre and in many cases less than this. The Vista Pine subdivision of eight homes about the same size as proposed for Sandy Beach is on over 5 acres. Sandy Beach proposes 10 units per acre.

V-29

It is a sham to call this project a motel project when in reality it is a residential project based on size and use. Therefore the agencies should treat it like a residential project and reduce the density.

V-30

Were the CEP Kings Beach projects future traffic evaluated cumulatively as part of this project?

The construction impacts of all of the projects are also not adequately addressed. This includes the CEP projects and the highway project, and the other projects in Tahoe Vista in the environmental review stage?

V-31

The cumulative impacts section is incomplete. The concise and detailed analysis of each of the future projects traffic, noise, recreation or lack of, tree removal numbers, and neighborhood quality impacts should be assessed. Making assumptions like it is likely there would be shared uses is not technical science.

Again 1% growth is unrealistic given the amount of projects proposed and the size of the projects, the potential of restricting traffic to two lanes in Kings Beach from four lanes and the impacts of Crystal Bay and Martis Valley growth.

Page 18-19 talks about several projects impact on traffic including i° amongst others. What is the amongst others? Where are the CEP projects? Also, based on my attendance at Community meetings Tahoe Sands expansion has been talked about going from 64 units to 109 units including employee housing. This is more than 36 unit increase.

V-32

Table D shows a level of service D at 267 not even including many of the projects. Level of service for Estates is a level E not including all the projects and a low projection of 1% Growth.

V-33

Other quality of life issues have not even been talked about. The impacts to the existing beaches and recreation have not been talked about. The Park master plan growth has not been factored in. The skate board park will bring traffic trips to the area as will the new parking lot at the foot of National Ave.

V-34

In conclusion it is my opinion that the Tahoe Vista Partners Fractional project is too dense, too massive, too crowded and not in keeping with the quality of life and community vision of this area. A much less dense and massive project would be more appropriate for this site.

Thank you for your time.

Ezra Meyer

October 10, 2008

Clerk of the Board of Supes  
175 Fulweiler Ave.  
Auburn, CA 95603

Re: Sandy Beach Development  
Tahoe Vista, CA

Gentlemen:

Sandy Beach Development in Tahoe Vista, CA is a classic over development of a small site. This proposed complex is an example of the absolute wrong high density project for a wonderful area like Tahoe Vista and the North Shore in general.

Sandy Beach and many other future developments would cause the destruction of North Shore's rustic Lake Tahoe charm. There is only one Lake Tahoe in this world- preserve it to some extent by allowing only reasonable density projects that enhance the Lake Tahoe basin and North Shore and do not contribute to something similar to the South Shore "jungle" being created in the Tahoe Vista area.

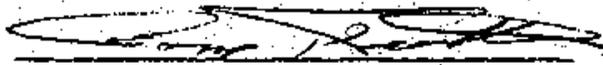
It is our responsibility and charge to control the overly-ambitious greed of involved developers.

The approval of Sandy Beach Development, as proposed, would set a precedent for run-away over-development of the North Shore.

This is an outrageous project, as proposed, causing increased traffic, high density, tall buildings, excess tree removal and 95% site grading.

I strongly oppose this development in it's present form. It is essential that it be scaled -down substantially for the protection of the Tahoe Vista area.

Thank you for your help and consideration.



Dominek J. Pieretti  
Lakepoint Beach Resort  
7662 N. Lake Blvd,  
Tahoe Vista, CA

DATE 10/14/08

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

RECEIVED

OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

<b>AGENDA ITEM</b>
DATE: <u>10/22/08</u>
TIME: <u>9:00 PM</u>

<b>AGENDA ITEM</b>
DATE: _____
TIME: _____

506

507

10/14/08  
Board of Supervisors - 5  
County Executive Office  
County Counsel  
Mike Boyle  
Planning

AGENDA ITEM	DATE: 10/14/08	TIME: 2:00 PM
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RECEIVED  
OCT 14 2008  
CLERK OF THE  
BOARD OF SUPERVISORS

Yolie Wilson

for a reduced Sunday detour

Three Vista residents

379

Need for a grade total of

signature to the 365 m

Please call these if additional

Clerk of the Board:

10/14/08

TAHOE VISTA PARTNERS/SANDY BEACH PROJECT IS UNDER APPEAL

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. WE WANT TO SEE IMPROVEMENTS IN OUR AREA THAT ARE IN BALANCE WITH THE EXISTING CHARACTER OF THE COMMUNITY AND WITH THE EXISTING TAHOE VISTA COMMUNITY PLAN.

SANDY BEACH DEVELOPMENT AS PROPOSED IN ALTERNATIVE E PROPOSED BY THE DEVELOPERS IS NOT ACCEPTABLE. IT IS TOO MASSIVE, (TWICE THE SIZE OF TONOPALO), TOO DENSE, PROVIDES INADEQUATE ON-SITE PARKING, DOES NOT EVALUATE AN ON-SITE EMERGENCY FIRE LOOP ROAD AND LACKS IN FUNCTIONAL OPEN SPACE.

WE SUPPORT A REDUCED DENSITY DEVELOPMENT, WITH RESULTANT REDUCTION IN LAND COVERAGE, ADEQUATE ON SITE PARKING AND MITIGATION MEASURES THAT SHOW SOME LOCAL NEXUS. THIS WILL RESULT IN A PROJECT THAT IS BETTER FOR THE LAKE, THE VISITORS, AND THE COMMUNITY.

- 25 FRACTIONAL UNITS, 1 MANAGER'S UNIT, SPINDLESHANKS EXPANSION AND AN APPROPRIATE NUMBER OF AFFORDABLE HOUSING UNITS.

Laurie Kim Dietz	LARKIE GREGORY Kim Dietz.	6550 N. Lake Blvd. Tahoe Vista 6472 Wildwood Rd Tahoe Vista
Steve Stanley Mancini	STEVE GREGORY Stanley Mancini	6550 N. LAKE BLVD, TAHOE VISTA 6484 Wildwood Tahoe Vista 6472 Wildwood Rd Tahoe Vista
Gary Dietz	GARY DIETZ	6784 N. Lake Blvd., Tahoe Vista 6784 N. Lake Blvd., Tahoe Vista
Inget A Black Larry Black	Inget A Black Larry Black	PO B 280 TU CA
Mary Ann Buzzard		508

TAHOE VISTA PARTNERS/SANDY BEACH PROJECT IS UNDER APPEAL

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. WE WANT TO SEE IMPROVEMENTS IN OUR AREA THAT ARE IN BALANCE WITH THE EXISTING CHARACTER OF THE COMMUNITY AND WITH THE EXISTING TAHOE VISTA COMMUNITY PLAN.

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- 25 FRACTIONAL UNITS, 1 MANAGER'S UNIT, SPINDLESHANKS EXPANSION AND AN APPROPRIATE NUMBER OF AFFORDABLE HOUSING UNITS.

m

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<i>Jean Wernette</i>	Jean Wernette	6490 Wildwood
<i>Sharon Fisher</i>	Sharon Fisher	6457 Tahoe Vista
<i>Terry Ketchman</i>	Terry Ketchman	6442 Donner Rd. TV
<i>Emily Ketchman</i>	EMILY KETCHMAN	6541 Wildwood TV
<i>Paul Ketchman</i>	PAUL KETCHMAN	6541 Wildwood TV
<i>Carolyn Trimble</i>	CAROLYN TRIMBLE	<del>6123</del> N. Lake Blvd. TV
<i>Thomas H. Trimble</i>	THOMAS H. TRIMBLE	6123 N. LAKE BLVD, TV

509

October 13, 2008

To Placer County Board of Supervisors/Clerk of the Board:

Re: Sandy Beach /Tahoe Vista Partners

Enclosed please find additional information for the Board of supervisors packets.

- 1. 50 letters from TV community members regarding a reduced density project.
- 2. 3 personal letters from Tahoe Vista Residents;
- 3. 1 letter from Lt. Gov. John Garamendi;
- 4. 5 pages of additional signatures of a petition for a reduced density alternative to be added to the original 307 signatures submitted to staff on October 9<sup>th</sup> - hand delivered.

The new total for the petition is 365 additional signatures. Additional signatures will be faxed directly to you tomorrow for inclusion in the board packets.

- 5. Alternative matrix of the Sandy Beach EIR alternatives.

530-

If you have any questions please do not hesitate to call Ellie Waller. 546-2893

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10/14/08  
 Board of Supervisors - 5  
 County Executive Office  
 County Counsel  
 Mike Boyte  
 Planning

**AGENDA ITEM**  
 DATE: 10/14/08  
 TIME: 2:00 PM

Sandy Beach Alternatives

Comparison of Alternates for Sandy Beach

	Alternative A	Alternative B	Alternative C	Alternative E
# of TAUs	45	39	39	39
# of Affordable housing units	10	10	10	7
# of Housing buildings	25	22	22	20
Land coverage	169,061 sf	164,592 sf	167,231 sf	165,644 sf
% land coverage	62%	60%	61%	60%
units per acre	14	12	12	11.5
# of vehicle trips summer/winter*	299/522	238/461	238/461	213/437
# bedrooms	146	133	129	103 TAUs & 18 affordables
TAU # of 1-bedrooms/area per unit	5 @ 698 sf	5	5	0
TAU # of 2-bedrooms/area per unit	15 @ 1914 sf	15	13	14 @ 2250 sf & 5 @ 1230 sf
TAU # of 3 bedrooms/area per unit	19 @ 2534 sf	16	16	15 @ 2750 sf
TAU # of 4-bedrooms/area per unit	6 @ 3016 sf	5	5	5 @ 3277 sf
Affordable # of 3 bedrooms/area per unit	10 @ 1117 sf	10 @ 1117 sf	10 @ 1117 sf	6 @ 1117 sf
**Population increase	330	294	294	276
# of trees removed	155	125	123	132
area of units	109,612 sf	109,008 sf	109,008 sf	101,987 sf
water/wastewater service	85,000/125,000 gpd	75,000/116,000 gpd	75,000/116,000 gpd	71,000/105,000 gpd
parking spaces housing + commercial	116	110	110	101

\* summer reduced by 223 current use

\*\* based on 6 persons/unit (Wyndym advertises 10 persons/unit)

Alternate E compared to Alternate A

Units/number of bedrooms/population reduced by 16% but housing area only reduced by 7% (land coverage by 2%)

Vehicle trips reduced by 16% in winter

Water/wastewater service reduced by 16%

Units per acre reduced by 16% to 11.5 units/acre

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The existing citizens and residents of Tahoe Vista are for smart growth and well planned development. We would like the agencies to follow our existing Tahoe Vista Community plan requirements of a rural and rustic theme for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project.

The project currently proposed (Alternative E) is not acceptable. We support a project of reasonable growth:

A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, reduced traffic trips and more open space.

Therefore the residents support:

- 25 fractional units
- 1 managers unit
- Spindleshanks expansion
- Pool and clubhouse
- And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

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- 1 Samantha Young  
302 Easy St Apt 61  
Mountain View, CA 94043
- 2 Marcie Boyce 100 NATIONAL AVE TAHOE VISTA
- Richard Stafford 7035 YAKO AVE TV
- Shane Hiner 260 Beach TV 16 Snow Mountain
- Ryan Engle 7693 Beach
- 7 Mike Sisco 583 Midway W
- Melissa Sisco 583 Midway
- 9 Matt Wron 501 National
- Janice Henry 501 N. National
- Renee Armstrong 309 Snowflake
- 13 Janice French 241 Pro Grande
- 14 Cheryl Allen 343 Snowflake
- 15 Jim Boyce 100 NATIONAL
- 12 Kristi Armstrong 309 Snowflake

512

Tahoe Vista residents are for smart growth and well planned development. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project. The project currently proposed (Alternative E) is not acceptable. Reduced density alternatives will result in: retention of trees, less land coverage, more on-site parking, and reduced traffic trips.

Therefore the residents support:

- 25 fractional units
- 1 managers unit
- Spindleshanks expansion
- And an appropriate number of affordable units based on a 25 unit density

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Five units per acre density are befitting residential type mixed use development with a typical residential subdivision at four per acre. ( a 20% increase over typical conditions)

*[Signature]* 493 Brassie Ave.

Rosa DeWolfe 401 Brassie Ave

> Kendal M. Hishaw 403 Brassie

Jos S. Hudson 403 Brassie Ave

Margaret Lewis 444 Brassie Ave

Lisa Hough 460 Brassie Ave.

Paul Hill 460 Brassie

Kristine Kelly 470 Brassie Ave *[Signature]*

Scott Boyd 470 Brassie Ave *[Signature]*

Lisa Feinberg 592 Brassie LISA FEINBERG

# NORTH → PINEDROP

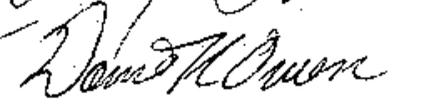
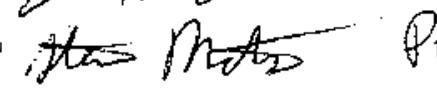
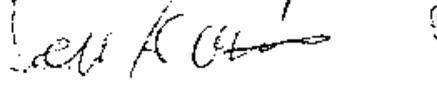
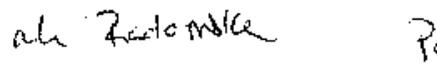
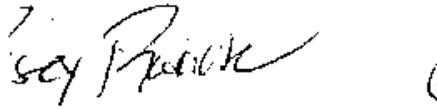
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Five units per acre density are befitting residential type mixed use development with a typical residential subdivision at four per acre. ( a 20% increase over typical conditions)

- 1  Po Box 1426 KINGS BEACH, CA 96143
- 2 Dawn Rye P.O. BOX 550 Tahoe Vista, CA 96148
- 3 MA DE JEAN Po. Box 519 TAHOE VISTA CA 96148
- 4  PO Box 202 Tahoe Vista CA 96148
- 5  PO Box 472 KINGS BEACH CA 96143
- 6 Scott Bent Box 24 Tahoe Vista, Ca 96148
- 7  Po Box 893 Crystal Bay, NV 89402  
7660 NORTH AVE. K.B. CA 96143
- 8 Inna Erak 7756 North ME 96143
- 9 Saml Devel 7813 NORTH AVE.
- 10 Marshal Levy P.O. Box 2432 Kings Beach 7970 North Ave.
- 11  PO BOY 481 CID 96140 497 Brassie Ave.
- 12  Po Box 491 Tahoe Vista 515 Brassie Ave 96143
- 13  611 Basie Kings Beach CA
- 14  311 Pine Grande
- 15 KITA WIGGS 313 Pine Grande N

Tahoe Vista residents are for smart growth and well planned development. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project. The project currently proposed (Alternative E) is not acceptable. Reduced density alternatives will result in: retention of trees, less land coverage, more on-site parking, and reduced traffic trips.

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- 1 Richard Lira 539 Brasserie # B
- 2 Gianni Carubaldi 641 Brasserie Ave, K.B.
- 3 Sharon Moran 340 Puro grande N
- 4 Sandy Smith 6680 Idlewood Rd TV
- 5 Geany Smith " " " "
- 6 Ed Abadie 383 Rim Tahoe Vista
- 7 Greg O'Keefe 293 Rim "
- 8 Luis Pons 265 Rim "
- 9 Sandra Pons " "
- 10 Craig Elser 280 Beach St
- 11 Jon V Bernitta 507 Natural #1 N
- 12 J. Kaufman 240 Rim
- 13 Gerardo Slavensky 218 Rim
- 14 Chet Slavensky "

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Beta Haugland 12569 Kenbee St. Pine Grove, Cal.

John Conelli 329 Pine Grove

Denise Carwell "



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## LIEUTENANT GOVERNOR JOHN GARAMENDI

October 10, 2008

Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, Nevada 89449

Dear Chairwoman Bresnick and TRPA Board Members:

I am writing to you to express my serious concern over the misuse of Tourist Accommodation Units (TAUs) at Lake Tahoe and the threat it poses to the Lake's future. The TRPA definition of a TAU is a "one bedroom or a group of two or more rooms with a bedroom... primarily designed to be rented by the day or week and occupied on a temporary basis." This definition was originally intended to apply to modest structures such as 300 sq. ft. one bedroom units. In practice, this definition is now being distorted to allow for the construction of large, multi-bedroom timeshare units as large as 3,000 sq. ft.

The transfer and expansion of TAUs that is currently taking place blatantly ignores both the spirit and intent of the rules and definitions of TAUs. Allowing these new large subdivision structures increases population and traffic and reduces air quality in and around the Lake. Such significant pressure on Lake Tahoe's fragile ecosystem undermines our ability to attain environmental thresholds we have worked so hard for decades to achieve.

I know TRPA management would prefer to defer the TAU issue until the adoption of the new Tahoe Regional Plan. This option is not viable since these massive projects continue to be approved in the interim while the timeline for adopting the Regional Plan continues to be delayed. Furthermore, as you are aware, a tolling agreement on the Sandy Beach project in Tahoe Vista expires on October 15, 2008. Misuse of TAUs is one of the major issues addressed in the tolling agreement. It is my understanding that if the appeal to the Placer County Board by the Friends of Tahoe Vista and other environmental groups is unsuccessful on October 20<sup>th</sup>, then litigation will quickly follow.

There is no need to engage in timely and costly lawsuits that will do nothing to further our common goal of the sustainable preservation of Lake Tahoe. Before any additional projects are permitted, you and other regulatory agencies in the Lake Tahoe region have the authority to avoid such litigation by enforcing the clear intent of the TAU definition in plan reviews and approvals.

Lake Tahoe is one of California's and our nation's most precious natural treasures. Restoration and sustainable preservation of the Lake is a goal we all share. In the 11 years since the 1997 Lake Tahoe Environmental Improvement Program was initiated with President Clinton's Summit, we have seen more than \$1.1 billion and the collaborative effort of state, federal and local partners in both California and Nevada achieve notable progress toward this common goal. As someone who has worked to preserve Lake Tahoe's environment for more than 30 years, both at the state and federal level, I strongly encourage you to address this issue immediately and keep us moving in the right direction.

Sincerely,



**JOHN GARAMENDI**  
Lieutenant Governor

October 8, 2008

From: Ezra Meyer  
Tahoe Vista

TO: [bos@placer.ca.gov](mailto:bos@placer.ca.gov)

To Board of Supervisors and staff members:

RE: Sandy Beach/Tahoe Vista Partners Interval Project

My name is Ezra Meyer. I am a full-time resident of Tahoe Vista since 1998, and a retired civil and structural engineer. I am concerned with the future of the community that I live in although I am not anti-development being an engineer and working in this business most of my life. My biggest opposition to this project is the excessive density and massing of the Sandy Beach project (on the scale of Tonopalo) and the impacts of a low intensity summer time campground going to a full time high density fractional use. I feel the environmental document is flawed and that there is not adequate mitigation to address the significant impacts that will occur as a result of this development.

I am also concerned about the following:

1. "Parking" Peak tourist season (summer and winter) parking from other projects in the vicinity i.e. Tonopalo and the other large motel type properties i.e. the (Kramer property) and Red Wolf Lakeside Lodge and the Edgelake Resort spill over onto the Highway leading us to believe that the parking is inadequate for all properties. I understand parking will be 1.4 spaces per unit average for these two to four bedroom units. This does not appear to be adequate based on the occupancy of these units and how they are being marketed. (up to 10 persons/unit)
2. Snow storage is inadequate as shown. In a typical winter the snow will be up to the front doors of each of these units with heights of 10-15 feet in height with as much depth leaving no open space or room for adequate treatment of the runoff.

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519

3. **Tree Removal**- The amount of trees proposed to be removed over existing conditions ( 61%) is unconscionable and can not be mitigated by planting of new trees or paying fees. According to the arborist report 323 trees are in good to fair condition yet they are proposed to be removed. It takes 100 years to grow a tree of any size. The effects of the whole sale removal of these trees will be felt for future generations. The campground baseline currently preserves the existing trees - maintaining open space and a sense of place. The proposed 95% site grading has the potential to impact the rest of the trees once foundations are constructed resulting in a complete obliteration of all vegetation on this site.

With the trees removed and the proposed density there will be no space for wildlife. Thus impacts are more far reaching.

4. **Traffic**: The Community Plan calls for a reduction of VMT by 130 trips and mitigation to be in place to reduce dependence on the automobile . Traffic in the summer is already congested and with the future projects planned not only for Tahoe Vista but for Crystal Bay as well as Kings Beach located only three miles away gridlock and LOS deficiencies will occur. A 1% projected growth rate is inadequately low and the true traffic cumulative impacts should be assessed via a traffic modeling system using a higher growth rate. Future growth in the Martis Valley advertise Tahoe Vista for beach access and private restaurant use. (Wild Goose is a private restaurant for Northstar projects and there is talk of also privatizing Captain Jons- both Tahoe Vista restaurants).
5. **Noise**- Existing noise is already at 52-59 dBA CNEL without this project. The EIR states that CNEL thresholds were adopted to reduce the annoyance associated with cumulative noise events on people and wildlife. With the majority of the trees removed what wildlife will be left? What about the noise impacts related to close proximity of the units to one another?

I did not see any kind of cumulative noise impact study with the other planned projects in the area. The EIR states that traffic volumes have to double before the associated increase in noise levels is noticeable along roadways. With the other planned

projects traffic will double thus increasing noise levels that may not meet environmental thresholds. What is the true larger picture?

6. **Change in character in Tahoe Vista**– It is my opinion that the existing community plan considers the west end theme for “low intensity rustic character.” This does not apply to architecture but to the use which at the density and mass should be proposed. The Sandy Beach project with 39 units and 95,000 sf plus of massing is the opposite of low intensity use. The true social impacts of fractional development have not been analyzed. TAU’s being used to morph from small to large houses – not a vision that was planned or a use that was contemplated when this plan was adopted 12 years ago – This project uses 39 units with 103 bedrooms. TAU’s in 1995 were small motel type units or cabins with no more than two bedrooms.
7. **Community Plan EIR/EIS** The EIR states that the land use plans proposed as part of the community plan are subject to environmental review. Thus this would lead one to assume that some type of analysis has been done for the Regional Plan and the Community Plans regarding impacts of land use decisions. If the Community Plan EIR/EIS traffic analysis shows 50 TAU’s less than what the existing inventory was in 1995 then how can the project proponent transfer in 21 additional TAU:s into the Tahoe Vista area?
8. **Cumulative Impacts** The EIR itself says that implementation of projects contributes to intensification of development in the Tahoe Vista area and the North Tahoe region resulting in increased coverage, runoff volume increased traffic trips, air pollutant emission, noise, massing and deterioration of scenic quality, habitat removal and further demand for public services and fire protection and recreations etc. Where are the studies showing cumulative impacts of future planned projects on the TRPA environmental thresholds?
9. **Infrastructure:** The true Impacts of the 300 people to the existing infrastructure have not been studied. I have attended NTPUD meetings in which the PUD engineer stated that they

are at critical mass now in summer with the existing water tanks. ( During peak periods the tanks can be drained to dangerously low levels). The NTPUD Board recently voted in a increased fee structure for new development based on cost of a new tank and pumps. Who will take the responsibility for the tanks running dry should a fire break out in this area if projects are built without the infrastructure being in place first? Is this a "shell game" with the water capacity issues as discussed by the water engineers themselves?

10. Mitigation Page 7-15- The County has required 1.46 acres of on-site recreational amenities or payment of a fee to mitigate not having adequate on-site amenities. If the density and massing of this project were reduced then there would be room for these on-site amenities as required. Again payment of fees with no nexus does not do any one any good. It does not reduce impacts to the community who have to suffer due to the over crowding proposed for this project. 300 more people using the beach across the street which only has one outhouse is not acceptable. Money must be earmarked for this use.

11. Loss of recreation- The EIR talks about replacement of the RV park elsewhere on the north shore of Tahoe by payment of a fee. There is no guarantee that either the NTPUD or the State Parks will replace this campground now available to any one of any financial means. The cost of replacement at \$24,000 per campsite is severely low. True replacement cost is closer to \$100,000 per site. At one time the mitigation was close to \$700,000. Why was this changed?

12. Coverage The conversion of so much soft coverage to hard scape surface is of a large concern. Were proper compaction tests done to verify this amount of soft coverage? How does this impact our water quality and clarity? What are Lahontan's comments regarding grading 95% of the project site and covering 61% with buildings, roads and other improvements? What about the fact that TRPA can not meet the TMDL thresholds based on current science now for a 20 year one hour storm? How can a traditional BMP project such as this meet environmental

threshold standards.? Design should be for the 50 year one hour storm at a minimum.

13. **Alternatives-** The proposed project alternatives are all alternatives involving fractional development and the differences between each alternative is massing within 2% of each other. When density is reduced the unit sizes have been enlarged. No recreation alternative has been considered. This is a flaw.
14. **Visual -** Has an analysis of the visibility of the project been done from the lake showing the loss of trees? What is the height of Spindleshanks? If the units proposed at 39 feet are higher than Spindleshanks then the visual impacts of the new buildings have not been adequately addressed or analyzed.
15. **Night sky lighting** What mitigation is proposed to minimize the effects of night sky lighting and 20 foot light poles in the parking lots?
16. **Undergrounding of Utilities-** The community Plan calls for undergrounding of utilities along Highway 28. The power pole directly in front of Spindleshanks should be required to be undergrounded or at least money put aside in a fund for the fair share contribution of this project for future undergrounding.
17. **Surrounding land uses-**The EIR does not analyze the surrounding land uses adjacent to this project for height, or massing. This is a flaw in the analysis.
18. **Baseline conditions-**The baseline comparisons of this project to the existing campground is also flawed. No alternative recreation proposals were considered in the env document. Additionally, the EIR fails to adequately compare the environmental consequences of the proposed project against the existing physical conditions. Only the project in relation to existing ordinances and plans have been evaluated.
19. **Fractional development-** Fractional development more closely mimics residential subdivision type uses and is assessed such with both the NTPUD and Placer County .Nightly rental deed restrictions have not been placed on this project which should be

a condition of approval in order to use TAU' entitlements. The abuse of the TAU should be ceased immediately and the developer required to purchase a TAU per bedroom as per the code.

20. The cumulative impacts section is inadequate. The concise and detailed analysis of each of the future projects traffic, noise, recreation or lack of, tree removal numbers, and neighborhood quality impacts should be assessed. Making assumptions like "it is likely" there would be shared uses is not technical science.

In conclusion, it is my opinion that the Tahoe Vista Partners Fractional project is too dense, too massive, too crowded, presents significant impacts and is not in keeping with the quality of life and community vision of this area for "low intensity rural and rustic." Population numbers in the EIR are not accurate in comparison to what Wyndham is advertising.

We as a community urge you the board of supervisors who have been charged with planning authority to reject this project at its current density. Please require the developer redesign this project to meet environmental standards in accordance with CEQA and Community Plan obligations.

Thank you for your time.

Ezra Meyer

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OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

**Subject:** Tahoe Vista Community Plan

Dear Board of Supes:

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  
[janetmzie@msn.com](mailto:janetmzie@msn.com)  
831-761-0783

505

October 7, 2008

To Placer County Board of Supervisors

RE: Tahoe Vista Partners/Sandy Beach Project- Wyndham timeshare- travesty

Dear Board of Supervisors,

I am writing as a long time businessman who has a home in Tahoe Vista located in Tahoe Marina Estates. I believe in private property rights and am not an advocate of no growth principles. That being said- I am shocked and in disbelief that Placer County would even consider approving the Sandy Beach project as currently proposed and that TRPA abdicated their planning responsibilities to the County Board of Supervisors.

In 1980 congress signed a bi-state compact to protect the "National Treasure" - Lake Tahoe from the effects of human impact. Who is looking out for the Lake's welfare now when this one project proposes to:

- > Grade 95% of a site
- > Remove more than a majority of the trees- over 61%.
- > Allow hardscape surfaces over 60% of the site when the majority of the site is vegetated.
- > Build high density and massive structures- complete overdevelopment of a small property.
- > Remove a low intensity summer time only campground for full- time fractional ownership timeshares proposed in structures that are taller and more massive than anything else existing in this area.
- > Increase heights of buildings taller than anything else that exists in either Tahoe Vista or Kings Beach at 39 feet.
- > Increase traffic by 500 cars a day when the Community Plan calls for a decrease.
- > Double the population in a small community.
- > Allow mitigation measures that do nothing to correct the impacts created by this project including a loss of a viable recreational use. Every mitigation measure proposed for this project is only a payment of a fee with no local benefit.

What future precedent will this one project set for the future of Tahoe Vista?

The County already made a mistake with Tonopalo. The impacts of this project are still felt. Parking along Highway 28- causing conflicts with boat trailers, and parked cars. The only massive structure in all of Tahoe Vista. Why repeat such a mistake with Sandy Beach which is severely underparked?

This project also defies the TRPA definition of a tourist accommodation unit- (TAU) which definition implies that a TAU is a one bedroom commodity. This 39 unit project is proposing 118 bedrooms with 39 TAU's- the majority being transferred from the South Shore. The impacts of the transfer of these TAU's have not been determined nor analyzed. The impacts of going from a campground to a massive 39 unit timeshare development have not been adequately analyzed.

What benefit does this project offer when Lake clarity is in danger of decline? I spend a lot of time on the lake and have noticed algae blooms where none have existed before.

How in good conscience could both Placer County as well as TRPA allow such a travesty as what is proposed? These agencies have abdicated their roles as a protector of Lake Tahoe, the environment and the public interest. I urge you as a board to do the right thing and request the developer to go back to the drawing board. Deny this project as currently proposed.

526

You as decision makers have not been given a full picture of the projects significant direct, indirect, and cumulative adverse affects on the existing low intensity rustic community character of Tahoe Vista.

Respectfully submitted.

Jeff Lynn

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CLERK OF THE  
BOARD OF SUPERVISORS

October 11, 2008

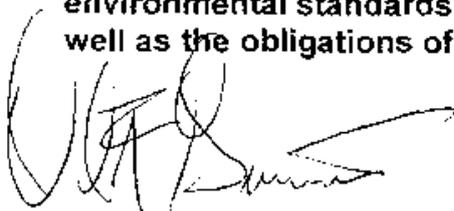
TO THE PLACER COUNTY BOARD OF SUPERVISORS:

We the people of Tahoe Vista that own, live, or work here and are not affiliated in any way with Joe Lanza, Rafe Miller, Tim Wilkens of Tahoe Vista Partners or Wyndham Vacation Resorts wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20th.

- We are against the morphing of small motel units or TAU's to create massive buildings with numerous bedrooms clustered in dense configurations. This project uses 39 TAU's to create 103 bedrooms.
- We are against the obliteration of our forested parcels to foster new development. (It takes 100 years to grow an 80 foot tree). This project removes over 61% of the trees.
- We are against grading 95% of a project site and replacing all the native vegetation and soft coverage with hard scape surfaces thereby increasing negative impacts to our water quality and clarity.
- We are against doubling the Tahoe Vista population by adding approx. 300 additional persons in our small town without proper infrastructure in place. We currently have inadequate water storage for fire prevention.
- The Tahoe Vista Community Plan calls for a reduction in traffic trips by 130 per day, however this project proposes an increase of 500 trips per day with no ear marked mitigation to benefit the community.
- We already suffer from the inadequate parking from Tonopalo the project across the street, which overflow fills both sides of the highway during the summer and winter tourist seasons resulting in safety issues. This project is also under parked.

We are for reasonable development in keeping with the character of our Tahoe Vista Community Plan calling for a "low intensity rural and rustic character."

- We urge you as Board Members and elected officials that represent all of our local communities to reject this project with its current density, excessive massing, tree removal, and coverage. Please require the developers to go back and design a project that meets environmental standards in accordance with CEQA state laws as well as the obligations of the Tahoe Vista Community Plan.



506 MIDIRON

528

OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

October 11, 2008

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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*Ezra G. Meyer*

226 Elm Drive  
Tahoe Vista

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OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

October 11, 2008

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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Sandy Smith + Genny Smith  
6680 Idlewood Rd

520

RECEIVED

OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

October 11, 2008

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329 Pino Grande Tahoe Vista CA 96148  
John Powell

531

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OCT 14 2008

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*Alma Caselli* 532  
329 Pine Grande Ave  
Tahoe Vista, CA 96148

October 11, 2008

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*Cynthia Cunn*

270 Pino Grande, Tahoe Vista

533

CA.

OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

October 11, 2008

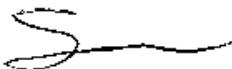
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SEAN McALLISTER  
PO BOX 366 TAHOE VISTA CA 96148

534

October 11, 2008

RECEIVED

OCT 14 2008

CLERK OF THE  
BOARD OF SUPERVISORS

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Tom Boyle

100 NATIONAL AVE 535  
TAHOE VISTA CA 96148

October 11, 2008

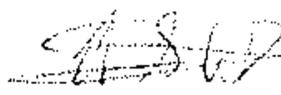
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 1316 Kings way

536

October 11, 2008

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Andrew P. Lewis 380 National Ave  
P.O. Box 11 357 Wawawai

537

October 11, 2008

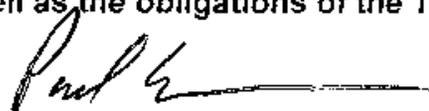
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347 Wawasee  
Tahoe Vista.

538

October 11, 2008

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MICHAEL RILEY COMMUNITY

539

October 11, 2008

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*[Handwritten signatures]*  
660

540