RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: mohan gyani [mohangyani@yahoo.com]
Sent: Monday, October 13, 2008 8:19 AM
To: Placer County Board of Supervisors
Subject: clerk of the board- bos@placer.ca.gov attn:Sandy Beach/Tahoe Vista Partners
Attachments: TV BOS.MDI

Dear Board:
Attached is a letter from us regarding the proposed Sandy Beach development. We sincerely hope that you will take into consideration the concerns of the community as you make your decision.
With respect,
Mohan and Tejinder Gyani
234 Rim Dr.
Tahoe Vista

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

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

Letter was not attached.

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00 pm

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BOARD OF SUPERVISORS

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

From: Meera Beser [mbeser@sbcglobal.net]
Sent: Sunday, October 12, 2008 8:40 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach Project, Tahoe Vista

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.**
- **We are against the obliteration of our forested parcels. (It takes 100 years to grow an 80 foot tree).**
- **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 our communities population by adding 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 fills both sides of the highway with over flow parking, boat trailers, and commercial vehicles becoming critical and offering conflicts during the summer and winter tourist seasons.**

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.

Meera Beser
530-546-9475
775-230-1066

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

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CLERK OF THE BOARD OF SUPERVISORS

From: Linda Browning [linbrowning@msn.com]
Sent: Sunday, October 12, 2008 9:23 AM
To: Placer County Board of Supervisors
Subject: Sandy Beach project

TO THE PLACER COUNTY BOARD OF SUPERVISORS:
I am a visitor to Tahoe Vista , and <u>not affiliated in any way</u> with Joe Lanza, Rafe Miller or Tim Wilkens of Tahoe Vista Partners, LLC or Wyndham Vacation Resorts. I wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20, 2008.

- **I am against the morphing of small motel units or Tour Accommodation Units (TAU) to create massive buildings with numerous bedrooms clustered in dense configurations.**

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- **I am 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.**

- **I am against doubling a communities population by adding**

  200-300 additional people to a small town without proper infrastructure in place.

- **I urge you as Board Members and elected officials that represent all of the 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.**

Please consider a smaller project that is less dense, less units and more open space as a good compromise between the community and developer.

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00 pm

594

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From: Leslie Stapp [leslie.stapp@azwebmail.midwestern.edu]
Sent: Monday, October 13, 2008 2:58 PM
To: Placer County Board of Supervisors

TO THE PLACER COUNTY BOARD OF SUPERVISORS:
I am a visitor to Tahoe Vista , and not affiliated in any way with Joe Lanza, Rafe Miller or Tim Wilkens of Tahoe Vista Partners, LLC or Wyndham Vacation Resorts. I wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20, 2008.

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☐ County Executive Office
☐ County Counsel
☐ Mike Boyle
☐ Planning

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CLERK OF THE
BOARD OF SUPERVISORS

From: Leah Kaufman [leah.lkplanning@sbcglobal.net]

Sent: Tuesday, October 14, 2008 7:09 AM

To: Tim Wilkens; 'Joseph Lanza'; wmanley@rtmmlaw.com; Bill Yeates; Joanne Auerbach; Michael Johnson; Stacy Wydra; tavance@trpa.org; Placer County Board of Supervisors; Nanette Hansel; jeff.fagan@wyndhamvo.com; Wyatt Ogilvy

Cc: ronsallygrassi@mac.com; Rochelle Nason; Ellie; Dale Chamblin

Subject: friends response to wilkens letter of October 7th for Sandy Beach- Tahoe Vista partners LLC

Attachments: wilkens friends settlement #2-.doc

Dear Tim,

Enclosed please find a letter response to your October 7th letter.

LK

ps No one seemed to know who Don Burtis is so we are hopeful you can forward him this e mail.

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00pm

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

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Board of Superv
County Executiv
County Counsel
Mike Boyle
Planning

October 12, 2008

Dear Tim,

RE: Response to Tahoe Vista Partners (TVP) letter of October 7th, 08

The following is the Friends response to your letter dated October 7th, 2008- re: final project modifications and revised site plan.

I apologize that It took a few days to respond as the Friends of Tahoe Vista spent some time visiting with our neighbors, consulted with the League, and our friends at the Sierra Club to make sure we all understand the issues as presented to us by you. We are pleased that the lines of communication have been open but unfortunately there is complete consensus that we are not ready to agree to your proposal as presented to us on the 7th. We would like to clarify the following points:

1. **MASSING:**

The baseline that the Friends is using for massing is based on a map dated April 9, 2008 given to us by your planning consultant Wyatt Ogilvy. This is also the map that reflects Alternative E in the EA/EIR for the Tahoe Vista Partners/Sandy Beach Project and what the public reviewed during the public process and what was available in the Final EIR/EA for the Tahoe Vista Partners project.

Your letter of October 7th uses a different baseline to reflect "Original Size of Units". We are not sure where your numbers were generated having no supporting documentation or site exhibits.

The baseline numbers and unit mix are taken from Alternative E for reduction analysis comparison purposes. For the record, the unit sf, unit mix and massing reduction numbers are reflected below: " TVP- refers to Tahoe Vista Partners-October 7th proposal. Alt E is the alternative from the final EIS.

TVP 10/ 7th #	Alt E baseline	Reduction TVP 10/7	Alt E Unit Mix	TVP 10/7
Unit A- 2302 sf	2250 sf	2060 sf	(**190** sf)	14	12
Unit B- 2902 sf	2750 sf	2390 sf	(**360** sf)	15	17
Unit C- 3598 sf	3277 sf	2843 sf	(**434** sf)	5	5
Unit D- 1230 sf	1230 sf	no change		5	5

Massing Reductions

	Alt E Baseline	TVP Proposed Reduction per October 7th
Unit A	2250 x 14 units- 31,500 sf	2060 x 12 units-24,720 sf
Unit B	2750 x15 units-41,250 sf	2390 x 17 units-40,630 sf
Unit C	3277 x 5 units-16,385 sf	2843 x 5 units-14,215 sf
Unit D	1230 x 5 units- 6150 sf	1230 x 5 units- 6150 sf
Total	**95,285 sf**	**85,715 sf**

THE NET REDUCTION IN TAU MASSING as per the October 7th TVP proposal AS COMPARED TO ALTERNATIVE E IS: 9570 sf (10%).

(95,285-85,715 = 9570/95285= 10%)

The Friends of Tahoe Vista have consistently asked for a 40-50% reduction in overall project mass.

The Friends researched similar fractional projects that are coming on line at the Hyatt Resort and Ritz Carlton located less than 10 minutes away. The units sizes for these fractional developments are approx. 1700 sf for the two bedrooms, 1900 sf for the three bedrooms and 2200-2400 sf for the four bedroom units.

AFFORDABLE HOUSING UNITS MASSING:

Affordable housing proposed on site consists of six two story residence structures that are approx. 1117 sf of floor area. These six units represent approx. 6702 sf of mass. We support the League and the developer desires to remove the affordable units and purchase housing off-site.

TOTAL REDUCTION IN MASSING WITH AFFORDABLE UNITS OFF- SITE- IS 17% excluding the clubhouse and the restaurant.

The TOTAL proposed reduction in massing is not a good faith reduction as the community is consistent in their desire that this project offers a 40-50% reduction in project area mass.

2. UNIT MIX.

Unit A- two bedroom	three and a half baths
Unit B- Three bedroom	three and a half baths
Unit C- Four bedroom	three and a half baths
Unit D- Two bedroom	two baths

Per your October 3rd proposal you have changed the Unit mix in comparison to the Alternative E in the env document by:

- Reducing the number of two bedroom units which are smaller by 2.
- Increasing the number of three bedroom units which are larger by 2.
- Unit C- same mix #
- Unit D- same mix #
- Changing 10 bedroom to "game rooms."

3. DENSITY: The community also has asked for a reduction in the number of units- we have been willing to negotiate up - however you have not been willing to negotiate down and this is a problem. 39 TAU's are being used for 103 bedrooms.

4. FIRE ACCESS: The Friends met with the North Tahoe Fire Dept to discuss alternatives for a secondary fire access road required to serve a project of this size. Several options were discussed- all of them feasible alternatives from the fire district point of view including:

- An on -site loop road required to be 26 feet wide.
- A on- site hammerhead required to have a 52 foot two way road leading to the hammerhead-
- Off site emergency access with lock box gates- road required to be 20 feet wide. Gates at the discretion of the developer to keep people from wandering on site.

Not pursued by TVP was possibility of a variance to road width based on sprinklered buildings, and on-site fire hydrants. Mark Haas the appellant would prefer emergency fire access to be on the project site as a loop road. He feels that if the project can not contain its own emergency fire road access on site then perhaps the project is just too large.

The TVP offer of moving the 20 foot wide emergency fire road 15 feet away from the Haas property line/deck was never clear as to if the 42 foot wide gate shown across Toyon Road would be permanently deed restricted to disallow future access or traffic from Toyon Road as access to the neighboring site. The Friends asked for concurrence that this 42 foot wide gate be permanently deed restricted and approved as such by the neighbor who is dedicating the easement for this road and gate. That has not been provided. Friends/Haas asked for a meeting with neighbor and his father- has not occurred .

5. PARKING: The Friends and the League are on the same page that we would rather see a reduction in density of units than more parking. Garages under the units will help with parking as well as help to reduce coverage on this site. TVP says garages under buildings are infeasible.

6. LAND COVERAGE

TVP is only offering a 4% land coverage reduction of 6869 sf. Baseline proposed coverage per Alternative E plans is 165, 925 sf. Four percent reduction in land coverage could be increased with a reduction in density.

7.GAME ROOMS: Our position is clear that the 10 game rooms are not a substitution for reduction in traffic or VMT. These game rooms will be turned into bedrooms as they are set up with full bathroom access.

8. MITIGATION: The mitigation measure nexus is of a very large concern to this Community. We are being asked to bear the impacts of this project with increased VMT, reduction in level of service for the Estates subdivision, doubling of population, loss of recreation, more demand on our infrastructure including use of beaches, public boat ramps, etc but there is no guarantee that any of the mitigation paid as a "fee" will ever return to this community. This is unacceptable. Currently the beach across the street

has an outhouse. The Parks fees generated could go to Northstar or Squaw. The loss of the campground most likely will never be replaced etc.

$3/daily user fee- We would like the TVP/Wyndham to agree to this fee so that the collected money can be used for a local foundation for local purposes to help offset the impacts to the community by this project. The community would be very appreciative of this fee. We did not see this in your October 7th letter.

Consensus Items:

We would like to express our appreciation for the following items that we have consensus on and that are beneficial to this community and our partners.

Conveyance Fee: The TVP/Wyndham Resorts offered to collect a 2% conveyance fee when the fractional units are sold. Final details to be worked out amongst the parties as to how this money is to be allocated and managed.

Shuttle van- Would like consensus that Wyndham provide two shuttle vans to handle 80% occupancy of almost 300 people.

Tart cards- good policy to have the schedules available.

Bicycles for summer use- great idea-

Affordable housing- As discussed previously, we support the affordable housing to be provided off site as is also suggested by both the League as well as the Sierra Club. We already sent in a letter of support to the Planning Dept via e mail.

Beach parking: Support that there will be a permanent deed restriction of 8 parking spaces for users of the public beach across the street. Would like more details on what types of enforcement measures will be in place to ensure this parking is for the public and not the patrons of the resort for overflow? Would also like more details on what would be required if the restaurant is allowed to be open for lunch and how this could impact the beach parking?

Boat and Trailer Parking- Stronger language is needed so that boat trailers do not end up on Highway 28 as is the case with Tonopalo during peak summer periods. Just not allowing the boats on site does not preclude them from parking on the highway.

RV Mitigation: Replacement for the RV park <u>should not</u> be the responsibility of the Friends of Tahoe Vista. While we support a local replacement for a campground the final decision is up to the NTPUD board of directors to have such facility at the Regional Park or the State Parks at Burton Creek State Park. At this time, both entities do not have plans for a future campground this in their current master plans. The money should stay locally to provide for recreation related uses. We would attend any meetings that the TVP wished to see our participation.

Sound Walls: Friends would like to see the sound walls removed from the project proposal due to the fact that the sound wall was mitigation for the affordable housing. More detail to hopefully follow.

Gate; We concur that a guard house in lieu of a gate is desired. Tahoe Vista is not a private exclusive gated community and no one wants to see this set as a precedent for the future.

Summary:
In light of the fact that we have not reached a settlement with the TVP- Mark Haas will not be dropping his appeal so we will see you at Granlibaaken on the 20th of October.

To recap- As per your letter on October 7th you are offering a 4% reduction in land coverage, and a 10% reduction of project massing. With the affordable housing moved off-site (which is mitigation for the project itself) and no change in density the overall reduction in massing will be approx. 17%. Parking has been increased and garages are not proposed for under buildings. 10 bedrooms are proposed as "game rooms." You are also proposing a loop road off-site. Distance to the Haas property line is still undetermined as is a permanent deed restriction on the road across Toyon.

Respectfully submitted-
Friends of Tahoe Vista

DATE: 10/20/08
TIME: 2:00pm
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BOARD OF SUPERVISORS
DATE 10/14/08
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning

From: Kathleen Uskert [kathleenuskert@sbcglobal.net]
Sent: Saturday, October 11, 2008 3:51 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach Project

I, Kathleen Uskert, a resident of Tahoe Vista, agree with the following letter, and urge the Board of Supervisors to vote against allowing the proposed development at Sandy Beach. I have, previously, written a letter to Senator Dianne Feinstein outlining my position against the development. It is out of character with our community, is too dense, denudes our forest, and will cause too much additional traffic among other things. Please look at this small square area called Tahoe Vista and allow only what is reasonable as far as development is concerned. We are not an urban area, we do not want upward sprawl and high density.
Kathleen Uskert
Tahoe Vista Resident

October 11, 2008

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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- **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.**

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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.

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County Counsel
Mike Boyle
Planning

RECEIVED
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CLERK OF THE
BOARD OF SUPERVISORS

From: Karen Degney [kdegney@assist2sell.com]
Sent: Monday, October 13, 2008 12:04 PM
To: Placer County Board of Supervisors
Subject: BOS letter from the Tahoe Vista Community for Oct 20

Karen A. Degney
Broker
Assist-2-Sell All Service Realty

October 11, 2008

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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604

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CLERK OF THE
BOARD OF SUPERVISORS

From: JSTELMAK@aol.com
Sent: Saturday, October 11, 2008 6:25 PM
To: Placer County Board of Supervisors
Subject: Placer County Board of Supervisors - PLEASE READ!

TO THE PLACER COUNTY BOARD OF SUPERVISORS:
I am a visitor to Tahoe Vista , and not affiliated in any way with Joe Lanza, Rafe Miller or Tim Wilkens of Tahoe Vista Partners, LLC or Wyndham Vacation Resorts. I wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20, 2008.

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County Counsel
Mike Boyle
Planning

AGENDA ITEM
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TIME: 2:00 PM

605

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OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: Hans [hcoffeng@excite.com]
Sent: Sunday, October 12, 2008 12:57 PM
To: Placer County Board of Supervisors
Subject: sandy beach/tahoe vista partners

we own a home very close to proposed project site and believe that the project is too large and massive for the area-in addition to exhausting all resources,it appears that it will also totally change the character of tahoe vista-thank you for your consideration,hans and margaret coffeng,7770 no.lake blvd-kings beach

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- [ ] Mike Boyle
- [ ] Planning

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Hugh & Ellen McBride – North Tahoe Community Plan Team Members

607

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BOARD OF SUPERVISORS

From: Gwen Rosser [grosser@aaahawk.com]
Sent: Sunday, October 12, 2008 12:31 AM
To: Placer County Board of Supervisors
Subject: Tahoe Vista/Sandy Beach project

October 11, 2008
To the Board of Supervisors:

It's been said before, but let me reiterate, the Sandy Beach Project is too large, too dense, unfair in its use of TAU's, too severe in tree removal, too apt to turn the highway fronting the property into a parking lot and too likely to increase traffic, noise and lake pollution overall. Do not even consider it in its present form.

It has also been said many times that turning North Lake Tahoe into a high rise, developed urban area is a mistake. We do not need more tourist accommodations, those that we have are rarely filled. And now with the downturn in the economy, this is a particularly poor time to be thinking of adding more.

I read in brochures that North Tahoe is called the natural, undeveloped end of the lake, a paradise for recreational fun. Wouldn't it be nice to leave it that way?

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

Respectfully submitted,
Gwen Rosser, Tahoe Vista

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

AGENDA ITEM
DATE: 10/20/08
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608

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

From: Douglas Robinson [td_tickford@yahoo.com]
Sent: Monday, October 13, 2008 8:45 AM
To: Placer County Board of Supervisors
Subject: Tahoe Development

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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- **I am against doubling a communities population by adding 200-300 additional people to a small town without proper infrastructure in place.**

- **I urge you as Board Members and elected officials that represent all of the 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.**

Please consider a smaller project that is less dense, less units and more open space as a good compromise between the community and developer.

609

DATE: 10/20/08
TIME: 2:00 PM

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

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

From: Cindy [cindyjensen@surewest.net]
Sent: Saturday, October 11, 2008 4:57 PM
To: Placer County Board of Supervisors
Subject: please read

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

I am a visitor to Tahoe Vista , and <u>not affiliated in any way</u> with Joe Lanza, Rafe Miller or Tim Wilkens of Tahoe Vista Partners, LLC or Wyndham Vacation Resorts. I wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20, 2008.

- **I am against the morphing of small motel units or Tour Accommodation Units (TAU) to create massive buildings with numerous bedrooms clustered in dense configurations.**
- **I am against the obliteration of forested parcels. (It takes 100 years to grow an 80 foot tree).**
- **I am 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.**
- **I am against doubling a communities population by adding 200-300 additional people to a small town without proper infrastructure in place.**
- **I urge you as Board Members and elected officials that represent all of the 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.**

Please consider a smaller project that is less dense, less units and more open space as a good compromise between the community and developer.

Thanks,
Cindy

610

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00pm

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

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

From: Chuck [chuckp@cwo.com]
Sent: Saturday, October 11, 2008 11:56 AM
To: Placer County Board of Supervisors
Subject: Sandy Beach/Tahoe Vista Partners

Attn: Clerk of the Board
October 11, 2008

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

We the people of Tahoe Vista that own, live, or work here and are <u>not affiliated in any way</u> 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.**
- **We are against the obliteration of our forested parcels. (It takes 100 years to grow an 80-foot tree).**
- **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 our community's population by adding 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 fills both sides of the highway with over flow parking, boat trailers, and commercial vehicles becoming critical and offering conflicts during the summer and winter tourist seasons.**

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.

Charles Pheil; Parcel # 117-210-054-000
7610 N Lake Blvd #14, Tahoe Vista, CA 96148

ENVELOPE LOG
DATE 10/20/08
TIME 2:00 PM

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS
DATE 10/14/08
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning

Teri Sayad

From: Boondoc@aol.com

Sent: Saturday, October 11, 2008 5:16 PM

To: Placer County Board of Supervisors

Subject: Tahoe Vista

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

I am a visitor to Tahoe Vista , and <u>not affiliated in any way</u> with Joe Lanza, Rafe Miller or Tim Wilkens of Tahoe Vista Partners, LLC or Wyndham Vacation Resorts. I wish to register a protest against the Sandy Beach project in its current form under appeal before you on October 20, 2008.

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  200-300 additional people to a small town without proper infrastructure in place.

  - **I urge you as Board Members and elected officials that represent all of the 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. Please consider a smaller project that is less dense, less units and more open space as a good compromise between the community and developer.**

613

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

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS
DATE 10/14/08
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning

From: Bill Leeder [bill@tahoerealty.com]
Sent: Saturday, October 11, 2008 4:21 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach project

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.

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- We are against doubling our communities population by adding 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 fills both sides of the highway with over flow parking, boat trailers, and commercial vehicles becoming critical and offering conflicts during the summer and winter tourist seasons.

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."

C044

- 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.

Bill and Nora Leeder
Homeowner at 293 Fawn Lane, Tahoe Vista

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

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: barbara haas [bhaas72@sbcglobal.net]
Sent: Monday, October 13, 2008 12:39 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach/Tahoe Vista Partners
Attachments: Sandy Beach Ltr.pdf

Please include in the Board of Supervisors packet for the October 20 BOS meeting at Lake Tahoe.
Thank you!

Barbara Haas

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

616

October 11, 2008

OCT 14 2008

CLERK OF THE
BOARD OF SUPERVISORS

TO THE PLACER COUNTY BOARD OF SUPERVISORS:

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AGENDA ITEM
DATE: 10/20/08
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10/14/08
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning

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Barbara Lehman
6910 Toyon Road, Tahoe Vista CA 96148

617

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00pm

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS
DATE 10/14/08
☐ Board of Supervisors - 5
☐ County Executive Office
☐ County Counsel
☐ Mike Boyle
☐ Planning

From: Ellie [tahoellie@yahoo.com]
Sent: Friday, October 10, 2008 2:45 PM
To: Placer County Board of Supervisors
Subject: Letter to Board of Supervisors re: Sandy Beach Develpment proposal

To the Clerk of the Board : Please add to Sandy Beach Board packet for Oct 20

Thank you ~Ellie Waller

--- On **Fri, 10/10/08, Alvina Patterson** *<alvina@tahoeholidayhouse.com>* wrote:

From: Alvina Patterson <alvina@tahoeholidayhouse.com>
Subject: North Tahoe - Letter to Board of Supervisors re: Sandy Beach Develpment proposal
To: "North Tahoe Group" <north_tahoe@yahoogroups.com>
Date: Friday, October 10, 2008, 2:37 PM

To: Placer County Supervisors October 10, 2008

Re: Sandy Beach Campground Conversion to Townhouse Fractional Ownership

Please consider to deny the proposed development for the following reasons:

To consider developing and building additional timeshares and residential units to a market full of foreclosures and vacancies is irresponsible and couldn□t come at a worse time. It is a misconception by the TRPA, Planning Commission and the Resort Association to say we need more hotels, luxury condominiums, and timeshares to improve the economy. In contrary we are already overbuilt and our current surplus of lodging (New villages at Squaw Valley , Northstar and Homewood . Additional units at Tonopalo and multiple additional rooms, condos and town homes in Truckee) are causing lodges across the board, from inexpensive to luxury, to experience lower occupancies. We are all fighting for a piece of the same pie and the number of visitors is not increasing at the same rate of increased development.

I have been in the lodging business for 22 years and my customers are telling me over and over again that they love Lake Tahoe□s North shore, because there is still nature to be found, fabulous beaches, good air quality, outstanding views and affordable lodging, if they could only find it (marketing of the North shore and its inherent qualities could improve a lot!).

Lake Tahoe is a National Monument for everyone to enjoy. We should not build up our last open spaces for the wrong reasons. Once we decide to move forward the decision is irreversible and empty fractional ownership townhouses are and will continue to be detrimental for Lake Tahoe and its precious communities.

I also oppose the loss of our campground in a great location. This loss is totally contrary to our community plan which asks for additional campgrounds in Tahoe Vista, another affordable solution for vacation seeking people.

Respectfully Submitted,

Alvina Patterson

Innkeeper

Tahoe Vista

Messages in this topic (1) Reply (via web post) | Start a new topic
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Never doubt that a small group of thoughtful,
committed citizens can change the world.
Indeed, it is the only thing that ever has... Margaret Mead

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

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Visit Your Group | Yahoo! Groups Terms of Use | Unsubscribe

Recent Activity
1
New Members
1
New Files
Visit Your Group
Drive Traffic
Sponsored Search
can help increase
your site traffic.
Dog Fanatics
on Yahoo! Groups

AGENDA ITEM
DATE: 10/20/08
TIME: 3:00PM

RECEIVED
OCT 14 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: Ellie [tahoellie@yahoo.com]
Sent: Friday, October 10, 2008 3:28 PM
To: Placer County Board of Supervisors
Subject: Fw: North Tahoe - open letter to Limited Partners regarding the Sandy Beach Developement

Dear Clerk of the Baord - please add to the Board packet for the October 20th appeal hearing . Thank you
Ellie Waller

--- On **Fri, 10/10/08, Alvina Patterson** ***<alvina@tahoeholidayhouse.com>*** wrote:

From: Alvina Patterson <alvina@tahoeholidayhouse.com>
Subject: North Tahoe - open letter to Limited Partners regarding the Sandy Beach Developement
To: "North Tahoe Group" <north_tahoe@yahoogroups.com>
Date: Friday, October 10, 2008, 3:06 PM

DATE 10/19/08
Board of Supervisors - 5
County Executive Office
County Counsel
Mike Boyle
Planning

Open letter to Limited Partners:

Joe Lanza, Rafe Miller and Tim Wilkens

Re: Sandy Beach Development Proposal
October 10, 2008

Dear Joe, Rafe and Tim,

Eventually you will be thankful that we tried so hard and tirelessly to convince you not to overdevelop the Sandy Beach Campground.

It is a wrong assumption to say Tahoe Vista needs more development that will help the economy of our community by removing campgrounds, tearing down cottages and welcoming a gated "fractional ownership" complex. We, the lodging suppliers from small to large, inexpensive to luxury, are experiencing flat or low occupancy due in part to a surplus of lodging units from Squaw Valley to Northstar and Truckee . Developing your 45 town homes will only make it more difficult for you and us as innkeepers, to cover our expenses.

How much lower does the economy have to go? Developing and building in our current economic crises is irresponsible. I am encouraging you to take a step back, use your common sense and say "we will build when there is a need" and our community isn't faced with foreclosures and unaffordable homes.

The community is extremely concerned by the TRPA's swiftness in approving the application to convert the Sandy Beach campground in Tahoe Vista. Haven't they read the community plan? It calls for a campground, and now they are accepting its proposed removal? By approving this plan, which calls for a gated complex to cover 100,000 square feet and the removal of up to 84% of native trees and vegetation, the TRPA is telling us development precedes the natural beauty and lake clarity of Lake Tahoe . Joe, Rafe and Tim, I ask you: does this really make sense for our future, our children, the current economy and climate change?

Once your parcels are developed there is no turning back. This is why we keep trying so hard to make you think responsibly and to not destroy what people all over the world love and admire about Tahoe. We need to be thankful that they are coming to experience skiing, biking, hiking, swimming, paddle boarding, sailing, great restaurants and entertainment.

Having worked in the lodging business for 22 years, I am telling you the absolute truth and what I have experienced first hand: We need to do a better job of marketing what we have. To develop irresponsibly will only exacerbate an already grim economy and flat or falling occupancy. We need to improve our lodges and community, not add to them. Once we begin to see a positive turn in our economy and an increase in occupancy then we will see the need for your development. Until then, let's work on what we already have and be thankful for being in one of the most beautiful places on earth, Lake Tahoe .

Respectfully Submitted,

Alvina Patterson

Innkeeper

Tahoe Vista

Messages in this topic (1) Reply (via web post) | Start a new topic
Messages | Files | Photos | Polls | Members | Calendar
Never doubt that a small group of thoughtful,
committed citizens can change the world.
Indeed, it is the only thing that ever has... Margaret Mead

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

Change settings via the Web (Yahoo! ID required)

From: Jerry Wotel [jwotel@ntcaa.org]
Sent: Tuesday, October 14, 2008 12:47 PM
To: Placer County Board of Supervisors
Subject: Sandy Beach Appeal

Attachments: Appeal Letter.pdf

Appeal Letter.pdf
(57 KB)

Gentlemen:

Attached is the North Tahoe Citizen Action Alliance position on the Tahoe Vista Partners LLC development known as Sandy Beach.

Jerry Wotel, President
NTCAA

RECEIVED
OCT 15 2008
CLERK OF THE
BOARD OF SUPERVISORS

DATE 10/15/08
- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

AGENDA ITEM
DATE: 10/28/08
TIME: 2:00PM

622

North Tahoe Citizen Action Alliance

14 October 2008

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Sirs:

The Sandy Beach Fractional Ownership development in Tahoe Vista is part of the Wyndham Resort System, and if approved will set a precedent for development and change the character of our communities and our Lake Tahoe environment forever.

The Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development (Sandy Beach) will replace the current campground (one of three on the North Shore) with large fractional ownership residences, separate garages, club house, spas, roadway and sidewalks that will cover 61% of the 4.5 acre site. Approximately 300 total trees will be removed when 95% of the site is graded for construction. Another 20 trees are slated for removal based on an off-site emergency fire road access. Much public comment has been focused on the project density, massing, and land coverage.

The current design is comprised of 39 fractional ownership residences in 17 duplex buildings, seven garage buildings, plus six affordable employee housing units. Most of the fractional ownership residences will be two units to a building, some resulting in up to 6027 square feet in size. This high density and massive design is well beyond the scale and character of Tahoe Vista which calls for a low intensity rural and rustic theme.

The Tahoe Vista community was shocked by the developer's proposal and a petition demanding a reduction in size has been signed by nearly 400 residents, and an appeal filed with the Placer County Board of Supervisors.

Adding to the community indignation is the misuse of the Tourist Accommodation Unit (TAU) as defined by the Tahoe Regional Planning Agency (TRPA) in their code of ordinances. The TAU entitlement and transfer policies were implemented to control the growth in the Tahoe Basin from human impact and to preserve the character of the communities and the environment of Lake Tahoe.

Thirty-nine TAU's are proposed which include 103 bedrooms. The largest Sandy Beach fractional ownership residence is 3,277 square feet containing four bedrooms. The typical TAU has come from a 300 square feet motel unit having one bedroom and a couple of small cabins not larger than 500 square feet. This is a land coverage increase of 1100%. Traditional TAUs embody two people, one car, and one bed. Wyndham Resort advertises these units housing up to 10 or more. This is certainly not an equitable TAU transfer in terms of either social or environmental impacts.

PO Box 289, Tahoe Vista, California 96148-0289

The Sandy Beach project has the potential to change the character and degrade the environment of the Tahoe Vista community, based on the expansion of TAUs from small motel units to large residences. Also consider the further demands on the infrastructure, including water supply. A further consideration is the limiting of California's portion of Lake Tahoe water as is being defined by the Truckee River Operation Agreement. This will affect all agencies that withdraw water from the Lake.

As a result of the community protest, the developer has proposed replacing 10 of the 121 bedrooms with "game rooms", and reducing overall residence size an average of 10%, coverage 4%, and relocating all affordable housing off-site. The developer also agreed to operate a shuttle van to transport guests and owners to the local ski resorts and other attractions, and will provide TART cards/route maps and bicycles. These improvements while appreciated are nowhere near the massing and density reduction in keeping with the character of the Tahoe Vista community.

As described, the Sandy Beach Fractional Ownership development in Tahoe Vista, if approved, will set a precedent for development and change the character of our communities and our Lake Tahoe environment. The North Tahoe Citizen Action Alliance opposes the Sandy Beach Fractional Ownership Development as currently configured. We highly recommend the rejection of this project and request the developer reconfigure to a less dense site plan and return to the community for further discussion so an equitable solution can be resolved.

Sincerely,
NORTH Tahoe citizen action alliance

Gerald J Wotel, President

PO Box 289, Tahoe Vista, California 96148-0289

From: Gary K [gk1157@sbcglobal.net]
Sent: Wednesday, October 15, 2008 8:14 AM
To: Placer County Board of Supervisors
Subject: Sandy Beach project
Attachments: Placer County Board of Supervisors opinion piece (1).doc

Please include the following letter in your board packet. and for the administrative record.
Gary K.

RECEIVED
OCT 15 2008
CLERK OF THE
BOARD OF SUPERVISORS

DATE 10/15/08
- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00pm

625

To: Placer County Board of Supervisors
RE: Tahoe Vista Partners/Sandy Beach Project
From: Friends of Tahoe Vista

An appeal has been filed with Placer County for the above referenced project because of land use issues and significant environmental impacts that residents of Tahoe Vista and North Lake Tahoe believe have not been adequately addressed by agency staff and the EA/EIR prepared for the Sandy Beach Project.

- History: Project was approved by TRPA Governing Board on July 23rd subject to Board of Supes approving a project the same or less than Alternative E. Discussion was over 4 hours.

- The reactions of four of the Governing Board CA members regarding this project on scale, mass and density and conformance with Community Plan are also the concerns of the local residents who believe the analysis in the EIR/EA failed:

  - To evaluate the environmental consequences of proposed project;

  - To evaluate adequate alternatives including an alternative campground or recreational use at the project site, so decision makers could evaluate the true impact of eliminating feasible recreational use at Tahoe Vista and replacing it with time share residential use;

  - To evaluate the growth inducing and cumulative effects on transferring one bedroom tourist accommodation units (TAUs) and converting them into 2-, 3-, and 4-bedroom time share, quasi- residential tourist accommodation units i.e. fractional units;

  - (The definition of TAU as a one bedroom unit in the TRPA code has been inadequately and inappropriately applied to this project. (103 bedrooms with only 39 TAU's).

6026

- To ensure that mitigation fees will be used for mitigation measures within Tahoe Vista where the impacts occur.

- Environmental benefits of this project are questionable –paving over 109,000 sf of soft land coverage to hardscape surface, removing a recreational resource, cutting 61% of the trees, and grading 95% of the site, heights up to 39 feet– the environmental impacts are significant. All mitigation measures to off set these impacts is fee based. LOS at Estates goes from a C to a D based on this one project alone.

- To adequately evaluate the traffic impacts of the proposed project on the existing community when the EIR traffic study for the Tahoe Vista Community Plan was analyzed on 50 TAUs leaving Tahoe Vista not 21 TAUs being transferred into Tahoe Vista (as is the case with this project).

- TV Community Plan page IV-6 required Tahoe Vista to reduce VMT by 130 trips over 20 years not increase it as this project does by 500 VMT trips alone. Mitigation measure to reduce VMT has not been met yet development has exceeded required mitigation contrary to the opinion that Tahoe Vista growth is just beginning. Tahoe Vista suffers from:

    - Lack of Pedestrian improvements
    - No full time shuttle between Kings Beach and Tahoe Vista
    - No area wide parking management plan
    - No home mail delivery
    - No Master Plan for Tahoe Vista with Sidewalks along SR 28 etc. (piece meal approach).
    - No Undergrounding of main utility lines along 28. (These measures are required to be implemented for growth to occur- they have not and all the entitlements have been handed out- projects are in the ground).

- Applicants are not proposing to utilize an on site loop road for fire access as is allowed by the Fire dept instead preferring to run a

emergency road off-site within 5 feet of a residents deck. If a fire road can not be accommodated on the applicants own site then the project is just too big. Neighbors site is zoned as single family residential and is aiding this site in expansion of commercial use. Project would not be so large if they did not run the fire road on the neighbor's parcel that is only zoned for a single family residence. A different design would have to be done for putting this road on their own property using their own coverage.

- The proposed project mass, height, scale, density, and coverage are simply out of proportion to existing development within Tahoe Vista and the EIR/EA failed to evaluate direct surrounding uses.
-
    - Fractional (time share) ownership units are not required to be rented on a nightly basis, yet the County is supporting the removal of overnight motel and hotel units within the Lake Tahoe Region and the transfer of these overnight hotel/motel TAU allocations into Tahoe Vista to be converted to fractional (timeshare) ownership units that did not exist in 1996 when the community plans were prepared. The impacts of fractional use have simply not been adequately addressed basin wide- Parking in the Placer County code did not foresee this use at 1 space per unit as befits a motel/hotel use, and there is no deed restriction assuring that these fractional units will even be rented nightly over a long term basis thus losing out on the ability to generate TOT taxes for the Community and County. The fractional homes are just that homes that use TAU allocations.

- Occupancy of project misstated in EA/EIR based on number of people described per unit. Discrepancy could result in an increase of additional population of up to 84 more persons whose impacts have not been adequately analyzed including increase traffic, noise, cars, impacts on infrastructure, demand for additional housing, more water storage etc.). 300 person additional impact due to 90% occupancy rates on a population that is currently 600 people have not been addressed.

6028

- Cumulative impacts with the other planned projects have not been adequately addressed.

- Possible infrastructure i.e. water storage deficiencies as existing system does not have adequate water storage to service the existing users.

League to Save Lake Tahoe, Sierra Club, and Lt. Governor Garamendi involvement due to significant environmental impacts of this project.

RECOMMENDED REVISIONS TO THE PROPOSED PROJECT:

- 379 of the existing local Tahoe Vista Residents-(over half) of the population have signed a petition for reasonable growth. 40% less massing and less units as is comparable to a residential type subdivision.
- Less massing- keeping in character with the theme of "low intensity rural and rustic" as called out in the Community Plan.
- Less site coverage;
- Mitigation fees to be used locally for local benefit; All mitigation are payment of fees. The community is being asked to bear the impacts of this project and should be the recipient of the mitigation.
- We desire the developer do a On- site loop road for fire- to reduce impacts of an off-site emergency access road to neighbor; the off site emergency fire road allows a project to be larger as the required road takes up coverage and is being run on someone else's project site. If for some reason offsite emergency road is negotiated then it must be permanently deed restricted with a gate across Toyon Road.
- Heights no taller than what exists in Tahoe Vista now. Project proposes 39 feet- Tonopalo (34 feet); Would like a more thorough analysis of height;
- Community Supports the developers' proposal to move the affordable units off site- buy existing inventory rather than build new;
- We support the League to have all parking under buildings to reduce mass and environmental impacts.
- Community supports wider sidewalks up to 10 feet.

629

- Community supports efforts to reduce dependency on the automobile.
- Bigger isn't always better sometimes it's just bigger.
-

Repectfully submitted- Gary Kaufman

To: Board of Supervisors, Placer County

October 15, 2008

RECEIVED
OCT 15 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: Marty Cohen, resident and business owner of Tahoe Vista

re: **Sandy Beach Project in Tahoe Vista**

I understand the concern of those objecting to the Sandy Beach project and I disagree.

I've lived and worked on the North Shore of Lake Tahoe for 34 years and counting.
I own and operate the Shore House Bed and Breakfast in Tahoe Vista.
I settled here many years ago because of the small town, mountain environment.
I can't imagine living anywhere else, but..... things have changed over the years.

We would all like to preserve the small town, Mom and Pop atmosphere that we came here for, but it can't be sustained.
As an example:
When I bought the Shore House property 14 years ago, and built my 9 room Bed and Breakfast, it penciled out. As long as I operate it as a full time business, it can continue.
But now, I would like to retire. The value of my property, which holds all of my retirement savings, is 7 times what I paid for it. Nobody can buy my property for a fair market value and run it as the quaint little lake front Bed and Breakfast that it is.
My point is, that the property values have risen to the point that the use of the properties has to be changed. The Objecting Group mentioned a couple of the motel properties that they think are doing just fine. They probably are, but when the owners want to retire, move on or just slow down and sell their properties, the price that they will require will not allow for the businesses to continue as they are. Things have to change and we can't stop it.

Change is not bad. People are always afraid of change. We always want things to stay the same, but the world is always changing. We can fight the process, and make it uncomfortable for everyone, or we can gracefully enter the next stage, and still enjoy our beautiful lake.

The projects that have been proposed for Tahoe Vista and Kings Beach may not fit our image of what we came here for many years ago, but neither will the boarded up shops and empty motels. These new projects represent investment in our communities and a new life. The Objecting Group has caused several other investments in our community to be cancelled or withdrawn. It's hard enough to find anybody that is willing to put up with the permitting process here. I say, if they have enough desire to go through the ordeal and expense of our agencies and survive, then let them build what has been approved and bring some new life to our towns.

I walked the main street in Tahoe Vista and took a good look at the buildings and offerings. Quaint though some of them are, most are old and in need of repair. It looks like the 1960s. The vision that a visitor gets of Tahoe Vista from the main road can't be impressing them. It may have worked 40 years ago, but now it really just looks out of date.

DATE 10/15/08
☐ Board of Supervisors - 5
☐ County Executive Office
☐ County Counsel
☐ Mike Boyle
☐ Planning

AGENDA ITEM
DATE: 10/20/08
TIME: 2:00 pm

We need some new development and that's what Sandy Beach offers us. Joe Lanza and Rafe Miller have gone through the ringer, I mean the process. They've passed the tests. They've invested there money. You won't find anybody that has donated and supported our community more. They are allowed by the regulations to put much more on this land then they are. They've cut down the project and reduced the square footage, not because they had too, but because the Objecting Group asked them too, but they still aren't satisfied. This project will be a start for a new beginning for Tahoe Vista. We need it. Our lodging property occupancy is dropping not because of too many lodging units, but because our offerings don't measure up. Why would anybody go to Squaw Valley or Northstar instead of the Lake? Because they are offering new, fresh vacation experiences and activities. Ours are out of date.

The people that will buy a fractional ownership in one of the Sandy Beach units for $200,000.00 to $400,000.00 are not the same people that are going to come to our motel rooms. They are looking for ownership at Lake Tahoe. This project won't hurt our lodging business, but it will help our restaurants, shops and recreational offering.

I've looked at the Sandy Beach project and frankly, I don't see what they are complaining so much about. The current camp ground is nothing more than a run down trailer looking park. It makes no money and really doesn't add anything to our community. The people that are camping, aren't renting our rooms, and probably not eating in our restaurants. I don't have anything against campers, but what's the big problem. Do they expect the property owners to donate their property for this cause? It's their property and they did the camp ground for a long time. They even sold the beach front parcel of the property to make it available to the community. They could have developed that side of the road, but they didn't. These guys don't deserve the hassle that they are getting.

If the Objecting Group wants to change the rules, and create a square foot limit for TAU's then they need to go back to the agencies and work with them to change the rules, but you can't let them change the rules on a project that is this far along, that has met the current requirements and passed the tests. They must think that they are helping our community, but what they are really doing is holding it back and polarizing it's residence. They spoke up at all the public hearings and influenced the people that make the decisions as they should. The project has been improved because of they're input, but now it's time to back off and let progress take hold.

The people that signed the petition that the Objecting Group created, only heard their side of the story. This group does not speak for the community and I urge you to support this project and progress on the North Shore of Lake Tahoe.

Marty Cohen
Shore House at Lake Tahoe
P.O. Box 499
Tahoe Vista, CA 96148
innkeeper@shorehouselaketahoe.com

From: franco [francodb@hotmail.com]
Sent: Wednesday, October 15, 2008 11:00 AM
To: Placer County Board of Supervisors
Subject: Sandy Beach development project

Please REJECT the proposed Sandy Beach development project. It will seriously damage the North Tahoe that we love.

Gianfranco Putzolu
PO Box 322
1279 Kings way
Tahoe Vista, CA 96148-0322

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10/15/08
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- County Executive Office
- County Counsel
- Mike Boyle
- Planning