

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:

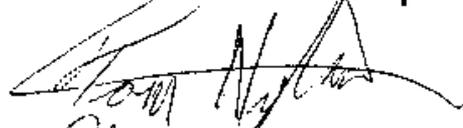
25 fractional units

1 managers unit

Spindleshanks expansion

And an appropriate number of affordable units based on a 25 unit density

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  284 Agate
- 2 Cheryl Allen 343 Snowflake
- 3 Cyathia Curran 270 Pino Grande, 96148
PO Box 453
TV.
- 4 J L Finnick 241 Pino Grande
- 5 Joanne Finnick 474 Sotoyone
- 6 Lucy Kelly 276 Anderson Rd.
- 7 Michelle Brown 250 Anderson
- 8 James B. Sun 298 Anderson Rd
- 9 Jimmie 249 Anderson Rd.

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- 1 Jennifer Gibbons 5072 B Olive St. CB, CA
- 2 ~~John~~ ~~Jennings~~ 629 Michigan Ave, KB, CA
- 3 Regina Straver 8804 Cuthroat Ave. KB, CA 96143-1933
- 4 ROBERT LIMAN 5696 DODDWAY RD CARMELIAN BAY 96140
- 5 Karen Balera 53 Marlette Dollar Point
- 6 RICK MARSHALL 8590 LOCH LEVON AVE KINGS BEACH, CA 9614
- 7 DESS HALSEY 422 AGATE RD CARMELIAN, BAY 96141
- 8 Cody Palano - 604 CHIPMUNK ST. - K.B.
- 9 Kristin Smith 9901 Cove St. - K.B.

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- 1 | Edna Johnson | 363 Pino Grande Ave |
Tahoe Vista, CA 96148 |
- 2 | Sharon Filardo | 517 FIR PLACE |
Tahoe Vista, CA. 96148 |
- 3 | Sherry Copeland | 7393 Winona ST |
Tahoe Vista, CA |
- 4 | Nancy Brest | 353 Pino Grande |
Tahoe Vista, CA 96148 |
- 5 | Denise Caravelli | 329 Pino Grande |
Tahoe Vista, CA 96148 |
- 6 | Mary Boam | 321 Pino Grande |
Tahoe Vista |
- 7 | Stephen Wiggs | 313 Pino Grande |
Tahoe Vista, CA 96148 |

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- 1 JOHN WARSEN John Larsen 249 PINOGRANDE
- 2 MARY HUNT Mary Hunt 347 WAWA SEE
- 3 Brandon Uresky _____ 420 National Ave
- 4 Willie Schler _____ 420 National Ave
- 5 Mark Liljedahl _____ " " "
- 6 JOSEPH CURTIS _____ 668 BRADIE
- 7 Ratie Gallagher _____ 250 ANDERSON UNIT 1
- 8 Paulina Botewicz _____ 250 Anderson UNIT
- 9 Scott DONOVAN _____ 250 Anderson
- 10 Rubin Foster _____ 244 Anderson

The existing citizens of Tahoe Vista residents 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.

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

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

- 1 Joe [Signature] 7356 WINONA TAHOE VISTA
- 2 [Signature] 7762 Pinedrop Ln. Tahoe Vista
- 3 KC Dippins 7360 Winona Ave TV
- 4 Patti Gregory 7383 Winona, Tahoe Vista
- 5 Jim [Signature] 7393 Winona ST Tahoe Vista CA
- 6 Raul [Signature] 376 Agatan - Tahoe Vista
- 7 Cesar M. Garcia 376 Agatan - Tahoe Vista [Signature]
- 8 [Signature] 376 Agatan Tahoe Vista, CA
- 9 Kristen Stevens 376 Agatan Tahoe Vista, CA
- 10 [Signature] 376 Agatan Tahoe Vista, CA
- 11 [Signature] 376 Agatan Tahoe Vista, CA

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- 1 Shyam Bunn 310 AGATAM #4
- 2 William E Dunn II 310 Agatam #3
- 3 Shirley M. Dunn 310 Agatam #3
- 4 Carl Brown 310 Agatam #4
- 5 David Brown 310 Agatam #4
- 6 Shannon Brown 310 Agatam #4
- 7 Alfred & Ellen C Rea 324 Agatam
- 8 Terence Rea 324 AGATAM
- 9 Eddie Rea 324 AGATAM
- 10 [Signature] 2325 Winona
- 11 Gordon Marshall 7325 Winona Ave 396

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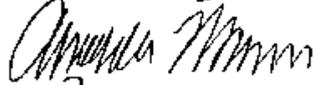
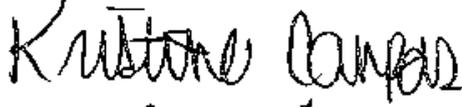
1 managers unit

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

- 1  233 Vista Pines Circle Tahoe Vista
- 2  233 Vista Pines Circle
- 3  233 Vista Pines Cr.
- 4  233 Vista Pines Cr.
- 5  233 Vista Pines Ct
- 6  233 Vista Pines Cr
- 7  233 Vista Pines Cr
- 8  233 Vista Pines Ct
- 9  289 Agatam Ave
- 10  289 AGATAM AVE
- 11  313 AGATAM AVE TAHOE VISTA
- 12  313 AGATAM AVE TAHOE VISTA

Tahoe Vista

The existing citizens of ~~north shore~~ are for smart growth and well planned development. We would like the agencies to follow the guidelines for character set forth in the Tahoe Vista Community plan 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 under appeal to the BOS.

The project currently proposed (Alternative E) is not acceptable.

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

Therefore the residents support:

- 25 fractional units
- 1 managers unit
- Spindleshanks expansion
- Concession for bikes etc.
- 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

- 1 Mary Ann Rumburn 401 Sotoyone Ave Tahoe Vista
7360 WINDONA AVE, T.V. Ca
- 2 Lou Tappin 299 Agatam Cir.
- 3 Greg Wilson 299 Agatam Cir TV, CA 96148
- 4 [Signature] 1240 Agatam Ave Tahoe Vista, CA 96148
- 5 Kurlin Cooca 240 Agatam Ave Tahoe Vista, CA 96148
- 6 Dan Pappi 229 Agatam Ave Tahoe Vista, CA 96148
- 7 [Signature] 245 Agatam Ave Tahoe Vista CA 96148
- 8 M Austin 365 Snowflake T.V.
- 9 Paulitta Decker 361 Snowflake T.V.
- 10 Rick Fuller 361 Snowflake T.V.
- 11 JOHN MORAN 399 PINO GRANDE T.V. 398

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- 1 
- 2 Martin Still 1000 Carleton Bay, CA
- 3 Stewart A. Dalie IV, 369 Fawn lane, Tahoe Vista, CA
- 4 Thomas Null 7624 Pinedrop Ln, Tahoe Vista, CA

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- 1 *Heinze Glenister* P.O. BOX 784 T.C.
- 2 *A Conrad* PO Box 1940 KB
- 3 *John Bending* PO BOX 96 ~~KB~~
- 4 *Charles Snyder* P.O. Box 324 Tahoe Vista
(Agate resident)
- 5 *Milton H. Hess* P.O. BOX 315 TAHOE VISTA,
KB RESIDENT CA 96148
- 6 *Judith Johnson Barrett* PO BOX 192 T.V. CA KB resident
- 7 *Reyn B* P.O. BOX 193 TU CA 96148
LYNN YOUNG TRUCKEE RESIDENT
- 8 *Nina Helen* 1320 Commonwealth Dr KB 96143
- 9 *Rebecca Nielsen* BOX 481 T.V. CA 96148
10. *John Douglas* #03 766 Tahoe City 96145
11. *Terrill Daegling* PO Box 195 Tahoe Vista 96148
12. *John L. Daegling* " " " "

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1
Richard C. Johnson

1005 BRISTOL CIRCLE KB 96143
KINGSWOOD CA.

2
Marilyn Stack

583 Midiron Ave.
Tahoe Vista, Ca. 96148

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- 1 Robert Holmes 429 WildRose dr TU
- 2 Amy Jutz 6472 Woodwood Rd TU
- 3 JD Vandevlaan 238 Laurel Dr TU
- 4 Robert S. Croke 305 Estates Dr Tahoe Vista
- 5 Elizabeth Blaustein 3271 337 Agatem Tahoe Vista
- ~~0~~ ~~Eric~~ ~~Thickman~~ 7372 NL BLVD - TU
- 2 Steve Thickman

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1.  6790 NLB TR PO Box 339
BRUCE ESCHARD

2. Sonja S. Gullett
555 FIR PLACE
TAHOE VISTA, CA 96148

3. Jim Bodenkamer
518 Mountain Cr.
Tahoe Vista Ca 96148

4. Pamela Bodenkamer
"

5. Ellen James
6499 Woodwood
TR 96148

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- affordable housing units based on five units per acre density as is befitting residential type with a typ residential subdivision normally at four units per acre. (20% increase over typ. subdivision).

1. Jack GARIBALDI 641 BRACCIE AVE TV
2. Ruth Kadin 590 Redwood Ave ^{RB 217} Lake Vista
- ② James R. Meyer 6918 Greylane TV.
- 4 Cynthia 270 Pino grande Tahoe Vista 96148
PO Box 453
- 5 Mary Blount 1095 Brent Ln Kings Beach CA
POB 114 W
6. Arthur J. Sable 1105 Whitshall, Tahoe Vista, Ca
7. Alex Rosenberg 289 Agatans Ave. Tahoe Vista, CA
8. Susan Flynn 289 Agatans Ave Tahoe Vista, CA

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1 Bill Schu
501 National Ave
Tahoe Vista CA, 96148

2 Anita Schu

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- 1/2 Sanya Sharon Kama
- 3 Taylor John 7432 N Lake Blvd.
PO BOX 91 KBeach ca 96143
- 4 [Signature] 7460 N. Lake Blvd.
- 5 Jeanne Clements 7460 N. Lake Blvd.
- 6 [Signature] (STILES) 7470 N. LAKE BLVD.
- 7 [Signature] Dennis R Horne 7470 N/LAKE BLVD
- 8 Douglas E. Taylor 7081 N. Lake Blvd. Box 524,
Tahoe Vista

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- | | | |
|----|------------------------|--------------------------------------|
| 1 | [Signature] | 6762 6762 N. Lake Blvd. |
| 2 | Solen R. Johnston | 6762 N. Lake Blvd |
| 3 | Laura Lilly Feery | 6762 N. Lake Blvd. |
| 4 | Laura Lilly Feery | |
| 5 | Richard Portillo | 7730 N. Lake Blvd |
| | [Signature] | 7390 N. Lake Blvd |
| 6 | Sharon Van Dyke | 7390 N. Lake Blvd |
| 7 | Susan Major | 7402 N. LAKE BLVD, T. Vista |
| 8 | Luca Magin | 7402 7402 North Lake Blvd |
| 9 | Charles J. Bairn | Tahoe Vista |
| 10 | Candice Jones | |

407

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- 1 *Pete Lucas* 6460 N. Lake Blvd Tahoe Vista
- 2 *Veronica Turner* " " "
- 3 *Kathleen Uskert* 334 Rim Drive Tahoe Vista

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 AS CURRENTLY PROPOSED (ALTERNATIVE E) IS NOT ACCEPTABLE. A REDUCED DENSITY ALTERNATIVE WILL RESULT IN RETENTION OF TREES, LESS LAND COVERAGE, MORE ON SITE PARKING, AND REDUCED TRAFFIC TRIPS. THEREFORE THE RESIDENTS SUPPORT:

- 1 25 FRACTIONAL UNITS, 1 MANAGER'S UNIT, SPINDLESHANKS EXPANSION AND 5 AFFORDABLE HOUSING UNITS BASED ON:

FIVE UNITS PER ACRE DENSITY AS IS BEFITTING RESIDENTIAL TYPE MIXED USE DEVELOPMENT WITH A TYPICAL RESIDENTIAL SUBDIVISION AT FOUR UNITS PER ACRE. (20% INCREASE OVER TYPICAL CONDITIONS).

- 1 Julius ~~Martin~~ 6909 Toyon Rd Apt B
- 2 Marilyn Field 6987 Toyon Rd Apt. A
- 3 Meera Bener 6925 Toyon at H
- 4 Heather Collier 6925 Toyon at B
- 5 Ramon Castillo 6959 Toyon RD.
- 6 Maria Castillo 6959 Toyon RD.
- 7 MARVIN JAVIER 6970 Toyon RD P
MATT JAMES 6970 Toyon rd. B
- 8 Hannah DeSantis 6970 Toyon rd.
- 9 ~~Kristin Smith 9901 Cove St~~ ok now
- 8 Ian Wernette 6490 Wildwood Rd
- 9 Mary Berrutell 6909 Toyon RD
- 10 Evan Lieginge 6910 Toyon Road
11. Scott Bunt 7586 North Ave

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- ⑧ ~~Garrett White~~ ~~PO Box 2510~~
~~Olympia Washington CA~~
 11 Jim Klem ~~CA~~ P.O. Box 161
 Tahoe Vista, CA
 6950 Taylor Rd 96148
 Tahoe Vista 96148
- 12 MARK SUTEL ~~Mark Sutel~~
 6958 Taylor Rd
 Tahoe Vista, 96148
- 13 Robyn Carlth: ~~RAA~~
 6952 Grey Ln. #1
 Tahoe Vista. Ca. 96148.
- 14 Pablo Radilla Sánchez
 6952 Grey Ln.
 Tahoe vista. Ca 96148
- 15 Isidra Delgado R.
- 16 Detrick Leson } 320 Rim Dr,
 Tahoe Vista 96148
- 17 Rob Leson }

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- 1 managers unit
- Spindleshanks expansion
- Five affordable housing units based on five units per acre density as is befitting residential type with a typ residential subdivision normally at four units per acre. (20% increase over typ. subdivision).

 7/22/08
Glenn W. Peterson
7610 N. LAKE Blvd. #21
TAHOE VISTA, CA
- phone 23725 Maple, Auburn, CA 95602-5302 268-2630

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⑤

1 CHARLES & MARTY REIL PA 117-210-054000
 7610 N LAKE BLVD, #14
 TAHOE VISTA, CA 96148 530-546-5788
 Home: 1052 SANEK ELYRAH, Petaluma, CA 94954-767-765-2557
 Date: July 7/21/12

- 2 Margie Lord 200 RIM DR.
 3 J. Hain 200 RIM DR
 4 See #26 184 RIM DR

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1. CRIS CONNOLEY 242 AGATAM AVE TAHOE VISTA
2. Janet Hawley 6460 Tamarack Rd, T.V.
3. Tonal Willard 6265 N. Lake T.V.
4. Abby Meyer 226 Rim TV
5. ETRA Meyer " " "
6. LINDA BENDOCK 227 Rim Drive TV
7. Janne Skowronch 218 Rim TV
8. Deane Maaten 210 Rim TV.
9. ~~Paul B. Maaten~~ 210 Rim T.V.
10. JEFF GAN 246 Rim TV
11. Susan Dager 257 Rim N
12. Chris K 257 Rim Dr.
13. Paul Hamilton 232 Vista Pines Ct
12. Carolyn Petteg 355 Snowflake Ave TV

The following was submitted to Senator Dianne Feinstein on Thursday, August 28, 2008.

Dear Senator Feinstein,

I have admired and respected you since that day in 1978 when you appeared on TV in San Francisco reporting on the death of Mayor Moscone and Supervisor Harvey Milk. Your genuine compassion and sadness made me trust you immediately. I have followed your career and been a supporter of yours since that day. I am writing you today with deep concerns about Lake Tahoe, my current home. I moved from San Francisco to Tahoe Vista in 2001. I chose the North Shore of the lake for its rustic look and quiet calm. I am asking for your help because I know you have a special place in your heart for Lake Tahoe, as evidenced by your continued involvement in the Lake Tahoe Summit, (sorry to hear about the leg fracture you sustained while here this year).

You were quoted in our local paper, *"the lake and surrounding basin are natural treasures at risk, from wildfires that threaten the alpine forest, to global warming and pollution that threaten the lake's famed clarity?"* I might add that it is also threatened by developers and greedy landowners. I am sure your aides can find information floating about the internet outlining all of the proposed projects for our quaint town of Tahoe Vista, as well as projects throughout the North Shore. I wholeheartedly believe that the cumulative effects of all the proposed development also puts this natural treasure at risk.

Nicole Gergans, environmental program advocate for The League to Save Lake Tahoe has said "the TRPA has quietly been amending (ordinances) to allow for developers' needs...over the mandates of (thresholds). She was referring to the "Boulder Bay" project in Crystal Bay, NV (impacting all the North Shore), but her comments pertain to many of the proposed Tahoe Vista projects, as well as projects already completed. For example, we often wonder how developers of "Tonopolo" were allowed to remove a sand dune from the beach and build the current oversized complex. Does the Tahoe Regional Planning Agency (TRPA) ever learn, or will the rules continue to change arbitrarily? Now, of special interest is the fact that TRPA, the organization that is designated as a steward of our beloved lake, has relinquished power to the Placer County Board of Supervisors in determining the scope of the Sandy Beach project in Tahoe Vista. The Sandy Beach project is a proposed time share development replacing the local campground which is currently available bringing people from all walks of life to the shores of beautiful Lake Tahoe. Other high density time shares are also proposed for Tahoe Vista, veering away from the original community plan which was for low density rustic resorts. Fractional ownership of homes is not tourist accommodation. Places ANYONE can come to for one night, or one week, like motels, resorts, cabins; those are tourist accommodations. The public is opposed to the high density development of Sandy Beach, and has presented their concerns to TRPA, who in turn simply relinquished responsibility for the decision about Sandy Beach to the Placer County Board of Supervisors. I see the Board of Supervisors as a political entity, swayed by political concerns and pressures, NOT a STEWARD of LAKE TAHOE. How/why would TRPA relinquish its jurisdiction over something that will have major impact at the lake? I am

quoting an unnamed source in my community, *"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?"* The health of Lake Tahoe CAN NOT be politicized. That has been evidenced by both political parties involvement in the Summit. It appears that developers are attempting to circumvent the process, and TRPA is going along. Someone has to be the watchdog and make that impossible.

If, in fact, as scientists at this years summit said, the basin is warming and truly "climate change is largely beyond our control", then we need to be extremely diligent in those areas that ARE under our control. Development IS under our control and should be kept low density, with less impact on the environment. The lake is a finite feature, with finite access, that can/should sustain a finite population.

Why is TRPA allowing mega developments, with high density? Why do they even consider projects that are out of the scope of our community plan which is for rural and rustic? Why are these projects being handed over to the Placer County Board of Supervisors for decisions? How does simply assessing fees "MITIGATE" adverse results of development: of more people, more cars/traffic, more pollution, more coverage of land, of denuding the forest?

You are working so diligently to ensure that millions of dollars be committed to assist with restoration projects and help preserve our lake. Will your efforts on behalf of this "natural treasure" be for naught? Will development advance at a faster rate than preservation? Questions. I have many questions, and I was hoping to find answers by consulting with you.

Thank you for your time and I hope you are inclined to help with the problems our community is facing. For the sake of Lake Tahoe and its "famed clarity" and to ensure that future generations can enjoy its beauty, I implore you to look into the questionable tactics being used here by developers and TRPA. Please help the citizens of this community have their voices heard, and help us preserve our rustic and rural community. Redevelopment is necessary, massive development is not.

Thank you,
Kathleen Uskert

Subject: Tahoe Vista Community Plan

Dear TRPA Governing Board Member:

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
831-761-0783

- 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 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.
- >
- >

I attended the Board of Supervisors meeting on Oct 25 and presented the petition we have circulated this summer. Since this was not on their agenda, no discussion was allowed by the Board on the issues presented therein. However, Dave McClure, Cindy Wotel, Ezra Meyer, and myself were in attendance and spoke to Tahoe Vista Projects and their impact on the community, within the 3 minutes allowed to each of us.

Tahoe Vista projects were not discussed by the Board. Presentations were made by the North Tahoe Business Assoc., a sister Tahoe City Organization, the Redevelopment Agency, and the Resort Association.

The petition was signed by 174 residents and property owners, and the text of which is presented below.

Jerry Wotel
Tahoe Vista

Placer County Board of Supervisors
Attention: Supervisor Bruce Kranz, District 5
175 Fulweiler Avenue
Auburn, CA 95603

Tahoe Vista Proposed Projects

Supervisor Kranz:

Three significant projects have been proposed for development and redevelopment for Tahoe Vista, Cedar Grove, Sandy Beach, and Tahoe Sands. These projects will significantly stress the infrastructure of the community.

Affordable housing has been identified as a needed commodity throughout the Tahoe and Truckee regions. The Cedar Grove Apartments (EIAQ-3728) has been proposed, which is a proposal to develop a 12.5-acre parcel into a multi-family 155 unit low-cost apartment complex.

This will add several hundred people to a small community with already stressed facilities. From childcare needs, to a need for physicians and health care services, to a need for post office boxes, schools, roads, road maintenance, sidewalks, parking, trash pick-up, transportation systems and emergency services such as Fire and Police. The probable environmental effects include Water Quality, Soils and Geology, Air Quality, Noise, Transportation, Vegetation, Wildlife, Scenic Resources, Cultural and Historic Resources, Land Use, Growth-inducement, Public Services and Utilities.

The proposed location is in the middle of Tahoe Vista, centered in a one mile by one mile square area, located on 12.5 acres. The only access roads are small streets (Donner Road, Gray Lane and Toyon Road) that connect to National Avenue, with an already congested and accident prone intersection with Highway 28, being asked to handle more than an additional 300 vehicles. The intersection will also have to accommodate a public boat launch and beach facility. The only hub of services available is currently located in Kings Beach.

Placer County has requested an amendment to the Tahoe Vista Community Plan and a TRPA Plan Area Statement amendment for the Tahoe Estates Special Area 6, to proceed with the Cedar Grove development since it violates existing TRPA planning guidelines.

Sandy Beach is also in the planning stage, comprised of a 6.25 acre site on Highway within walking distance of Cedar Grove. It is a 35-unit time-share complex and a 10-unit low-cost housing. It will also add to congestion and demands on public utilities.

Tahoe Sands redevelopment currently has 65 total units and is proposing 110 units. Of these, 35 are currently on the beach and 75 are planned for the beach. Six units on the mountainside are employee housing and the rest are timeshares. There will be three stories on both sides of Highway 28.

The challenge presented in the Tahoe region is an already existing problem due to local infrastructure deficiencies. There has been on-going identified needs for childcare, post office boxes, and additional fire and police services, there is a current initiative to increase fire department services for North Tahoe. Again, there are on-going problems with insufficient trash disposal, and road maintenance. The local agencies have been dealing with traffic congestion, lack of stop lights, cross walks and other transportation issues for years.

Is this smart master planning? What about density? What about carrying capacity? What about roads? Where are the closest employers? What about safe emergency access? What about infrastructure?

As residents of Tahoe Vista, we oppose the Cedar Grove Apartments Project in its current high-density form, and suggest a more reasonable distribution of low-cost housing development throughout the region. We also request that the governing agencies review the entire Tahoe Vista growth to assure that the community and its infrastructure can accommodate the Cedar Grove, Sandy Beach, and Tahoe Sands, and conduct public hearings to inform residents of Tahoe Vista of their development plans in the early stages of planning.

Sincerely,

Residents of Tahoe Vista

From: Kathleen Uskert <kathleenuskert@...>

kathleenuskert@...

Date: Sun Jul 3, 2005 4:01 pm

[Send Email](#)

Subject: Letter to the editor

Published in the Tahoe World 6/16/05

The #1 concern of many residents in Tahoe Vista seems to be that there is a proposed addition of so many units in a small area, be that affordable housing or time share. We are being inundated with new construction projects that will suddenly quadruple the size of our community and bring excessive congestion to the area. Tahoe Vista lacks stores, roads, has a limited postal facility; in short, we lack an infrastructure that can accommodate so much building density. Most of the people living in the affordable housing units of the proposed Cedar Grove project would need to commute to their jobs, putting more cars on the already busy Highway 28. If the object is to have housing for local workers, shouldn't that be located nearer their place of work. I discern 5 sites where there is an existing workforce in need of affordable housing. The proposed 155 affordable housing units at Cedar Grove should and could be divided equally between areas where workers are needed, ie: Northstar, Kings

Beach, Carnelian Bay, Tahoe City and Squaw Valley, as well as in Tahoe Vista. This would lessen the impact of building on any one area and bring employees closer to their place of work, reducing commute distances and congestion on roads. I believe distributing affordable housing units throughout the North Shore would be more responsible and would create less public opposition. And why not consider building single family dwellings that can be purchased as affordable housing. Our community needs to grow at a steady rate, not by leaps and bounds. Please develop our communities in fair and responsible ways, trying to maintain the small town atmosphere and natural beauty of the area. After all, isn't that why we live here?

Kathleen Uskert

Theresa Avance

From: cori jennings [cnwjenn@hotmail.com]
Sent: Wednesday, July 02, 2008 8:21 AM
To: Theresa Avance

Dear Theresa

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 Forrest campground in Tahoe city do not allow RV's over 20' and do not have hook-ups (water & 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 for the entire summer season, year after year, with accommodations for large RV's, including water and electrical service. Home to many who live at S.B.C. in their RV's while working seasonal jobs in the area (THE most affordable housing in Lake Tahoe).

S.B.C. is also a popular destination for young families and youth organizations (i.e., the Habitat for Humanity bicycle group) we have enjoyed visiting with the large group of young adults each year who stay at S.B.C. 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 freinds 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.

Sincerely,
Warren and Cori Jennings
po box 756
Portola, Ca 96122
cnwjenn@hotmail.com

The i'm Talkaton. Can 30-days of conversation change the world? [Find out now.](#)

July 23, 2008

Good Morning Ellie Waller a Tahoe Vista resident and Tahoe Vista Postal employee. I am submitting this petition from 106 Tahoe Vista residents, hotel, and /timeshare owners, members of the business community and on behalf of those that choose not to speak or cannot attend this meeting. These signatures are entirely from Tahoe Vista. This petition is for a reduced density alternative for the Sandy Beach project NOT the Alternative E submitted by the developer for approval today.

I have a 5 lb 523 page document, a 260 rebuttal page prepared by 31 paid professionals as well as a 170 page memorandum from the Placer County Development Review Committee. We are a community of unpaid local residents that have tirelessly reviewed each page. Even though we've only had a short time we've found many inconsistencies and several misrepresentations which brings into question the validity of the documents.

In an ideal world, Community Plans would be more visionary and the cumulative impacts of future development and community character considered. Developers and the community could come to some reasonable consensus. But instead, as there is no good master plan for Tahoe Vista, we do this process myopically, one project at a time.

I understand maximizing an investment, but of equal importance is the welfare of the residential community that co-exists in Tahoe Vista. Tahoe Vista is a transitional area between The Casino Corridor and residential Agate Bay. We are asking for reasonable growth, not NO development. We are not an urban center like Kings Beach or Tahoe City. We just want BALANCE.

The Regional Plan has not been updated and in the interim we are limited to a 1996 CP which is outdated by today's standards. If one were to examine the environmental document for this community plan they would see that Tahoe Vista redevelopment was envisioned to only upgrade its existing inventory. How many TAU's do we already have with the Morelatos existing Lakeside resort, the Tahoe Sands lake and mountain side, the Franciscan co-op, the Rustic Cottages, the Bessley Cottages, The Holiday House, the Wood Vista Lodge renovation, Red Wolf Lodge, Shore House, Cedar Glen, The FireLite and Tonopalo. What are the future plans for these resorts as well as many new developments already in planning phase? Who determines when the market becomes saturated? Recent realtor inventory of current fractionals on the market- show many for sale for over a year.

PLAIN and SIMPLE, this is about CUMULATIVE IMPACTS of density, noise, VMT's, light and air pollution and just too many people. Is there enough water storage to fight fires or to service all of the future projects? How can we possibly identify meeting environmental threshold carrying capacities one project at a time?

Why did TRPA determine that an environmental assessment was necessary instead of a full blown EIS? The impacts are significant and mitigations proposed are only payment of fees- something that the local community will not get full benefit of.

Chapter 5.5 Environmental Documentation requires that an EIS must be prepared if projects have significant impacts. On what basis did staff determine exemption from EIS status ?.

5.8 Environmental Impact Statement- If TRPA finds a project or matter may have significant effect on the environment, TRPA shall cause to be prepared an EIS in accordance with its Rules of Procedure, this chapter and the Compact.

Chapter 5.8B-8 The growth inducing impact of the proposed project - Tahoe Vista based on census data has a full time population of approx 660 people, yet this project alone will increase the population by approx 250+ persons- a minimum of 40% of its current population.

Chapter 18 Special Use Findings ~ 18.1B-3 the project to which the use pertains will not change the character of the neighborhood. There are several tourist properties in Tahoe Vista. The average size tourist accommodation unit is under 1000 sf. None of them as massive as this proposed project, even Tonopalo, which is smaller, half the size in sf and less density per acre. The neighborhood character is a huge issue that has caused so much controversy in our community. Tonopalo was not and is not acceptable to the community and should not be repeated. We don't expect things to stay the way they have been for forty years but we don't expect resorting to madness either.

Chapter 93.2 G – Significant Increase: A significant increase is an increase of more than 200 daily vehicle trips, determined from the trip table or other competent technical information. More than 200 daily vehicle trips according to code are considered significant and this project proposes 211 to 299 (not clear) Summer and 461 to 522 (not clear) Winter trips. - mitigation is payment of a fee. How does a fee change the number of cars on the road and the associated air quality and noise issues as well as small particulate matter created by those vehicles?

The TVCP states that trip reduction of 130 trips are required over a twenty year period. (Page IV-6)

Placer County has misrepresented their "Findings of Fact" Increased Demand on Postal Service - 13.A.11. The TVCP contains an element for home delivery. (The USPS has found this option infeasible.) Also, as stated in the finding the TV PO is undersized to accommodate the current population and new residents will exacerbate this situation. Indirectly, the increase in residents may result in increased vehicle trips and potential safety concerns, especially in snow conditions. The mitigation of 302 persons to 242 is not less than significant, how do you mitigate the increase of people .?

I have concerns that the TRPA designation of this project as an Environmental Assessment (EA) rather than an Environmental Impact Statement (EIS) is short sighted. A payment of fees as mitigation is NOT ADEQUATE AND HAS NO LOCAL NEXUS. There are too many threshold issues that ARE SIGNIFICANT IMPACTS. 95% site grading, 60% total tree removal, 94,000 sf of building mass, increased traffic, loss of recreation- with the removal of the campground, CNEL's already not in attainment and VMT's exceeded.

In closing, the TRPA Governing Board needs to do the right thing- Approve a reduced density project- The community suggests 25 fractional units, one (1) Manager's Unit and 5 affordable units- not Alternative E as proposed by the developer or continue the approval to another time until a consensus is reached between developer and community.

Respectfully, Ellie Waller PO Box 535 Tahoe Vista, Ca 96148

425

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.

Janet Harley
PO Box 185
Tahoe Vista, Ca 96148

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

**RE: Comments to the Tahoe Vista Partners, LLC Interval Ownership Development Project.
SCH # 2006022100 (Sandy Beach development)**

To Whom it may concern:

The outdated Tahoe Vista Community Plan does not address: thus the EIR can not be in compliance

- **Specific streetscape or other improvements needed for sidewalks, lighting, and street design. Current projects are posting bonds until the future or are copying improvements already in place like Tonopalo and the Tahoe Vista Rec area. Both Placer County as well as TRPA do not have a master plan for sidewalk type except for asphalt, lights, or even type of trees for the streetscape for Tahoe Vista. The Vista Pines sidewalk is different than the other sidewalks resulting in a mish mash or eclectic look in the area.**

(A condition of approval should be a requirement to have a standard set of materials for future projects in Tahoe Vista including type of pavers, lights and street trees).

- **Scenic requirements have changed since the Tahoe Vista Community Plan was prepared- for lakefront parcels or those within 300 feet of the high water line.**

What mitigation measures as stated in the 1995 EIR/EIS have been implemented? TRPA staff mentioned the stop light at National Ave. What other mitigation measures are in place?

**Meera Besser
Tahoe Vista Resident**



Theresa Avance

From: Meera Beier [mbeier@abcglobal.net]
Sent: Thursday, February 21, 2008 4:27 PM
To: Theresa Avance
Subject: response to Sandy Beach EIR

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 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 hooding we want." It really is an example of the "Emperor's New Clothes" just pretend and it will be so.

L-1

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 suucks 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.

L-2

I am afraid that this issue, the Martha parking lot project, the CEP projects, Placer County redevelopment projects that refuse to rebuild infrastructure and buy 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 leech the pockets of developers (and who else?) and create an "upstate, exclusive, over-priced, badly designed and seriously WRONG vacation housing, interval ownership resort.

L-3

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.

Those of us who are paying attention believe it might be time to bring the Attorney General on board to stop the bleeding greed.

Meera Beier

4278

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

**RE: Comments to the Tahoe Vista Partners, LLC Interval Ownership Development Project.
SCH # 2006022100 (Sandy Beach development)**

To Whom it may concern:

An interesting comparison

1. Height- Tonopalo is approximately 32 feet- Sandy Beach is asking for heights up to 39 feet.
This is a deviation from standard height limitation.

2. Density- Tonopalo is 19 units on 2.5 acres. Sandy Beach is 55 units on 6 acres.
This is too much density.

3. Massing - Tonopalo has 19 units ranging in size from approximately 1200 sf to 3400 sf.
Sandy Beach is 1900 sf to 3000 sf.
**The massing is very similar if you look at the site plan- only Sandy Beach is taller.
This is too much density.**

Sandy Beach is asking for:

Roadways to be narrower than Placer County standards.
Why not do less density of units and provide for the proper road widths.

Sandy Beach is going from a basic rural recreation summer time use since 1933
To a full time residential timeshare use year round.

I challenge you to view Vista Pines Court and see what eight houses that are 2800 sf on 5 acres looks like.
Versus the proposed 55 units on 6 acres that are large massive structures plus a restaurant.

**Alvina Patterson
Holiday House
PO Box 229
Tahoe Vista, Ca 96148**

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

**RE: Comments to the Tahoe Vista Partners, LLC Interval Ownership Development Project,
SCH # 2006022100 (Sandy Beach development)**

To Whom it may concern:

The Community Plan has not addressed the impacts of going from 300 sf motel rooms to 1900 sf to 3000 sf fractional timeshare residences. Tau's are needed for fractional timeshare uses. This is due to be addressed in the regional Plan update that is not going to be released until 2009+

What are these impacts of these larger units and can they be quantified? TRPA staff mentioned that in the Pathway 2007 process they are looking at a approximate 3:1 ratio of TAU's to fractional timeshare based on impacts of the larger units. Is this undergoing analysis and if so based on what data?

Have the impacts of larger units been evaluated for potential increase in land coverage, traffic trips, increase in population, impact to local services including recreation, and demands on infrastructure and occupancy? Currently campground use is seasonal but fractional use is year round. What are the impacts of a seasonal operation to a year round operation?

Does the parking ratio change from one parking space per unit to additional requirements based on the larger units? What is the impact to sewer and water of the larger units? What is the impact to the local recreation areas i.e. Sandy Beach which is already crowded in the summer? Should there be public bathrooms to support this increase in demand? What is the effect of the change in use on massing and community character? What about snow removal? Snow storage? Vegetation removal? Impacts of soft coverage i.e dirt to hard impervious surface of asphalt? Impacts of a year round population from a seasonal population?

Both Placer County as well as the NTPUD consider a change from nightly motel to fractional timeshare as a change from tourist accommodation to residential. How can this be quantified? Could a timeshare/fractional owner purchase multiple fractions and live there full time? What would be the impact to TOT tax? How many rooms will be available for nightly rental?

**Maryanne Casella
PO Box 503, Tahoe Vista 96148**

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.

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.

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.

Respectfully, Randy Hill Resident Tahoe Vista, CA

Placer County Planning Commissioners

July 6, 2008

Hello, I'm Ellie Waller. My home is located in the Estates Subdivision and I am an employee of the Tahoe Vista Post office. This project as well as the proposed increased density of the Tahoe Sands, the proposed affordable housing complex off of National Ave., the proposed Mourelatos additional hotel, the proposed fractional share complex across from Tonopaio, the proposed expansion of the North Tahoe Marina, and the NTPUD proposed 70 space parking area across the street from the TV recreational area will affect both my personal and professional life.

The result of such development in Tahoe Vista is INCREASED coverage, VMT's and related air pollutant emissions, runoff volume, noise generation, massing and deterioration of scenic quality, habitat removal, light pollution, and further demand for public services and utilities such as water supply, wastewater conveyance, treatment and disposal, expanded police and fire protection, improved bus service, child care needs, recreation, etc.

Please take in consideration that this is currently a seasonal RV park and campground that will become a year round destination.

The permanent and part time residents of Tahoe Vista have chosen to live and relax in a semi rural, quiet, serene and uncongested area. We don't want to be like South Shore, in fact, we don't even want to be like Tahoe City or the proposed Kings Beach. Each community has its own complexion.

Most of us recognize that some change is inevitable, but we hope that even if we somewhat modify our way of life with revitalization, we can maintain the admirable qualities we have today. Needless to say, the quality of life for full time as well as second homeowners in Tahoe Vista will be negatively impacted.

Although outdated, it is stated in the Tahoe Vista Community Plan of 1996 in Chapter 1 "The TRPA purpose for planning these areas according to the Compact is "to adopt and enforce a Regional Plan and implementing ordinance which achieves and maintains such capacities while providing orderly growth and development consistent with such capacities. The optimal question is: when are we at capacity and capacity of what ?

Cumulative impacts stated in this specific EIR are a cop out to the Tahoe Vista community. Paying mitigation fees does not protect my immediate environment, it supplements funds for future restorations.

The TRPA GB announced at the January 23 meeting they would be hiring an independent consultant to do a cumulative impacts study for the proposed Kings Beach mass development. I am asking you do the same for Tahoe Vista as we have several projects also.

Admittedly, I cannot suggest any simple solution, except to reduce the number of TAU's thus reducing density at each and every proposed project in Tahoe Vista.

Respectfully, Ellie Waller PO Box 535, Tahoe Vista , Ca 96148

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February 2008 Placer County Planning Commission

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Admittedly, I cannot suggest any simple solution, except to reduce the number of TAU's thus reducing density at each and every proposed project in Tahoe Vista.

I'd like to remind and urge the community members to submit comments and concerns on the adequacy of info in the Draft EA/EIR. Inputs must be submitted in writing by 5:00p on February 22 to:

Maywan Krach
Placer County
3091 County Center Drive, Suite 190
Auburn, CA 95603
or by e-mail cdraecs@placer.ca.gov

and to

Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449
Or by e-mail tavance@trpa.org

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August 11, 2008

Tonopalo, the much spoken about and controversial East-West Partners / Intrawest Development in Tahoe Vista may happen again. A similar project is being proposed - Wyndham Residence Collection in Tahoe Vista.

Contrary to what you might have heard or read, the Tahoe Vista Partners LLC project (Sandy Beach Campground Conversion behind Spindleshanks) is larger than Tonopalo. Camouflaging / sheltering by vegetation on the mountain side of Highway 28, doesn't take away from the immensity of the project. The proposed Wyndham project will be the most dense and tallest development in Tahoe Vista and not at all consistent with the existing community character

Tonopalo comparison to the proposed Wyndham development

Tonopalo is 19 units on 2.5 acres

Wyndham is 46 units on six acres (39 tourist units on 4.9 acres, one managers unit, six affordable housing units, a clubhouse and Spindleshanks restaurant)

Tonopalo is 19 tourist units 1200sf – 3400sf (no affordable housing element)

Wyndham is 39 tourist units 1230sf – 3277sf (six affordable units @ 1117sf each)

Tonopalo massing is 42,000 (size of Kings Beach Safeway)

Wyndham massing is 109,000 (without affordable component just the fractional portion which is almost three times the size of Tonopalo)

Tonopalo maximum height 32

Wyndham is asking for a special finding by TRPA up to 39 feet

The Wyndham project parking allotment is the same as Tonopalo / County standards, one space per unit up to four bedrooms- which we all know is completely inadequate as evidenced by parking on the Highway 28 nearly year round for Tonopalo. The Wyndham project currently is selling 19- two bedroom units, 15- three bedroom units and 5- four bedroom units.

Directly quoted from the "current" Tahoe Vista Community Plan dated 1996:

West End Resort Area Design Theme:

The Plan envisions building on the established motel complexes and the lake front amenities to encourage the tourist use of the resort area. The design concept is to establish resort like atmosphere similar to that found in a destination resort. The area would rely on a unified design concept. The coordinated improvements would include off-street shared parking, interconnecting walkways, and multi-use of key recreation facilities. **The architectural theme is a low intensity rustic Tahoe style** of development established prior to second World War. The street frontage improvements and setbacks are boulevard in nature.

In an ideal world, Community Plans would be more visionary and the cumulative impacts of future development and community character considered. Developers and the community could come to some reasonable consensus. But instead, as there is no good master plan for Tahoe Vista, the governing agencies do this process myopically, one project at a time with no "real" cumulative impacts assessed.

I understand maximizing an investment, but of equal importance is the welfare of the residential community that co-exists in Tahoe Vista. Tahoe Vista is a transitional area between The Casino Corridor and residential Agate Bay. We are not an urban center like Kings Beach or Tahoe City. We are asking for reasonable growth, not resisting development. We just want BALANCE.

Concerned residents and visitors should make your feelings known.
Send comments to the Tahoe Regional Planning Agency and Placer County

TRPA
Jeff Cowen
jeffcowen@trpa.org

Placer County
Clerk of the Board
BOS@placer.ca.gov

Ellie Waller
Concerned Tahoe Vista, Resident



To: TRPA / Placer County
 From: Dave Waller, PO Box 535 Tahoe Vista, CA 96148
 Ref: Sandy Beach EA/EIR Comments
 Maywan Krach e-mail odraces@placer.ca.gov
 Placer County

February 26, 2008
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Theresa Avance e-mail tavance@trpa.org
 TRPA

My name is Dave Waller and I am a Tahoe Vista resident.

This Sandy Beach Project is grossly oversized, inconsistent with the density and character of the surrounding Tahoe Vista neighborhood and is in conflict with the Tahoe Vista Community Plan.

Quoting from the Tahoe Vista Community Plan (April, 1996), Chapter I:

"C. Tahoe Vista Community Plan Goals

A fundamental cornerstone of this Community Plan is the conviction that Tahoe Vista should continue as a regional tourist and recreational center with some industrial and commercial uses. To accomplish this goal, policies, must encourage diversification of recreational and commercial attractions to create the high quality development expected in a destination resort community. The Plan will still retain the character of the existing community."(1)

Tahoe Vista is mostly vacation and second homes, small vacation resorts (with the exception of the Tonopalo Debarcle), a few small businesses, several restaurants, a wonderful park, an undersized Post Office, and the Public Utility District and Sierra Pacific offices. According to the 2000 US Census, only 59% of the Tahoe Vista (ZIP 96148) homes are occupied on a full time basis. This seemed pretty high to me based on my knowledge of my local neighborhood. Last spring I walked my Tahoe Estates tract which is the neighboring property to the northwest side of the proposed Sandy Beach Project. I counted the number of homes and identified the number of full-time and part-time occupants. Based on my count, I have made a comparison of my Estates neighborhood versus the proposed Sandy Beach Project.

FF-1

Comparison of Sandy Beach Project to Surrounding Neighborhood (2)			
Impact Factor	Tahoe Estates Neighborhood	Sandy Beach Project	Percent Increase to Surrounding Neighborhood
Size of Parcel (approx. acres)	80.4	6.3	
No. of Housing Units	154	55	
No. of Full-Time Units	55	55	
No. of Part-Time Units	99	0	
No. of Full-Time Occupants (3)	106	136	
Housing Units / Acre	1.9	8.7	358 %
Full-Time Occupants / Acre	1.3	46.3	3462 %

Additionally, this one project alone will increase the population of Tahoe Vista by 44% (4).

FF-2

To: TRPA / Placer County
From: Dave Waller, PO Box 535 Tahoe Vista, CA 96148
Ref: Sandy Beach EA/EIR Comments

February 26, 2008
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Based on the density of the proposed project, it is grossly oversized compared to the surrounding neighborhood and therefore is in direct conflict with the Tahoe Vista Community Plan sited above.

The EA/EIR indicates that the impacts to the lake, the environment, the traffic, the water, the gas, the power, the sewer, and the many other criteria, and the community itself can be mitigated to a "less than significant" level. Frankly, paying a mitigation fee does not mitigate any of these negative impacts to our local community. How can an increase of 3462% bodies per acre be mitigated at all?

FF-3

In addition to this project, there are several other projects planned for this small one mile strip of Tahoe Vista. We need to step back and develop a suitable plan for Tahoe Vista before it becomes a perfect example for what can go wrong when the push for development bulldozes through the various agencies before the Tahoe Vista Community Plan can be updated, which in effect, circumvents the Community Plan and the safeguards for the protection of Lake Tahoe and our community.

FF-4

Summary:

- The Sandy Beach Project is too large and inconsistent with the neighboring community and is in conflict with the Tahoe Vista Community Plan. How does the TRPA and Placer County intend to answer the density question?

Recommended Action:

- Before this project or any of the other numerous planned projects are approved, I ask the TRPA and Placer County to call for a Stop-Work until the Community Plan can be updated and approved by the various agencies and BY THE COMMUNITY.

REFERENCES:

- (1) Tahoe Vista Community Plan (dated: April 1996):
- (2) Table values presented are based on available Placer County Parcel Maps and a walkthrough (5/16/07) assessment of the neighborhood by the author. Calculated values are shown below:
 - * Housing Units / Acre (154 / 80.4 = 1.9); (55 / 6.3 = 8.7); [(8.7 - 1.9) / 1.9 = 358%]
 - * Occupants / Acre 106 / 80.4 = 1.3; (292 / 6.3 = 46.3); [(46.3 - 1.3) / 1.3 = 3462%]
- (3) Tahoe Estates Full-Time occupants (106) based on author's actual count 5/16/07. Sandy Beach Full-Time occupants (292) from EA/EIR Para 3.4.10
- (4) 2000 US Census Data [For Tahoe Vista (ZIP 96148)]: <http://www.census.gov/> In Population Finder ZIP Code - type 96148 (population = 669). (SB 292 + TV 669) / 669 = 144%



From: Gwen Rosser
 To: Placer County Environmental Coordination Services
 Subject: Sandy Beach EIR
 Date: Wednesday, February 20, 2008 11:47:42 AM

Thank you for considering the following regarding the Sandy Beach Project:

To TRPA and Placer County

Do you remember the 80's when "Small is Beautiful" before we got into the 90's of "Bigger is Better"? What are we now, the 21st Century of "Expand and Destroy"?

Y-1

For now, I will concentrate on the trees, beautiful trees growing since the last clear cutting in the 1870's to 1890's. Today we are clear-cutting again, but differently, clearing and building and paving so that the trees cannot ever return. In one square mile of Tahoe Vista, we have already lost hundreds of big trees, but look in a smaller area, maybe 1/4 square mile, Tonopalo, Sandy Beach, Vista Village, the NTPUD parking lot on National Avenue, the Beach Recreational area, and all the projects, big and small, bring us close to a loss of 1000 trees, (Sandy Beach, 181 already out and of the 292 remaining, 155 more are slated to be removed, 95% of the site will be graded); Vista Village, on hold, but up to 800 suggested; NTPUD parking area, 178;) just to build, pave and change the environment.

Y-2

What will we have left? Tahoe Vista will have streets, pavement, signals, traffic, marinas, odors, loss of lake clarity and a population that lives in only 10-15% of the houses. If we wanted to live in suburbia, we would move. The development will run into King's Beach, which is already being developed as a community center. How big should a 'center' be? It is like a disease, spreading, changing, destroying and we are left with the scars.

Y-3

Saving the trees would cut green house emissions and reduce erosion into the lake. Why can't we preserve what we have, so that we can all enjoy it? Maybe we can't all use it at the same time, but it will be a privilege to see and use when each person's time comes. We need something left for our grandchildren.

Y-4

I am asking that you consider the environment, and yes, the trees, when you make decisions about more development along the north shore. I am asking, no,

begging, that you use foresight in your recommendations, that you rise above money and greed and do the right thing for the area.

Y-4
Cont'd

My recommendation is a moratorium until we have a Master Plan for the basin.

Y-5

Gwen Rosser
Tahoe Vista, California

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



Maywan Krach
 Env Coordination Services
 3901 County Center Drive
 Suite 100
 Auburn, CA 95603

Theresa Advance
 TRPA
 P.O. Box 3310
 Stateline Nevada 89449

The following are specific comments based on reading the different report chapters. They are in order of the document. The overall idea of redevelopment on this site seems to be a good one however it appears that there is little nexus between the mitigation measures proposed and the direct benefit to the community. Additionally the report writers constantly refer to the existing Tahoe Vista Community Plan- a document that did not envision an expansion or change of use on this site from recreation to tourist accommodation. The Community Plan also did not analyze the impacts of 300 more people, 550 more vehicle trips, or a substantial increase of tourist accommodation units.

BB-1

All of the alternatives propose a scale and massing too large for the site, too many trees slated to be removed, too much grading or altering of the site, and not enough open space for the number of people that will be present at build out. Per the EIR:

Project Objectives 3-8

- The type of fractional development has not been decided as per the proponents own admission. It could be fractional shares- 1/2 or 1/4 shares etc -Without knowing how this property will be managed it is impossible to adequately address impacts of the development. The change of use from summer campground (recreation) in a Tourist serving community plan to what appears to be a more massive and dense residential year round development will have impacts to infrastructure, demand for sewer and water, increased population, recreation, traffic trips, noise etc. I would like to know more about the operation of the resort and if this is truly tourist accommodation to still provide nightly motel rooms or a way to be more residential in nature- for second homeowners?

BB-2

3-4 Projects Characterizes (Alt A)

Proposed two-way and one-way on-site road widths do not comply with Placer County standards. An alternative should be provided that proposes adherence to County standards regardless if this requires less density or smaller unit sizes, less garage space, etc. Shouldn't one of the design alternatives propose roadways that conform to current standards? How does this project conform to the new fire codes that have recently been adopted (January 2008)? Is there ingress and egress in accordance with fire dept. standards on this property?

BB-3

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