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STAFF REPORT

Date: June 8, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Contract
Planners: Wells Barnett Associates, LLC

Subject: Buccola, Demolition of a Historic Resource (Single-Family Dwelling) and Construction of a New Single-Family Dwelling; 8307 Meeks Bay Avenue, Tahoma, California; El Dorado County; Assessor's Parcel Number (APN): 016-063-016, TRPA File No.: ERSP2022-2023

Proposed Action:

Hearings Officer review and approval of the proposed project.

Staff Recommendation:

Staff recommends that the Tahoe Regional Planning Agency (TRPA) Hearings Officer approve this project based on this staff report and evidence contained in the project record. The recommended conditions of approval are contained in the attached draft permit.

Project Description/Background:

The applicant is proposing to demolish an existing single-family dwelling and garage and replace it with a new single-family dwelling. The address for the dwelling is 8307 Meeks Bay Avenue, Tahoma, California. The existing residence was constructed circa 1932 and has been determined to be an eligible historic resource by TRPA. As such, the demolition of the existing structure is subject to the historic resource protection provisions of Chapter 67 of the TRPA Code of Ordinances and requires Hearings Officer review and approval in accordance with TRPA Code Section 2.2.2.A.2.c.

As mitigation for the removal of the historic resource, the applicant prepared a Historic Resources Inventory and Evaluation Report ("the historic report") in accordance with TRPA Code requirements. This report evaluated existing residential development at 8307 Meeks Bay Avenue and included an evaluation of the residence on an adjoining property owned by the applicant (8305 Meeks Bay Avenue). The historic report was prepared by Judith Marvin with Foothill Resources, Ltd., and includes written and photographic recordation of the property and a narrative of its history. On February 15, 2022, TRPA requested consultation from the California State Historic Preservation Office (CAL SHPO) regarding the adequacy of this report. CAL SHPO did not provide any comments, but TRPA staff has reviewed the document and determined that it complies with TRPA requirements. The SHPO Consultation Letter and the historic resources report are enclosed as Attachment E.

The Historic Resources Report was completed to document and evaluate all the features, structures, and sites within the project area to determine the historic significance of the property, and to ensure that the historic integrity and significance of the resource is adequately documented in TRPA's file records. Appendix A of the Report shows that the Historic Resources have been recorded using the California Department of Recreation Primary Records and Building, Structure, and Object Record forms (DPR 523A and 523B).

In addition to the historic report, the applicant submitted an archaeological report as reference material for the TRPA file record. This report is required by the U.S. Army Corps of Engineers for future modifications to tow piers owned by the applicant and is not required for the current single family dwelling replacement project. The archeological report has not been included as an attachment to this report for this reason, but is available on the TRPA website for viewing.

To accommodate the construction of the new residence, a lot line adjustment between 8305 Meeks Bay Avenue (APN 016-063-001) and 8307 Meeks Bay Avenue (APN 016-063-016) was approved by TRPA (LLAD2022-1420) on June 1, 2023. This lot line adjustment shifted the boundary between the two parcels farther north, expanding the parcel size for 8307 Meeks Bay Avenue from 31,346 square feet to 40,092 square feet. See Attachment F for the TRPA Approved Lot Line Adjustment Site Plan. A project area deed restriction will be required to permanently treat the two parcels as one for vehicle access and for access to the piers and the backshore. The deed restriction will allow access between both parcels to two existing piers (one pier at each address) via a shared walkway.

A project area deed restriction is required to be recorded with El Dorado County for the purpose of land coverage and scenic shoreland calculations. Construction of the proposed new single-family dwelling will result in relocation of existing land coverage in the project area and includes revegetation of disturbed area. The proposed new residence on 8307 Meeks Bay Avenue will include one kitchen, living and dining room areas, a family room, a theater room, an elevator, exterior lakeside decks, nine bedrooms and bathrooms, hallways and closets, a gym, TRPA approved gas fireplace, a new driveway configuration, a carport, landscaping, pathways to access the lake, and water quality protection best management practices (BMPs). No modifications to land coverage in the Backshore are proposed. The proposed plans are provided as Attachment C.

Staff Analysis:

- A.** Environmental Documentation: TRPA staff has completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist is provided as Attachment D.

- B.** Land Use/Plan Area Statement: The project is located within Plan Area Statement (PAS) 149 – Rubicon. The Land Use Classification is Residential and the Management Strategy is Mitigation. The Shorezone Tolerance District is 2. Single Family Dwellings are "allowable" land uses in PAS 149.

Planning Consideration Number 2 in the PAS states, "Revegetation in this area is very difficult." Considering that the project includes relocation of existing land coverage, a special condition in the draft permit requires mulching and soil treatments to encourage revegetation of disturbed

areas. Planning Consideration Number 7 in the PAS states, “The fire hazard in this area is high due, in part, to the dominance of shrub vegetation.” As part of their due diligence, the applicant has received preliminary approval from the Meeks Bay Fire Protection District which reviewed the project for fire safety.

- C. Land Coverage: As stated previously, this project will result in the creation of a project area deed restriction with 8305 Meeks Bay Avenue for coverage calculations and scenic shoreland review purposes. The project area complies with land coverage requirements of the TRPA Code of Ordinances. The project area has 17,752 square feet of verified existing land coverage and 573 square feet of base allowable coverage in Land Capability District Class 1a and 1b (backshore). The project area includes 17,665 square feet of proposed coverage and has 15,061 square feet of remaining unmitigated excess land coverage. The remaining 87 square feet will be banked for future use or for excess land coverage mitigation. Land coverage relocation findings are provided later in this report.
- D. Density: This project complies with residential density requirements of the TRPA Code of Ordinances (i.e., one residential unit per parcel).
- E. Historic Resources: The existing residence has been determined eligible as a historic resource by TRPA. In accordance with Subsection 67.7.3. of the TRPA Code, Historic Resources shall not be demolished, disturbed, or removed unless TRPA finds that:
 - A. The action will not be detrimental to the historic significance of the resources;
 - B. The action is pursuant to a recovery plan approved by the applicable state historic preservation office; or
 - C. It is the only feasible alternative to protect the health and public safety of the public.

Finding “B” is applicable to this project, as described in the attached findings for the project. As mitigation for the removal of the historic resource, the applicant prepared a Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue. The report includes written recordation of the property and its associated history completed by a qualified Architectural Historian, as well as professional and amateur photographic recordation of the property as it currently exists.

Scenic Shoreland: The affected property is visible from Scenic Shoreline Unit 9, Meeks Bay, which is in non-attainment with the TRPA Scenic Threshold. The project is also located in the 300-foot Scenic Shoreland area and a visual assessment was completed for this reason. Since the project is proposing a deed restriction with 8305 Meeks Bay Avenue for coverage purposes, it is required that the two parcels be deed restricted as one project area for scenic purposes as well.

The visual assessment for the proposed project on 8307 Meeks Bay, Tahoma, CA., was evaluated under and complies with Level 5, Option 2, of the Visual Magnitude System (Section 66.3.3) of the TRPA Code of Ordinances. A contrast rating score of 31 was calculated for the new residence that will be constructed on parcel 016-063-016 and a score of 27 for the adjacent guest house/garage on parcel 016-063-001. A composite contrast rating score of 30 will be achieved and maintained to comply with the required scenic mitigation and to qualify for security return. The total square feet of visible area allowed for this project, based on the composite score plus

510 feet of additional linear shoreline over 100, is 10,615 square feet. The approved visible area for this project is 3,141.5 square feet. The contrast rating sheets and scenic analysis prepared for the scenic assessment dated 3-31-2023 are required to be submitted for permit acknowledgement.

- F.** Building Height: The proposed residential structure complies with the height limits of Chapter 37 of the Code. TRPA Code Section 37.4.2 (Maximum Height for Buildings on Slopes) has been applied to this project design, allowing for the segmenting of the structure for the purpose of maximum height calculation. The building is located on a slope with a percent cross slope retained across the building site that is greater than 10% at 25%. The maximum allowable building height is 54 feet and 6 inches, and the proposed building height is 51 feet. “Residence Exterior Elevations” Sheet A3.0, incorrectly labeled the maximum building height on slope at 54 feet and 5 inches. It has been conditioned in the permit to be updated to reflect the accurate maximum building height on a slope. Code findings for additional residential building height (greater than 26-feet) are found below.
- G.** Neighbor Meeting and Notice to Neighboring Property Owners: As part of an outreach effort to neighboring property owners, the applicant’s representative scheduled a community meeting on April 14, 2023. TRPA staff attended this meeting, but no neighboring property owners attended. To inform the invitees of the meeting, the applicant mailed out a notice to the neighbors using a notice format that is very similar to TRPA’s public notice, and included language that may have led some recipients to believe that this was a TRPA-sanctioned event. TRPA was not a party to this private notice, and, according to the Client’s representative, was intended as an outreach to neighbors prior to the Hearings Officer meeting. This outreach, although not specific in its form, was encouraged by the Hearings Officer during the public meeting for the residential rebuild project for 8305 Meeks Bay Avenue.
- H.** Neighbor Meeting with TRPA Staff and Public Comment: On April 28, 2023, TRPA staff (Brandy McMahan and Wendy Jepson) had a virtual meeting with neighboring property owners. Concerns raised by the property owners included:
- 1) The size and scale of the proposed house and the impact on the character of the community.
 - 2) The use of the house and adjacent house owned by Mr. Buccola (8305 Meeks Bay Avenue) as Vacation Home Rentals.
 - 3) The impact of a large home on the narrow roads in the community.
 - 4) Off-street parking.
 - 5) Noise.
 - 6) Evacuation during a fire.
 - 7) Creating a large parcel to accommodate the new house at 8307 Meeks Bay Avenue and the proposed configuration of the lots.
 - 8) Piecemealing the project(s) approval.

Additional public comment letters expressing opposition to the proposed project and lot line adjustment application are provided as Attachment G. Public comment letters received after this staff report was finalized will be forwarded to the Hearings Officer and made part of the public record. TRPA has provided information to neighboring property owners on the appeal process if they object to the Hearings Officer decision.

- I. Vacation Home Rental Permit: In the Tahoe Region, local jurisdictions develop, manage, and enforce Vacation Home Rental (VHRs) programs. Currently, 8305 and 8307 Meeks Bay Avenue have existing VHR Permits with El Dorado County. The current permits specify the maximum occupancy as eight persons for 8305 Meeks Bay Avenue and ten persons for 8307 Meeks Bay Avenue. Since the applicant is proposing to demolish the existing structures and build new homes, the permits will still apply with the same occupancy limits. If the owner wants to increase the VHR occupancy, they will need to submit new permit applications to El Dorado County.

Required Actions:

Staff recommends that the Hearings Officer take the following actions, based on this staff summary and evidence in the record:

1. Approve the findings contained in this staff summary (Attachment A).
2. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft Permit (Attachment B).

Contact Information:

For questions regarding this agenda item, please contact Brandy McMahon, Local Government Coordinator, at (775) 589-5274 or bmcMahon@trpa.gov.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Proposed Plans
- D. Project Review Conformance Checklist and V(g) Findings
- E. SHPO Consultation Letter and Historic Resources Inventory and Evaluation Report
- F. Lot Line Adjustment Site Plan (LLA2022-1420)
- G. Public Comment Letters

Attachment A
Required Findings/Rationale

Required Findings:

The following is a list of the required findings as set forth in Chapters 4, 30, 37 and 67 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

Chapter 4 – Required Findings:

Finding 4.4.1.A: The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

Rationale: Based on the findings provided on the Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding.

Finding 4.4.1.B: The project will not cause the environmental threshold carrying capacities to be exceeded.

Rationale: The project meets the provisions of the TRPA Code of Ordinances. Any environmental impacts can be mitigated to less than significant levels and will not cause the environmental threshold carrying capacities to be exceeded.

Finding 4.4.1.C: Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

Rationale: All new combustion devices in the new home shall conform to TRPA emission standards. All potential soil disturbance effects are temporary and shall be mitigated through temporary and permanent BMPs. The applicant shall comply with all applicable federal, state, or local air and water quality standards.

Chapter 30 – Land Coverage

Finding 30.4.4.A: The relocation is to an equal or superior portion of the parcel or project area, as determined by reference to the factors in Subsection 30.4.4.A.1 through 30.4.4.A.6.

Rationale: All relocations of existing land coverage on the affected property will be within Land Capability District Class 1a areas with similar soil fragility, vegetation, slope, and aspect.

Finding 30.4.4.B: The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.5.3.

Rationale: All areas with removed land coverage shall be mulched, revegetated and stabilized in accordance with TRPA Code requirements.

Finding 30.4.4.C: The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2, or 3, from any higher numbered land capability district.

Rationale: All relocated land coverage will be from Land Capability District Class 1a to other Land Capability District Class 1a areas.

Finding 30.4.4.D.1: If the relocation is from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone.

Rationale: There is no stream environment zone (SEZ) on the property, but there is backshore which is treated similarly to SEZ for land coverage relocations. No work will be conducted in backshore.

Finding 34.3.2.B: In the application of subsection 34.3.3 through 34.3.5, inclusive, TRPA shall encourage shared driveways if TRPA finds that the effect is equal or superior to the effect of separate driveways.

The project includes shared driveways which reduces access points on Meeks Bay Avenue. The proposed project does not involve a transfer of development and generates fewer than 1,300 VMT, as referenced in subsection 34.3.3 of the TRPA Code.

Chapter 37 – Height

Finding 37.7.1: When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

Rationale: The proposed building height adheres to the allowed height per Table 37.4.1-1 of the TRPA Code and allowances granted under TRPA Code Subsection 37.4.2 (Maximum Height for Buildings on Slopes). When viewed from a distance of 300 feet, the additional height will not cause the proposed residence to extend above the forest canopy. As the attached scenic elevations and contrast rating sheets illustrate in the plans, the additional height did not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7.

Finding 37.7.2: When outside a community plan, the additional height is consistent with the surrounding land uses.

Rationale: The proposed project is not located within a community plan area. The proposed residential structure will have gable roofs and have two floor levels.

There are other two-story residential buildings in the immediate neighborhood with similar heights as the proposed building, including adjacent properties located to the north and south.

Finding 37.7.8: The maximum building height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature described as a prow.

Rationale: The proposed plans do not have any measured exterior wall corners that exceed 90-percent of the maximum building height (proposed and allowed).

Chapter 67 – Historic Resource Protection

Finding 67.7.3: Historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:

- A. The action will not be detrimental to the historic significance of the resource;
- B. The action is pursuant to a recovery plan approved by the applicable state historic preservation office; or
- C. It is the only feasible alternative to protect the health and safety of the public.

Rationale: Mitigation Measure B was chosen for this project. As mitigation for the removal of the historic resource, the applicant prepared a Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue. The report includes written recordation of the property and its associated history completed by a qualified Architectural Historian, as well as professional and amateur photographic recordation of the property as it currently exists as digital photos. On February 15, 2022, TRPA requested consultation from the California State Historic Preservation Office (CAL SHPO) regarding the adequacy of this report for 8305 Meeks Bay Avenue. CAL SHPO did not provide any comments, but TRPA staff and the Hearings Officer determined that the report was satisfactory.

Attachment B
Draft Permit

DRAFT PERMIT

PROJECT DESCRIPTION: Buccola Demolition of a Historic Resource Single-Family Dwelling and Replacement with a New Single-Family Dwelling

PERMITTEE(S): Robert Buccola

APN: 016-063-016

FILE #: ERSP2022-2023

COUNTY/LOCATION: El Dorado County/8307 Meeks Bay Avenue, Meeks Bay, California

Having made the findings required by Agency ordinances and rules, TRPA Hearings Officer approved the project on **(Date), 2023**, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on **(Date), 2026**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY ERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____

Date _____

PERMIT CONTINUED ON NEXT PAGE

APN 016-063-016
FILE NO. ERSP2022-2023

Excess Coverage Mitigation Fee (1): Amount \$ _____ Paid _____ Receipt No. _____

Security Posted (2): Amount \$ 3,300 Paid _____ Receipt No. _____

Scenic Security (3): Amount \$ 10,000 Paid _____ Receipt No. _____

Security Administration Fee (4): Amount \$ _____ Paid _____ Receipt No. _____

Scenic Security Administration Fee (4): Amount \$ _____ Paid _____ Receipt No. _____

Scenic Inspection Fee (4): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.H, below.
- (2) See Special Condition 3.I, below.
- (3) See Special Condition 3.J, below.
- (4) Consult the TRPA filing fee schedule for the current security administration fee and inspection fee.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the demolition of an existing historic resource/ single-family dwelling and the construction of a new two-story single-family dwelling located at 8307 Meeks Bay Avenue, El Dorado County, California. The parcel is in the Rubicon Plan Area Statement (PAS 149). The new residence will include one kitchen, living and dining room areas, a family room, a theater room, an elevator, exterior lakeside decks, nine bedrooms and bathrooms, hallways and closets, a gym, TRPA approved gas fireplace, a new driveway configuration, a carport, landscaping, pathways to access the lake, and water quality protection best management practices (BMPs). The approval of this project will result in the creation of a project area between 8305 Meeks Bay Avenue (APN 016-063-001) and 8307 Meeks Bay Avenue for coverage and scenic calculation purposes. Construction of the proposed new single-family dwelling will result in the relocation of existing land coverage in the project area. The approval of the Lot Line Adjustment (TRPA File Number LLAD2022-1420) requires a deed restriction on 8305 Meeks Bay

Avenue (APN 016-063-001) and 8307 Meeks Bay Avenue to ensure vehicle access and access to existing piers on each property.

The project area will result in the creation of 17,752 square feet of total existing coverage and 573 square feet of base allowable coverage in Land Capability District Class 1a and 1b (backshore). The project area includes 17,665 square feet of proposed coverage, has 15,061 square feet of remaining unmitigated excess land coverage, and 87 square feet of Land Capability District Class 1a coverage being banked for future use.

Based on the approval of the Lot Line Adjustment (TRPA File Number LLAD2022-1420), the allowable coverage for 8305 Meeks Bay Avenue equals 155 square feet in Land Capability District Class 1a and 17 square feet in Land Capability District Class 1b (backshore). The existing coverage for this parcel equals 6,822 square feet of Land Capability District Class 1a and 114 square feet of Land Capability District Class 1b (backshore) for a total of 6,936 square feet of existing coverage. 8307 Meeks Bay Avenue has 365 square feet of allowable square feet of coverage in Land Capability District Class 1a and 36 square feet of allowable coverage in Land Capability District Class 1b (backshore). The parcel also has 10,072 square feet of existing coverage for Land Capability District Class 1a and 744 square feet of existing coverage in Land Capability District Class 1b (backshore) for a total of 10,816 square feet of existing coverage.

TRPA approved an excavation depth of 8 feet for the general area of the residence and deck footings. A maximum cut of 12 feet below ground surface is approved for the south area of the residence. This results in the maximum elevation depth approval of 6,241 feet for the deck footings. Elevation depth for other locations is approved based on 8 feet or 12 feet below ground surface for the applicable areas. This project is within the Scenic Shoreland of Lake Tahoe and certain scenic mitigation measures have been incorporated to this permit for protection of scenic quality (see conditions, below). No work is authorized in the backshore or backshore setback area.

Upon completion of the project and passing a TRPA final inspection, the parcel's BMP Certificate (number 11925) will be reissued.

2. The Standard Conditions of Approval listed in Attachment R shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
 - A. The Site Plan Sheet A1.0 shall be revised to include the following:
 - (1) Add a label that shows that the walkways located between the two piers are "existing."
 - (2) The limits of grading and vegetation protection fencing shall be provided on site plan Sheet A1.0 to demonstrate the areas of vegetation that will provide screening as shown on Sheet A3.2, and all existing vegetation proposed as scenic mitigation shall be clearly identified on the site plan.
 - B. The Land Coverage Calculations and BMPs Sheet A1.1 shall be revised as follows:

- (1) The BMP calculations spreadsheet shall update treatment label "P" to equal 15 feet in length and 10 inches in depth.
 - (2) The base allowable coverage for 8307 Class 1b shall be updated to equal 36 square feet for a total of 401 square feet.
- C. The "Residence Exterior Elevations" Sheet A3.0 incorrectly labeled the maximum building height on slope at 54 feet and 5 inches and shall update it to equal "54 feet and 6 inches."
- D. Documentation of the glass manufacturer's 5-7% reflectivity for the windows and doors on the proposed structure shall be provided.
- E. The permittee shall record a project area deed restriction for APN 016-063-016 and APN 016-063-001 to permanently treat land coverage calculations and scenic contrast scoring as though they had been consolidated. A copy of the recorded deed restriction or the original recorded deed restriction shall be provided to TRPA prior to acknowledgement of the permit.
- F. The permittee shall submit an Exterior Lighting Plan with specifications and/or details for all proposed exterior lighting fixtures and a proposed location plan. All exterior lighting shall be consistent with TRPA Code of Ordinances Section 36.8 Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward so as not to produce obtrusive glare onto the public right-of-way, adjoining properties, or Lake Tahoe. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
- G. The security required under Standard Condition A.3 of Attachment R shall be \$3,300. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- H. The affected property has 15,061 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 6 or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 2.25% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal. An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 for projects within Hydrologic Transfer Area 6. Please provide a construction cost estimate by your licensed contractor, architect, or engineer.

- I. The security required under Standard Condition A.3 of Attachment R shall be \$3,300.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
 - J. The shorezone scenic security of \$10,000 shall be required per TRPA Code of Ordinances Section 5.9. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee. An additional inspection fee is due at permit acknowledgement.
 - K. Pursuant to TRPA Code of Ordinances Section 67.7.3.B, a Historic Resources Inventory and Evaluation Report was prepared by the permittee. The Historic Resources Report shall serve as mitigation for the removal of a historic resource and ensure the historic integrity and significance of the structure is adequately documented. Copies of the approved plan shall be donated to (1) the California State Historic Preservation Office, (2) El Dorado County Library, and (3) the Lake Tahoe Historical Society. The permittee shall provide evidence, such as a certified mail receipt or receipt of delivery, which demonstrates that all required donations have been made.
 - L. The permittee shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 32.4.A., Table 32.4.2-1 of the TRPA Code.
 - M. The permittee shall email the final construction drawings to TRPA.
- 4. All barren areas shall be mulched. All areas disturbed by the construction shall be revegetated in accordance with the TRPA Handbook of Best management Practices and Living with fire, Lake Tahoe Basin Second Edition.
 - 5. No demolition, removal, or excavation on-site shall be undertaken by the applicant until a pre-grade inspection has occurred and receipt of TRPA notification that the pre-grading conditions have been satisfied.
 - 6. All construction and service vehicles necessary for this project shall be parked on existing onsite or offsite land coverage only. Offsite parking on private property is permissible with owner's permission. Evidence of permission shall be provided to TRPA. All parking in the public right of way is prohibited.
 - 7. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance.
 - 8. The visual assessment for the proposed project on 8307 Meeks Bay, Tahoma, CA., was evaluated under and complies with Level 5, Option 2 of the Visual Magnitude System (Section 66.3.3) of

the TRPA Code of Ordinances. A contrast rating score of 31 was calculated for the new residence that will be constructed on parcel 016-063-016 and a score of 27 for the adjacent guest house/garage on parcel 016-063-001. A composite contrast rating score of 30 will be achieved and maintained to comply with the required scenic mitigation and to qualify for security return. The total square feet of visible area allowed for this project, based on the composite score plus 510 feet of additional linear shoreline over 100, is 10,615 square feet. The approved visible area for this project is 3,141.5 square feet. The contrast rating sheets and scenic analysis prepared for the scenic assessment dated 3-31-2023 shall be submitted for permit acknowledgement.

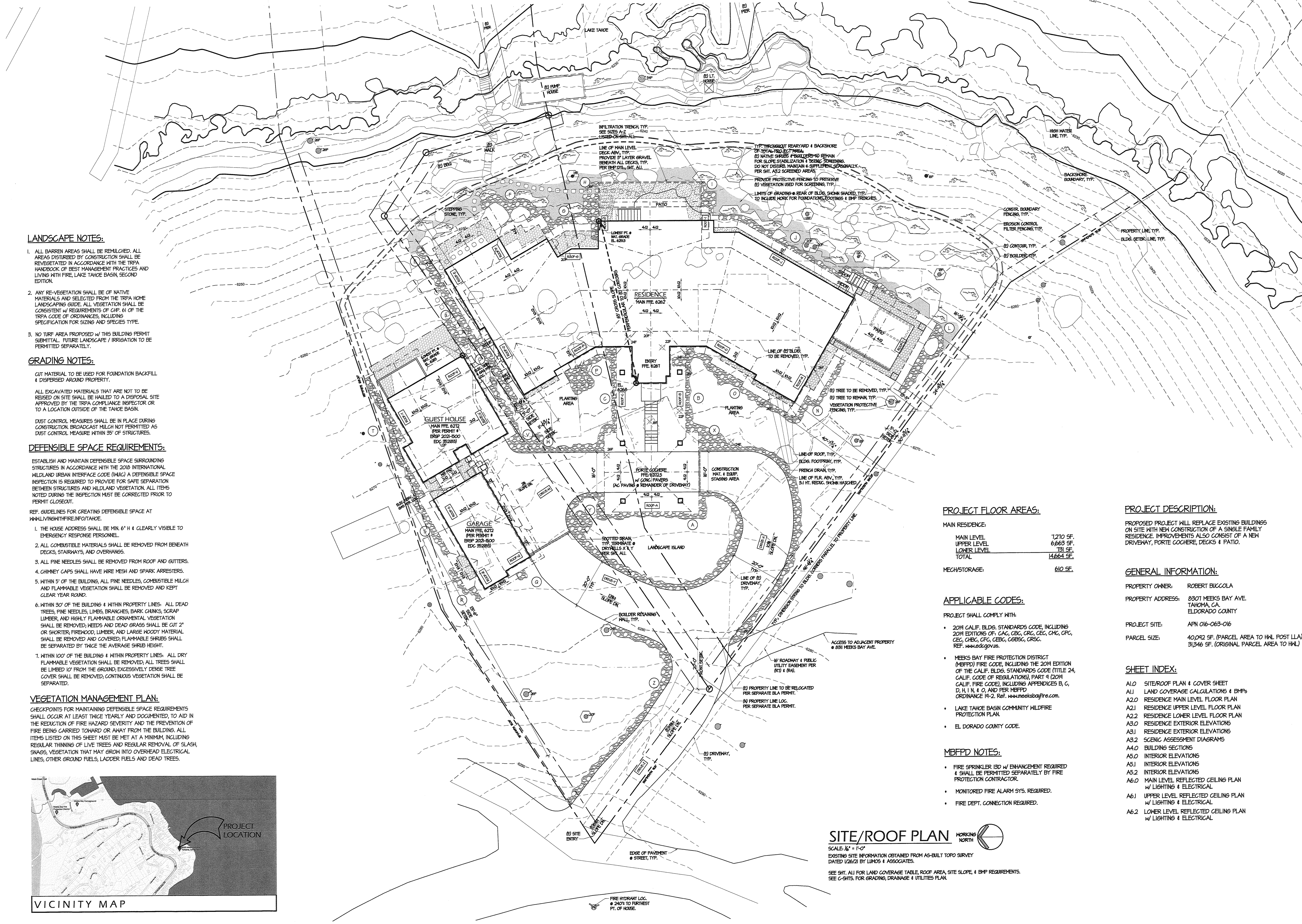
9. The trees on this parcel shall be considered as scenic mitigation and shall not be removed or trimmed for the purposes of view enhancement. Any such removal or trimming shall constitute a violation of project approval. Removal of any additional trees on the lakefront side of the property may trigger the requirement for a revised scenic analysis.
10. Vegetation protective fencing shall be maintained around the entire construction site. The fencing shall be no more than 12 feet from any footprint, driveway, or area of approved disturbance except as approved by the TRPA inspector. Trees located within the construction area that are to be retained shall be individually protected by fencing or other means as necessary.
11. The Munsell colors shown on the contrast rating score shall be verified at the time of TRPA inspection. If the actual colors do not conform to the stated Munsell colors, the colors will be modified to match those as stated on the contrast rating sheet. (Refer to materials sample in file ERSP2021-1500.)
12. Temporary and permanent Best Management Practices (BMPs) may be field fit by the Environmental Compliance Inspector where appropriate.
13. By acceptance of this permit, the permittee agrees that the scenic design and mitigation outlined in the scenic analysis are hereby included as conditions of project approval and will be implemented as such. All scenic design shall be maintained in perpetuity. Failure to meet scenic mitigation requirements is a violation of the permit and TRPA Code of Ordinance Section 66 and is subject to enforcement actions.
14. Prior to release of the Scenic monitoring security, the permittee must submit post-construction photos taken from the vantage point approved by Tiffany Good on June 28, 2021, to demonstrate that the proposed landscaping screening has adequately achieved the required scenic screening. The scenic security shall be held for a minimum of 5 years to ensure that the landscaping is healthy and well established. Any landscaping that fails shall be replaced on an annual basis with native or adapted species from the TRPA plant list or as otherwise approved by TRPA. Additional landscaping may be required to replace landscaping that fails to meet the screening mitigation required for the project. By signature of this permit, the permittee agrees that the landscaping authorized under this permit shall be maintained for scenic mitigation purposes in perpetuity.
15. All mechanical equipment shall be screened from view from Lake Tahoe. This equipment would include, but not be limited to, trash receptacles, satellite receiving dishes, communication equipment and utility hardware on the roof, building or the ground.

16. The permittee shall submit post project photos taken from 300 feet and one quarter mile offshore, with at least one photo from center and perpendicular to the project area, and photos of onsite existing conditions.
17. Prior to security release, photos shall be taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel and provided to TRPA.
18. All permanent BMPs shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
19. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
20. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage calculations as shown on the approved site plan. The approved land coverage calculations shall supersede scaled drawings when discrepancies occur.
21. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

Attachment C
Proposed Plans



LANDSCAPE NOTES:

- ALL BARREN AREAS SHALL BE REMULCHED. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION.
- ANY RE-VEGETATION SHALL BE OF NATIVE MATERIALS AND SELECTED FROM THE TRPA HOME LANDSCAPING GUIDE. ALL VEGETATION SHALL BE CONSISTENT W/ REQUIREMENTS OF CHP. 61 OF THE TRPA CODE OF ORDINANCES, INCLUDING SPECIFICATION FOR SIZING AND SPECIES TYPE.
- NO TURF AREA PROPOSED W/ THIS BUILDING PERMIT SUBMITTAL. FUTURE LANDSCAPE / IRRIGATION TO BE PERMITTED SEPARATELY.

GRADING NOTES:

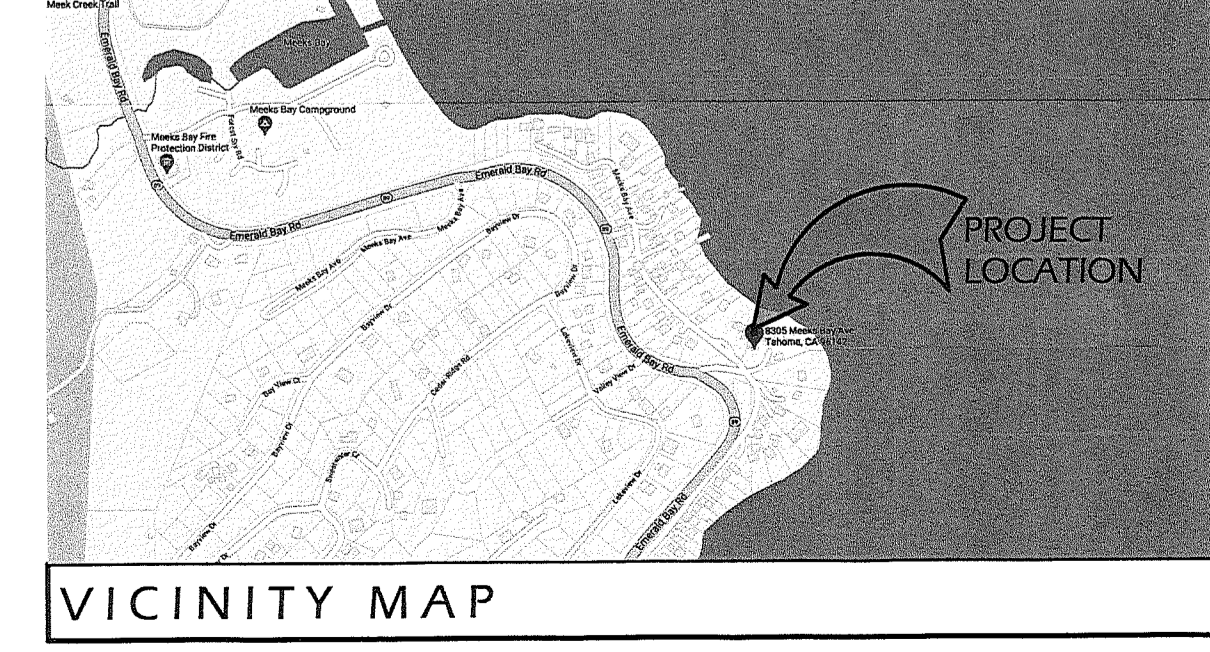
- CUT MATERIAL TO BE USED FOR FOUNDATION BACKFILL & DISPERSED AROUND PROPERTY.
- ALL EXCAVATED MATERIALS THAT ARE NOT TO BE REUSED ON SITE SHALL BE HAULED TO A DISPOSAL SITE APPROVED BY THE TRPA COMPLIANCE INSPECTOR OR TO A LOCATION OUTSIDE OF THE TAHOE BASIN.
- DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH NOT PERMITTED AS DUST CONTROL MEASURE WITHIN 25' OF STRUCTURES.

DEFENSIBLE SPACE REQUIREMENTS:

- ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2016 INTERNATIONAL MIDLAND URBAN INTERFACE CODE (IMUC) A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND MIDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSEOUT.
- REF. GUIDELINES FOR CREATING DEFENSIBLE SPACE AT WWW.LIVINGWITHFIRE.INFO/TAHOE.
- THE HOUSE ADDRESS SHALL BE MIN. 6" H & CLEARLY VISIBLE TO EMERGENCY RESPONSE PERSONNEL.
 - ALL COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM BENEATH DECKS, STAIRWAYS, AND OVERHANGS.
 - ALL PINE NEEDLES SHALL BE REMOVED FROM ROOF AND GUTTERS.
 - CHIMNEY CAPS SHALL HAVE WIRE MESH AND SPARK ARRESTERS.
 - WITHIN 5' OF THE BUILDING, ALL PINE NEEDLES, COMBUSTIBLE MULCH AND FLAMMABLE VEGETATION SHALL BE REMOVED AND KEPT CLEAR YEAR ROUND.
 - WITHIN 30' OF THE BUILDING & WITHIN PROPERTY LINES: ALL DEAD TREES, PINE NEEDLES, LIMBS, BRANCHES, BARK CHUNKS, SCRAP LIMBER, AND HIGHLY FLAMMABLE ORNAMENTAL VEGETATION SHALL BE REMOVED; NEEDS AND DEAD GRASS SHALL BE CUT 2" OR SHORTER; FIREWOOD, LUMBER, AND LARGE WOODY MATERIAL SHALL BE REMOVED AND COVERED; FLAMMABLE SHRUBS SHALL BE SEPARATED BY TWICE THE AVERAGE SHRUB HEIGHT.
 - WITHIN 100' OF THE BUILDING & WITHIN PROPERTY LINES: ALL DRY FLAMMABLE VEGETATION SHALL BE REMOVED; ALL TREES SHALL BE LIMBED 10' FROM THE GROUND; EXCESSIVELY DENSE TREE COVER SHALL BE REMOVED; CONTINUOUS VEGETATION SHALL BE SEPARATED.

VEGETATION MANAGEMENT PLAN:

CHECKPOINTS FOR MAINTAINING DEFENSIBLE SPACE REQUIREMENTS SHALL OCCUR AT LEAST TWICE YEARLY AND DOCUMENTED, TO AID IN THE REDUCTION OF FIRE HAZARD SEVERITY AND THE PREVENTION OF FIRE BEING CARRIED TOWARD OR AWAY FROM THE BUILDING. ALL ITEMS LISTED ON THIS SHEET MUST BE MET AT A MINIMUM, INCLUDING REGULAR THINNING OF LIVE TREES AND REGULAR REMOVAL OF SLASH, SNAGS, VEGETATION THAT MAY GROW INTO OVERHEAD ELECTRICAL LINES, OTHER GROUND FUELS, LADDER FUELS AND DEAD TREES.



PROJECT FLOOR AREAS:

MAIN RESIDENCE:	
MAIN LEVEL	1,210 SF.
UPPER LEVEL	6,663 SF.
LOWER LEVEL	2,627 SF.
TOTAL	14,664 SF.
MECH/STORAGE:	610 SF.

APPLICABLE CODES:

- PROJECT SHALL COMPLY WITH:
- 2014 CALIF. BLDG. STANDARDS CODE, INCLUDING 2014 EDITIONS OF: CAC, CEC, CRC, CFC, CMC, CFC, CEC, CFC, CEC, CFC, CFC, CFC. REF. WWW.CEDGOWS.
 - MEERKS BAY FIRE PROTECTION DISTRICT (MBFPD) FIRE CODE, INCLUDING THE 2014 EDITION OF THE CALIF. BLDG. STANDARDS CODE (TITLE 24, CALIF. CODE OF REGULATIONS), PART 9 (2014 CALIF. FIRE CODE), INCLUDING APPENDICES B, C, D, H, I, N, & O, AND PER MBFPD ORDINANCE 14-2. REF. WWW.MEEKSBAYFIRE.COM.
 - LAKE TAHOE BASIN COMMUNITY WILDFIRE PROTECTION PLAN.
 - EL DORADO COUNTY CODE.

MBFPD NOTES:

- FIRE SPRINKLER 1SD W/ ENHANCEMENT REQUIRED & SHALL BE PERMITTED SEPARATELY BY FIRE PROTECTION CONTRACTOR.
- MONITORED FIRE ALARM SYS. REQUIRED.
- FIRE DEPT. CONNECTION REQUIRED.

PROJECT DESCRIPTION:

PROPOSED PROJECT WILL REPLACE EXISTING BUILDINGS ON SITE WITH NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. IMPROVEMENTS ALSO CONSIST OF A NEW DRIVEWAY, PORTE COCHERE, DECKS & PATIO.

GENERAL INFORMATION:

PROPERTY OWNER:	ROBERT BUCCOLA
PROPERTY ADDRESS:	8307 MEERKS BAY AVE. TAHOE, CA. EL DORADO COUNTY
PROJECT SITE:	APN 016-063-016
PARCEL SIZE:	40,042 SF. (PARCEL AREA TO HIL POST ILLA) 31,346 SF. (ORIGINAL PARCEL AREA TO HIL)

SHEET INDEX:

A1.0	SITE/ROOF PLAN & COVER SHEET
A1.1	LAND COVERAGE CALCULATIONS & BMPs
A2.0	RESIDENCE MAIN LEVEL FLOOR PLAN
A2.1	RESIDENCE UPPER LEVEL FLOOR PLAN
A2.2	RESIDENCE LOWER LEVEL FLOOR PLAN
A3.0	RESIDENCE EXTERIOR ELEVATIONS
A3.1	RESIDENCE EXTERIOR ELEVATIONS
A3.2	SCENIC ASSESSMENT DIAGRAMS
A4.0	BUILDING SECTIONS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A6.0	MAIN LEVEL REFLECTED CEILING PLAN W/ LIGHTING & ELECTRICAL
A6.1	UPPER LEVEL REFLECTED CEILING PLAN W/ LIGHTING & ELECTRICAL
A6.2	LOWER LEVEL REFLECTED CEILING PLAN W/ LIGHTING & ELECTRICAL

SITE/ROOF PLAN WORKING NORTH

SCALE: 1/8" = 1'-0"
EXISTING SITE INFORMATION OBTAINED FROM AS-BUILT TOPO SURVEY DATED 1/26/21 BY LIMOS & ASSOCIATES.
SEE SHEET A11 FOR LAND COVERAGE TABLE, ROOF AREA, SITE SLOPE, & BMP REQUIREMENTS.
SEE G-SHETS FOR GRADING, DRAINAGE & UTILITIES PLAN.

Susie Yanagi
ARCHITECT

NEW RESIDENCE for The Buccolas
8307 Meeks Bay Avenue
Tahoma, CA

PROJECT NOTE:

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ITERATIONS:	TRPA
9/1/21	SUBMITTAL SET
11/2/21	PLAN UPDATES / SF. REVISE
1/4/22	MBFPD UPDATES
11/30/22	SUBMITTAL SET EDC
12/24/22	SUBMITTAL SET TRPA COMMENTS
3/3/23; 5/8/23	ILLA UPDATE

JOB NO.: BUC-112011
DRAWN/CHECKED BY: EZ/SY

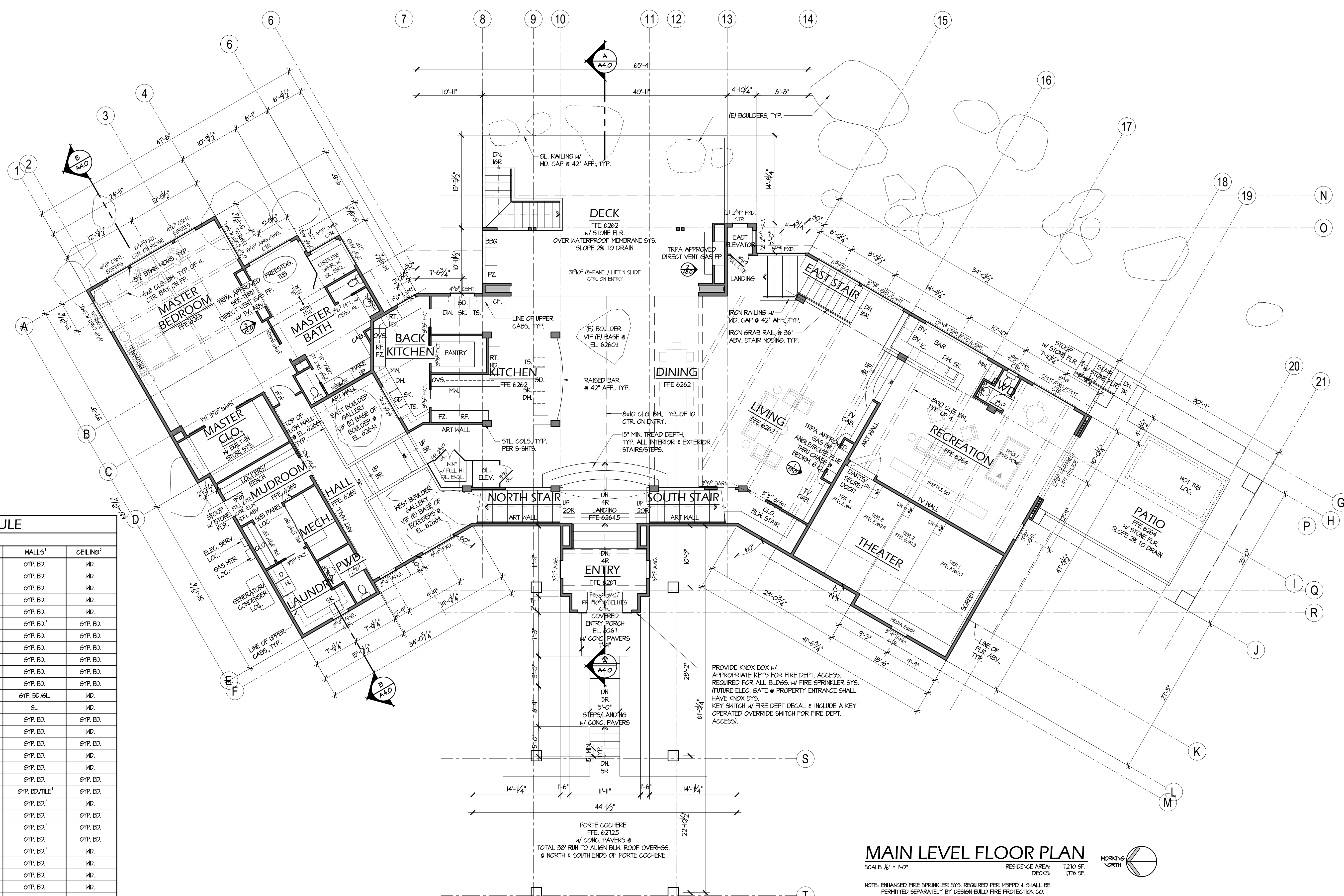
SHEET TITLE:
SITE/ROOF PLAN & COVER SHEET

SHEET NO.:

A1.0

INTERIOR FINISH SCHEDULE				
MAIN LEVEL				
ROOM NAME	FLOOR	BASE	WALLS ¹	CEILING ²
ENTRY	STONE	HD.	GYP. BD.	HD.
ENTRY STAIR & LANDING	STONE	HD.	GYP. BD.	HD.
ENTRY RADISED STAIR	STONE	HD.	GYP. BD.	HD.
NORTH STAIR	ND.	HD.	GYP. BD.	HD.
SOUTH STAIR	ND.	HD.	GYP. BD.	HD.
CLO. BLK. STAIR	ND.	HD.	GYP. BD. ¹	GYP. BD.
LIVING	ND.	HD.	GYP. BD.	GYP. BD.
DINING	ND.	HD.	GYP. BD.	GYP. BD.
KITCHEN	ND.	HD.	GYP. BD.	GYP. BD.
BACK KITCHEN	ND.	HD.	GYP. BD.	GYP. BD.
PANTRY	ND.	HD.	GYP. BD.	GYP. BD.
ELEVATOR	ND.	HD.	GYP. BD./GL.	HD.
WINE	ND.	HD.	GL.	ND.
EAST BOULDER GALLERY	ROCK BED ³	HD.	GYP. BD.	GYP. BD.
BOULDER GALLERY STAIR	ND.	HD.	GYP. BD.	HD.
WEST BOULDER GALLERY	ROCK BED ³	HD.	GYP. BD.	GYP. BD.
HALL	ND.	HD.	GYP. BD.	ND.
MASTER BRDRM.	ND.	HD.	GYP. BD.	HD.
MASTER CLOSET	ND.	HD.	GYP. BD.	GYP. BD.
MASTER BATH	TILE/GL.	TILE	GYP. BD./TILE ¹	GYP. BD.
MUDROOM	STONE	HD.	GYP. BD. ¹	HD.
MUDROOM CLO.	STONE	HD.	GYP. BD.	GYP. BD.
LAUNDRY	STONE	HD.	GYP. BD. ¹	GYP. BD.
MECH.	STONE	HD.	GYP. BD.	GYP. BD.
HALL POWDER	ND.	HD.	GYP. BD. ¹	ND.
EAST ELEVATOR	STONE ³	HD.	GYP. BD.	ND.
EAST ELEVATOR LANDING	ND.	HD.	GYP. BD.	ND.
EAST STAIR	ND.	HD.	GYP. BD.	ND.
RECREATION STAIR	ND.	HD.	GYP. BD.	GYP. BD.
RECREATION	ND.	HD.	GYP. BD.	ND.
BAR	ND.	HD.	GYP. BD.	ND.
RECREATION POWDER	ND.	HD.	GYP. BD. ¹	ND.
THEATER	CARPET	ND.	GYP. BD.	ND.

- NOTES:
- SEE SHTS. A5.0, A5.1 & A5.2 FOR INTERIOR ELEVATIONS/DIMS.
 - SEE SHTS. A6.0, A6.1 & A6.2 FOR REFLECTED CEILING PLANS/SOFFITS.
 - ROCK BED TO BE LINED W/ 2" TO 4" FLAT LANDSCAPE ROCK.
 - PROVIDE BACKING FOR TONEL BARS & COAT HOOKS.
 - STONE FLR. TO MATCH STONE @ ADJACENT PATIO FLR.



MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 RESIDENCE AREA: 1270 SF.
 DECKS: 1716 SF.
 NOTE: ENHANCED FIRE SPRINKLER SYS. REQUIRED PER HEPFD & SHALL BE PERMITTED SEPARATELY BY DESIGN-BUILD FIRE PROTECTION CO.

Susie Yanagi
ARCHITECT

530 / 583-789
Voice/Fax

590 High Street
P.O. Box 1662
Carmelita Bay, CA 96140

NEW RESIDENCE
for
The Buccolas
8307 Meeks Bay Avenue
Tahama, CA

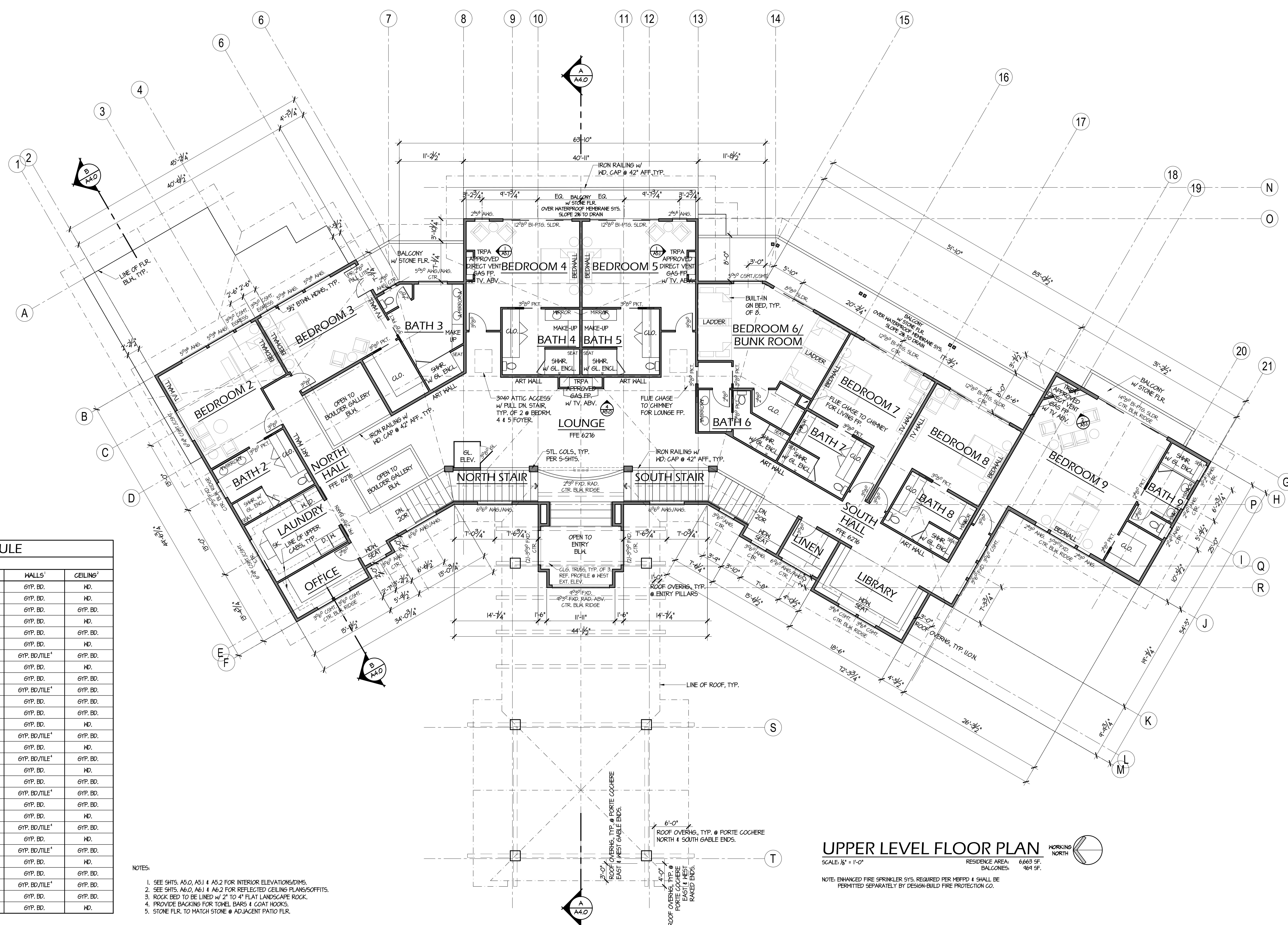
PROJ. NO.:
JOB NO.: BUC-112011
DRAWING CHECKED BY: EZ/SY

SHEET TITLE:
RESIDENCE MAIN LEVEL FLOOR PLAN

SHEET NO.:
A2.0

AGENDA ITEM V A

INTERIOR FINISH SCHEDULE				
UPPER LEVEL				
ROOM NAME	FLOOR	BASE	WALLS	CEILING
NORTH STAIR	ND.	ND.	6YP. BD.	ND.
SOUTH STAIR	ND.	ND.	6YP. BD.	ND.
LOUNGE	CARPET	ND.	6YP. BD.	6YP. BD.
ELEVATOR	ND.	ND.	6YP. BD.	ND.
NORTH HALL	CARPET	ND.	6YP. BD.	6YP. BD.
BEDRM. 2	CARPET	ND.	6YP. BD.	ND.
BATH 2	TILE	TILE	6YP. BD./TILE	6YP. BD.
BEDRM. 3	CARPET	ND.	6YP. BD.	ND.
BEDRM. 3 CLO.	CARPET	ND.	6YP. BD.	6YP. BD.
BATH 3	TILE	TILE	6YP. BD./TILE	6YP. BD.
LAUNDRY	TILE	TILE	6YP. BD.	6YP. BD.
OFFICE	CARPET	ND.	6YP. BD.	6YP. BD.
BEDRM. 4	CARPET	ND.	6YP. BD.	ND.
BATH 4	TILE	TILE	6YP. BD./TILE	6YP. BD.
BEDRM. 5	CARPET	ND.	6YP. BD.	ND.
BATH 5	TILE	TILE	6YP. BD./TILE	6YP. BD.
BEDRM. 6	CARPET	ND.	6YP. BD.	ND.
BEDRM. 6 CLOSET	CARPET	ND.	6YP. BD.	6YP. BD.
BATH 6	TILE	TILE	6YP. BD./TILE	6YP. BD.
SOUTH HALL	CARPET	ND.	6YP. BD.	6YP. BD.
BEDRM. 7	CARPET	ND.	6YP. BD.	ND.
BATH 7	TILE	TILE	6YP. BD./TILE	6YP. BD.
BEDRM. 8	CARPET	ND.	6YP. BD.	ND.
BATH 8	TILE	TILE	6YP. BD./TILE	6YP. BD.
BEDRM. 9	CARPET	ND.	6YP. BD.	ND.
BEDRM. 9 CLO.	CARPET	ND.	6YP. BD.	6YP. BD.
BATH 9	TILE	TILE	6YP. BD./TILE	6YP. BD.
LINEN	CARPET	ND.	6YP. BD.	ND.
LIBRARY	CARPET	ND.	6YP. BD.	ND.



- NOTES:
- SEE SHTS. A5.0, A5.1 & A5.2 FOR INTERIOR ELEVATIONS/DIMS.
 - SEE SHTS. A6.0, A6.1 & A6.2 FOR REFLECTED CEILING PLANS/SOFFITS.
 - ROCK BED TO BE LINED W/ 2" TO 4" FLAT LANDSCAPE ROCK.
 - PROVIDE FLOORING FOR TOWEL BARS & COAT HOOKS.
 - STONE FLR. TO MATCH STONE @ ADJACENT PATIO FLR.

UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 RESIDENCE AREA: 6,663 SF.
 BALCONIES: 464 SF.

Susie Yanagi
ARCHITECT

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590 High Street
P.O. Box 1662
Carmelita Bay, CA 96140

NEW RESIDENCE
for
The Buccolas
8307 Meeks Bay Avenue
Tahoma, CA

PROJ. NO.:
JOB NO.: BUC-112011
DRAWING CHECKED BY: EZ/SY

SHEET TITLE:
RESIDENCE UPPER LEVEL FLOOR PLAN

SHEET NO.:
A2.1

AGENDA ITEM V A

NOTE:
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ITERATIONS:

9/1/21	TRPA SUBMITTAL SET
11/1/21	PLAN UPDATE/ SF. REDUC.
11/30/22	TRPA SUBMITTAL SET
12/24/22	EDC SUBMITTAL SET
3/3/23	TRPA COMMENTS

PROJECT:

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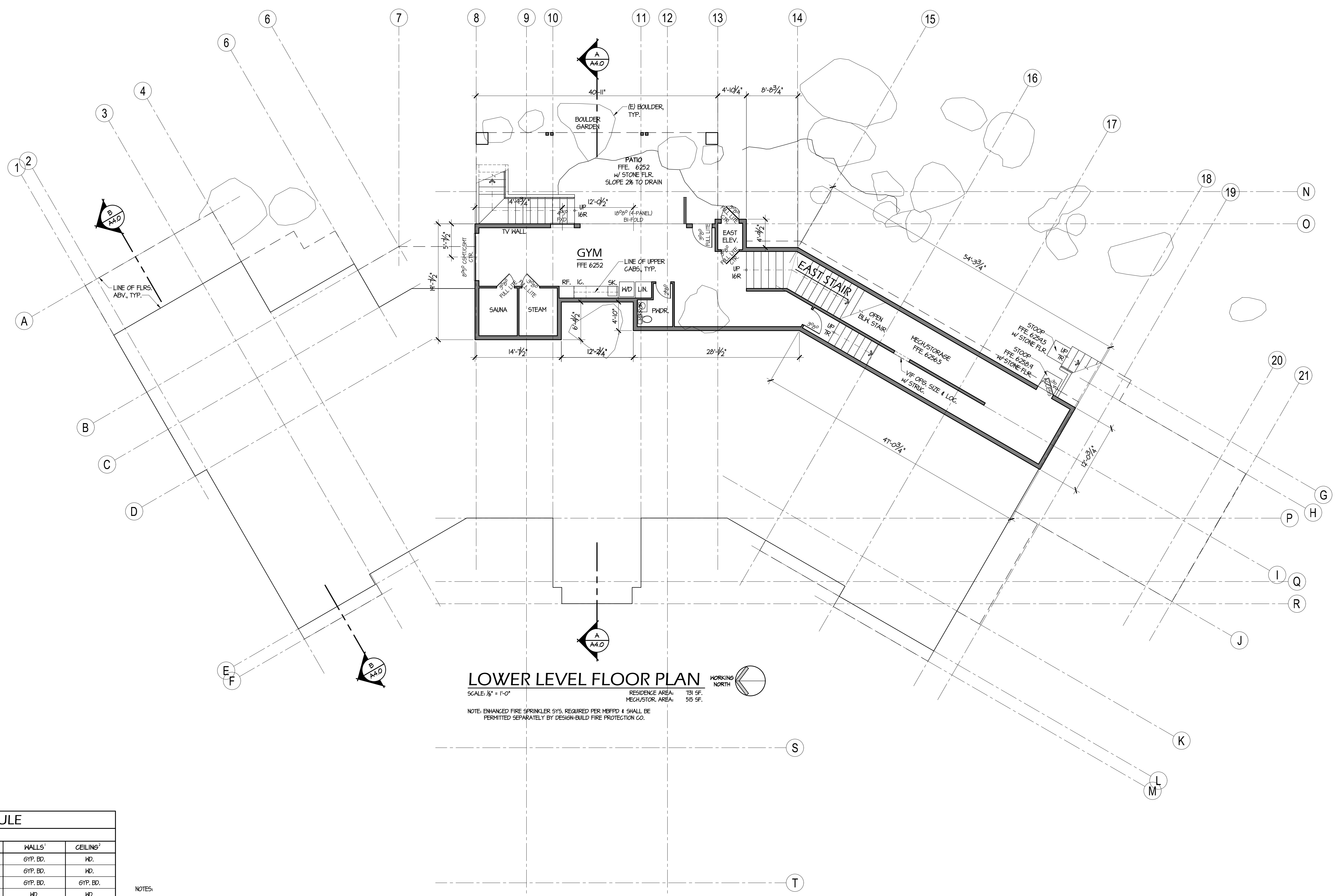
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11/1/21	PLAN UPDATE/ SF. REDUC.
11/30/22	SUBMITTAL SET
12/24/22	EDC
3/31/23	SUBMITTAL SET
	TRPA
	COMMENTS:

JOB NO.: BUC-112.011
DRAWING CHECKED BY: EZ/SY

SHEET TITLE:
RESIDENCE
LOWER LEVEL
FLOOR PLAN

SHEET NO.:

A2.2



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0" RESIDENCE AREA: 131 SF. MECH. STORAGE AREA: 56 SF.

NOTE: ENHANCED FIRE SPRINKLER SYS. REQUIRED PER MIFPD & SHALL BE PERMITTED SEPARATELY BY DESIGN-BUILD FIRE PROTECTION CO.

INTERIOR FINISH SCHEDULE				
LOWER LEVEL				
ROOM NAME	FLOOR	BASE	WALLS	CEILING
EAST STAIR	HD.	HD.	GYP. BD.	HD.
EAST ELEVATOR	STONE	HD.	GYP. BD.	HD.
GYM	STONE	HD.	GYP. BD.	GYP. BD.
SAUNA	STONE	STONE	HD.	HD.
STEAM	STONE	STONE	HD.	HD.
GYM PONDING	STONE	HD.	GYP. BD.	GYP. BD.
MECH. STORAGE	STAINED CONC.	HD.	GYP. BD.	GYP. BD.

- NOTES:
- SEE SHTS. A5.0, A5.1 & A5.2 FOR INTERIOR ELEVATIONS/DIMS.
 - SEE SHTS. A6.0, A6.1 & A6.2 FOR REFLECTED CEILING PLANS/SOFFITS.
 - ROCK BED TO BE LINED W/ 2" TO 4" FLAT LANDSCAPE ROCK.
 - PROVIDE BACKING FOR TONEL BARS & COAT HOOKS.
 - STONE FLR. TO MATCH STONE @ ADJACENT PATIO FLR.

IUI REQUIREMENTS:

(N) ROOFING SHALL BE CLASS A, WITH CLASS A CONTINUOUS RIDGE VENT BY LOMANCO, OR EL DORADO COUNTY APPROVED EQUAL, TYP.

(N) VALLEY FLASHING SHALL BE MINIMUM NO. 26 GALVANIZED SHEET GAGE.

ANY SPACE BETWEEN ROOF COVERING AND ROOF DECKING OR AT EAVE ENDS SHALL BE FIRE STOPPED TO PREVENT THE ENTRY OF FLAMES OR EMBERS.

ROOF GUTTERS AND DOWNSPOUTS SHALL BE OF NON-COMBUSTIBLE MATERIALS AND PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

UNDERSIDE OF (N) ROOF OVERHANGS AND (N) BUILDING OVERHANGS SHALL BE SOFFITED WITH 2x6 WESTERN RED CEDAR BOARDS. EAVE VENTS SHALL BE BY VULCAN OR BRANDGUARD, OR EL DORADO COUNTY APPROVED EQUAL.

(N) EXTERIOR WALL FINISH THAT IS NON-IGNITION RESISTANT SHALL BE INSTALLED IN A FIRE RATED ASSEMBLY, USING TYPE 'X' GYPSUM BOARD ON THE UNDERSIDE OF THE COMBUSTIBLE SIDING, OR FIRE RESISTANT STRUCTURAL OSB SHEATHING BY LP-FLAMEBLOCK, OR EL DORADO COUNTY APPROVED EQUAL.

(N) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS AND SKYLIGHTS SHALL BE TEMPERED GLASS, INSULATING DUAL GLAZED GLASS UNITS, GLASS BLOCK OR HAVE A MINIMUM 20 MINUTE FIRE RESISTIVE RATING.

(N) EXTERIOR DOORS SHALL BE MINIMUM 1 3/4" SOLID CORE OR HAVE A 20 MINUTE FIRE RATING. DOOR TRIM, THRESHOLDS, SCREENS AND WEATHER STRIPPING HAVE NO IUI REQUIREMENT.

(N) EXTERIOR DECKING SHALL BE NON-COMBUSTIBLE MATERIAL, OR CLASS B RATED DECK BOARDS. HANDRAILS, GUARDRAILS AND BALUSTERS HAVE NO IUI REQUIREMENT.

DESIGN STANDARDS FOR COLOR, ROOFS AND FENCES:

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBTLED COLORS IN EARTHTONE AND WOODTONE RANGES SHALL BE USED FOR PRIMARY COLOR OF STRUCTURE. HUES SHALL BE WITHIN RANGE OF NATURAL COLORS THAT BLEND, NOT CONTRAST, WITH EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLOR CONSIDERED ARE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

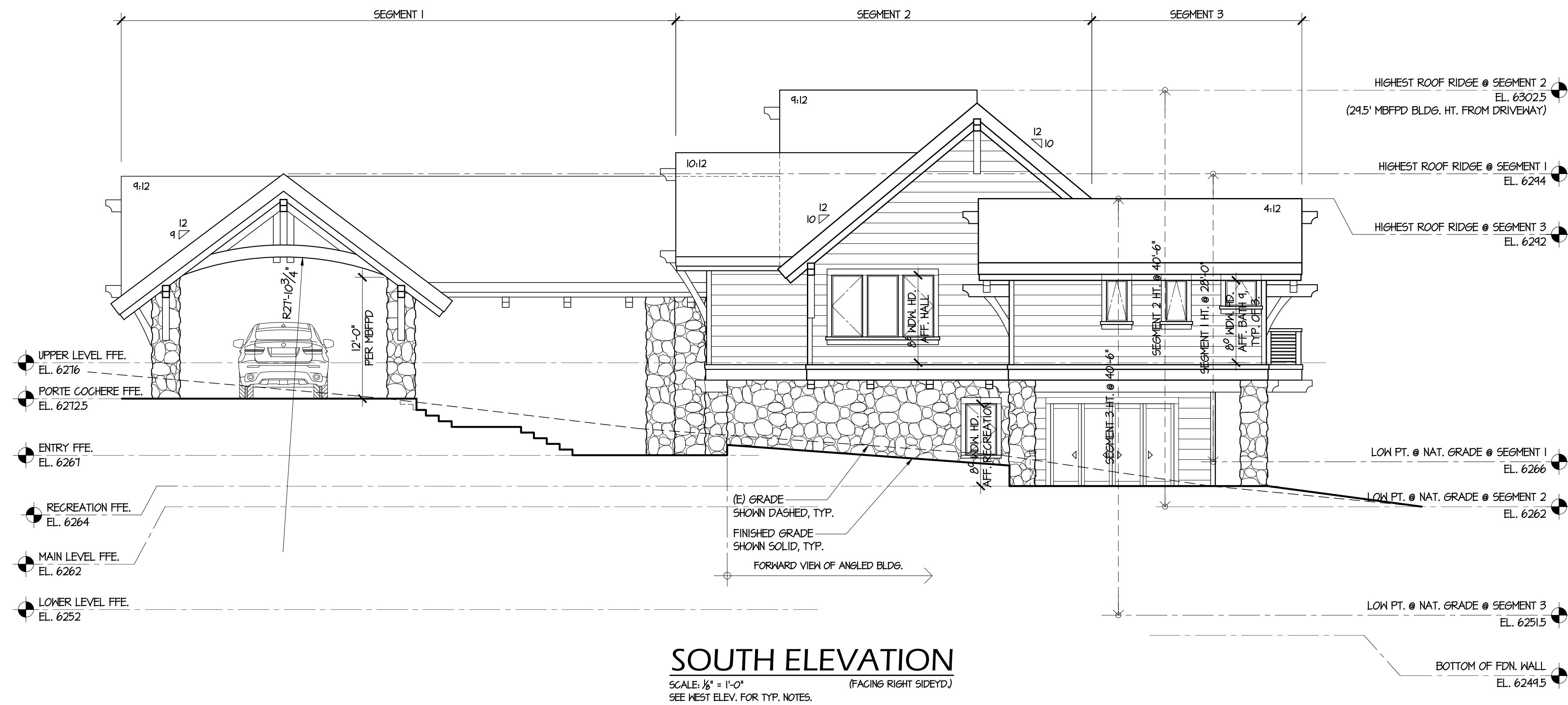
ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

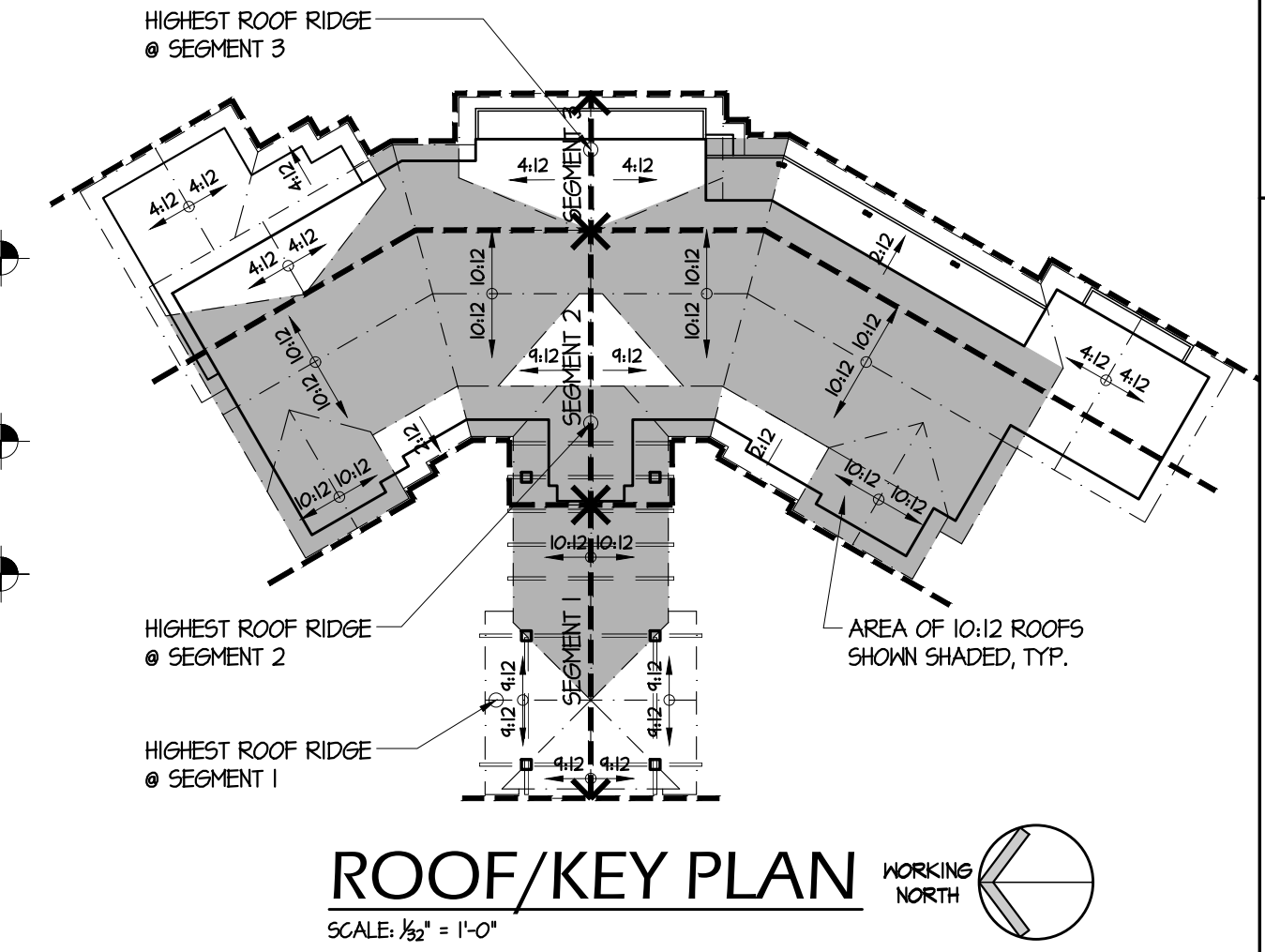
NOTE: ALL EXTERNAL MECHANICAL EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED FROM PUBLIC VIEW, INCLUDING REFUSE ENCLOSURES, SATELLITE RECEIVING DISKS, COMMUNICATION EQUIPMENT, AND UTILITY HARDWARE ON ROOFS, BUILDINGS OR THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY.

EXTERIOR LIGHTING NOTES:

- ALL EXTERIOR LIGHTING SHALL BE CONSISTENT W/ TRPA CODE OF ORDINANCES SEC. 36.0 STANDARDS. REF: DARKSKY.ORG FOR PRODUCT INFO.
- ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO NOT PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC R.O.M. OR ADJOINING PROPERTIES.
- ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
(FACING RIGHT SIDED)
SEE WEST ELEV. FOR TYP. NOTES.



ROOF/KEY PLAN
SCALE: 1/32" = 1'-0"
WORKING NORTH

HEIGHT CALCULATIONS:

TRPA SEC. 31.4.2

CROSS SLOPE = $(6268 - 6251.5) / 65'$
= $0.254 \times 100 = 25\%$

ALLOWABLE BLDG. HT. @ 25% CROSS SLOPE & 10:12 ROOF PITCH = 42'-0"

PROPOSED BUILDING HT. @ SEGMENT 1:

- 0'-0" LOWEST POINT @ NAT. GRADE EL. 6266
- +1'-0" TO ENTRY FLOOR, F.F. EL. 6261
- +17'-0" TO ROOF PLATE EL. 6284
- +4'-6" TO HIGHEST RIDGE EL. 6294
- = 28'-0" HT. OF HIGHEST POINT OF ROOF FROM LOWEST POINT @ NATURAL GRADE

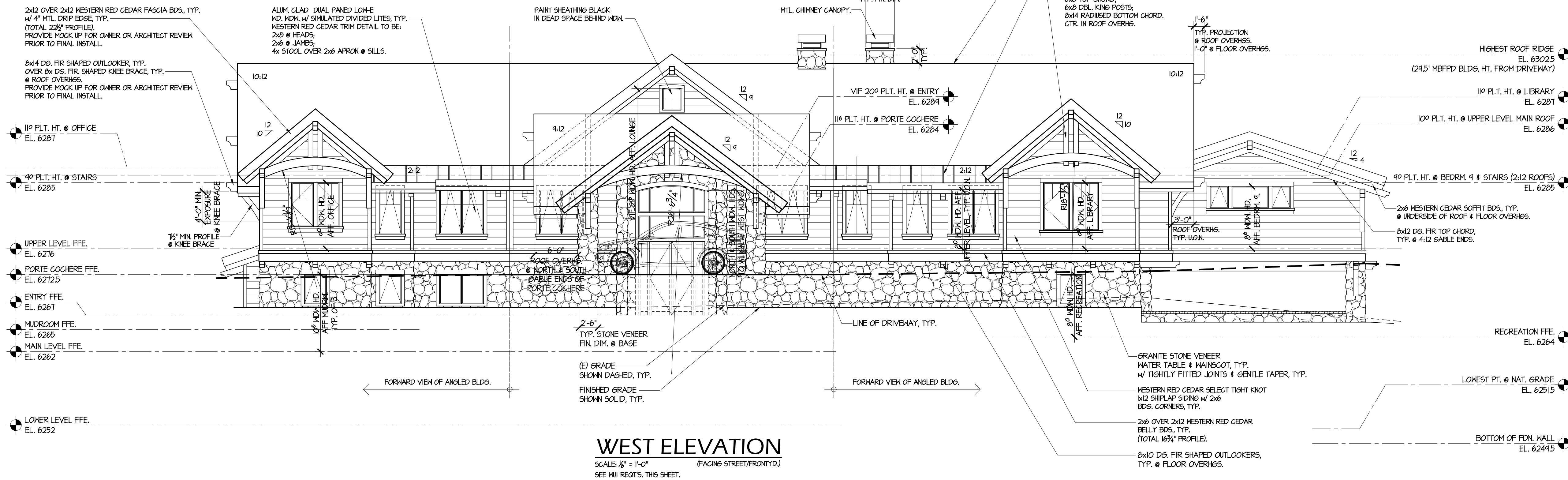
PROPOSED BUILDING HT. @ SEGMENT 2:

- 0'-0" LOWEST POINT @ NAT. GRADE EL. 6262
- +11'-0" TO UPPER FLOOR, F.F. EL. 6276
- +10'-0" TO ROOF PLATE EL. 6286
- +16'-6" TO HIGHEST RIDGE EL. 6302.5
- = 40'-6" HT. OF HIGHEST POINT OF ROOF FROM LOWEST POINT @ NATURAL GRADE

PROPOSED BUILDING HT. @ SEGMENT 3:

- 0'-0" LOWEST POINT @ NAT. GRADE EL. 6251.5
- +24'-6" TO UPPER FLOOR, F.F. EL. 6276
- +4'-0" TO ROOF PLATE EL. 6285
- +7'-0" TO HIGHEST RIDGE EL. 6292
- = 40'-6" HT. OF HIGHEST POINT OF ROOF FROM LOWEST POINT @ NATURAL GRADE

MAX. BLDG. HT. ON SLOPE = $(28 + 40.5 + 40.5) / 3 \times 150\% = 54'-5"$
PROPOSED BLDG. HT. = EL. 6302.5 - EL. 6251.5 = 51'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"
(FACING STREET/FRONT)
SEE IUI REQ'S. THIS SHEET.

Susie Yanagi
ARCHITECT

530 / 583-1789
Voice/Fax

590 High Street
P.O. Box 1662
Carnelian Bay, CA 96140

NEW RESIDENCE
for
The Buccolas
8307 Meeks Bay Avenue
Tahoma, CA

PROJECT:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of Susie Yanagi Architect.

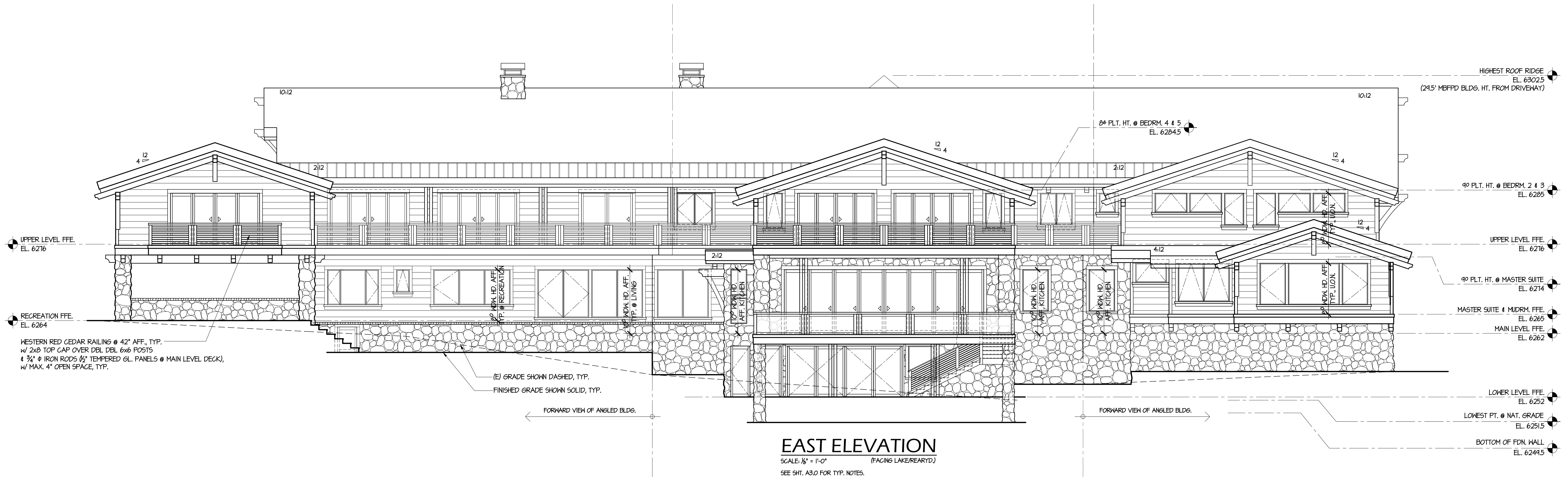
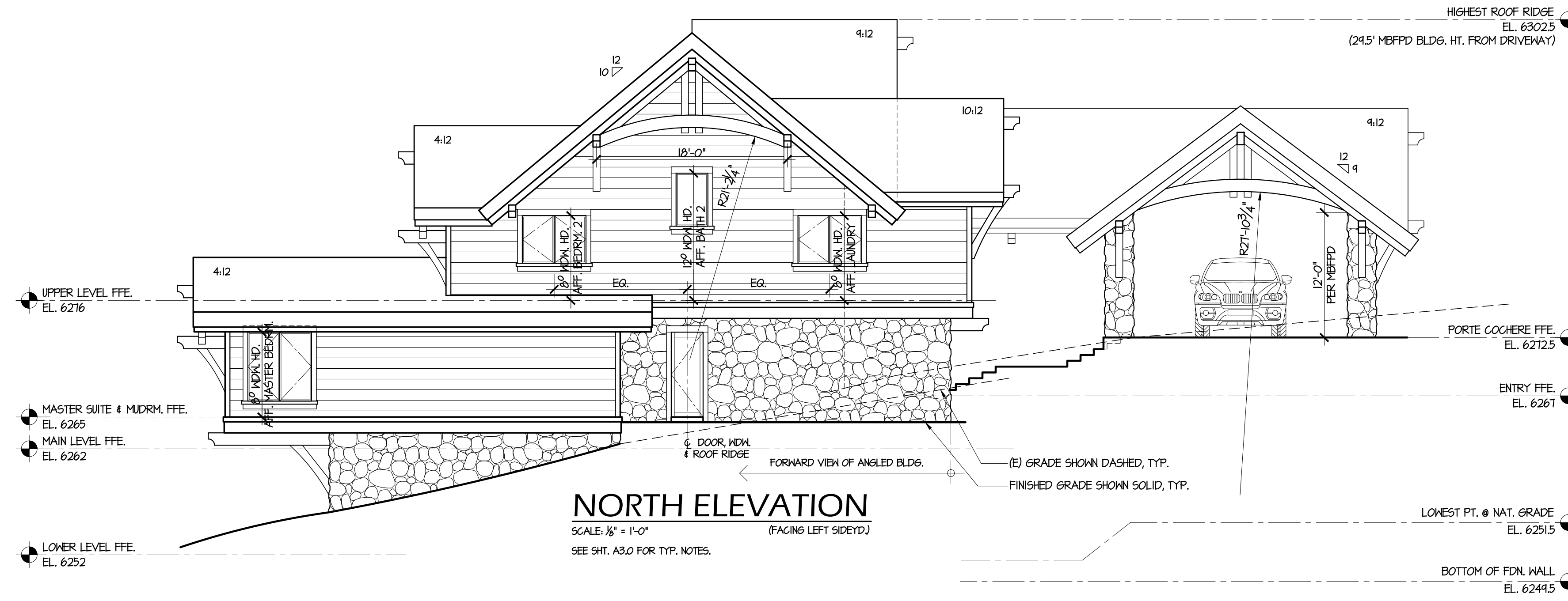
ITERATIONS:	TRPA SUBMITTAL SET
9/1/21	PLAN UPDATE/ SF. REV.
11/12/21	TRPA SUBMITTAL SET
11/30/22	TRPA SUBMITTAL SET
12/24/22	TRPA SUBMITTAL SET
3/31/23	TRPA COMMENTS

JOB NO.: BUC-112.011
DRAWN/CHECKED BY: EZ/SY

SHEET TITLE:
RESIDENCE EXTERIOR ELEVATIONS

SHEET NO.:

A3.0



Susie Yanagi
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NEW RESIDENCE
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8307 Meeks Bay Avenue
Tahoma, CA

PROJ. ECT.

NOTE:
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ITERATIONS:	DATE	DESCRIPTION	TRPA
9/1/21	9/1/21	SUBMITTAL SET	TRPA
11/1/21	11/1/21	PLAN UPDATES/ SF. REQ.	TRPA
11/30/22	11/30/22	SUBMITTAL SET	TRPA
12/24/22	12/24/22	SUBMITTAL SET	EDC
3/3/23	3/3/23	COMMENTS	TRPA

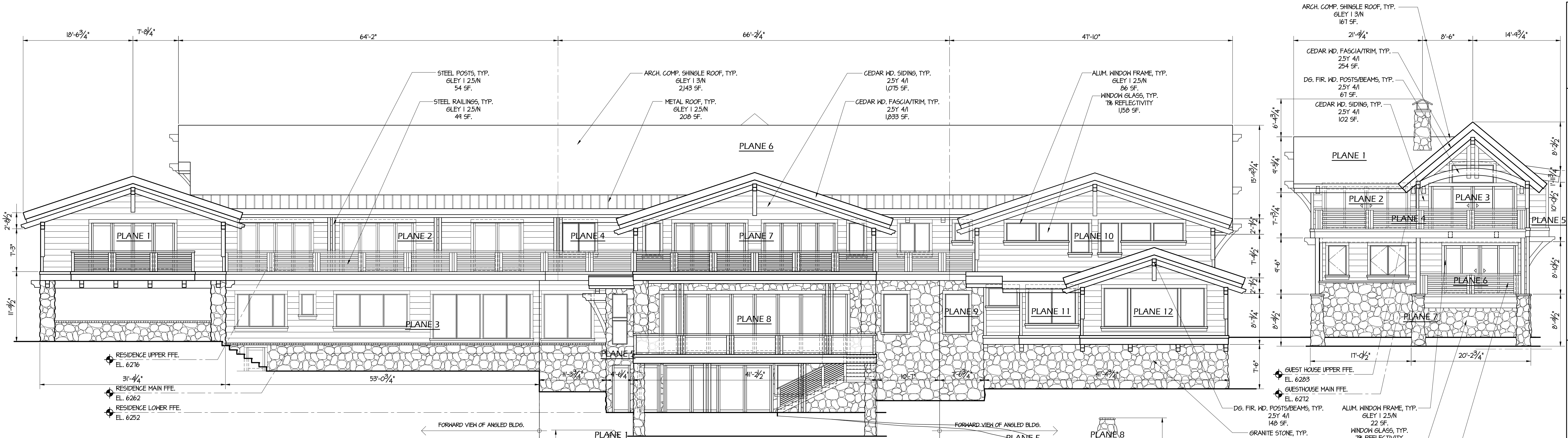
JOB NO.: BUC-112.011

DRAWING CHECKED BY: EZ/SY

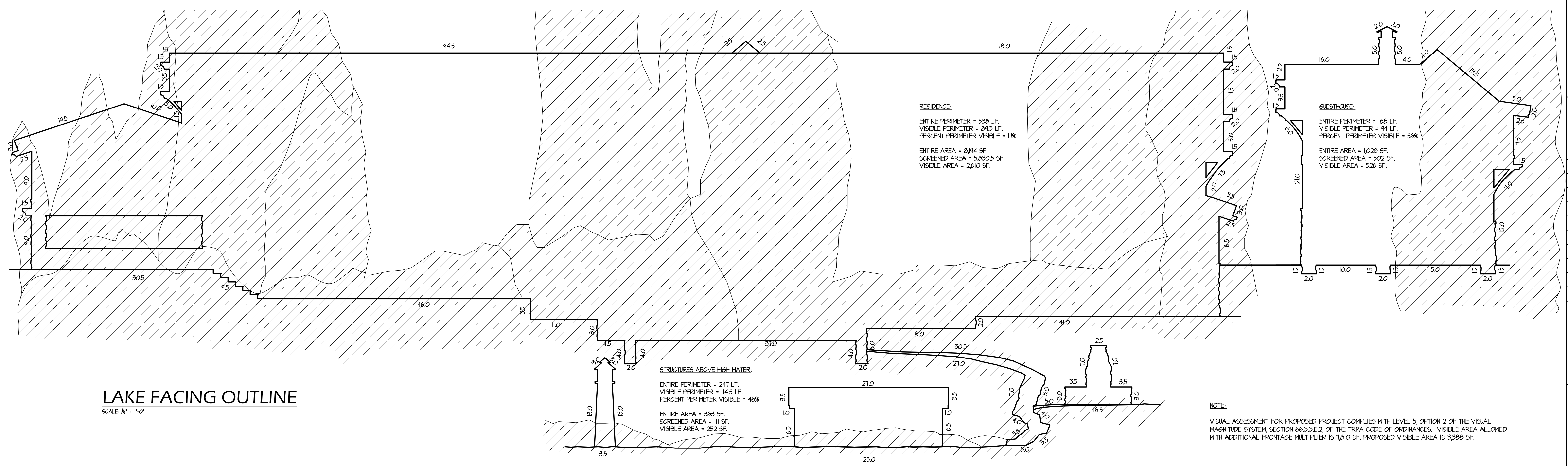
SHEET TITLE:
RESIDENCE
EXTERIOR
ELEVATIONS

SHEET NO.:

A3.1



LAKE FACING ELEVATION
SCALE: 1/8" = 1'-0"



LAKE FACING OUTLINE
SCALE: 1/8" = 1'-0"

NOTE:
VISUAL MAGNITUDE SYSTEM FOR PROPOSED PROJECT COMPLIES WITH LEVEL 5, OPTION 2 OF THE VISUAL MAGNITUDE SYSTEM, SECTION 66.3.3.E.2, OF THE TRPA CODE OF ORDINANCES. VISIBLE AREA ALLOWED WITH ADDITIONAL FRONTAGE MULTIPLIER IS 1810 SF. PROPOSED VISIBLE AREA IS 3,388 SF.

Susie Yanagi
ARCHITECT

530 / 583-1789
Voice/Fax

590 High Street
P.O. Box 1682
Carmelitan Bay, CA 96140

NEW RESIDENCE
for
The Buccolas
8307 Meeks Bay Avenue
Tahama, CA

PROJECT:

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of Susie Yanagi Architect.

ITERATIONS:	TRPA
9/1/21	SUBMITTAL SET
11/30/22	SUBMITTAL SET
12/24/22	EDC
3/31/23	SUBMITTAL SET
	TRPA COMMENTS

JOB NO.: BUC-112011
DRAWING CHECKED BY: EZ/SY

SHEET TITLE:
SCENIC ASSESSMENT DIAGRAMS

SHEET NO.:
A3.2

Attachment D
Project Review Conformance Checklist and V(g) Findings

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(RESIDENTIAL)

Project Name: 8307 Buccola Single Family Dwelling (SFD) Teardown and Rebuild (Historic)

Project Type: Residential; Requires Hearings Officer Review per Section 2.2.2.c of the TRPA Code

APN / Project Number: APN 016-063-016/ERSP2022-2023

Project Review Planner: Wells Barnett Associates, LLC Date of Review: May 18, 2023

NOTE: if the answer to question b. on any of the following questions is *no*, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO)

INDICATOR: (CO) 8-hr. avg. Stateline CA station

- 1. a. Does the project generate new vehicle trips? Y N
b. If yes, is the project consistent with Subsection 65.2.4.B.1? Y N
- 2. a. Does the project create new points of vehicular access? Y N
b. If yes, is the project consistent with Subsection 34.3.2? Y N
- 3. a. Does the project include combustion appliances? Y N
b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 4. a. Does the project include a new stationary source of CO? Y N
b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: OZONE

INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase regional VMT? Y N
b. If yes, is the project consistent with Subsection 65.2.4? Y N
- 2. a. Does the project include new gas/oil space/water heaters? Y N
b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 3. a. Does the project include a new stationary source of NO²? Y N
b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: PARTICULATE MATTER

INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase airborne dust emissions? Y N
b. If yes, is the project consistent with Subsection 60.4.3? Y N
- 2. a. Does the project include a new stationary source of particulate matter? Y N
b. If yes, is the project consistent with Subsection 65.1.6? Y N

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY

INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME
US 50 CORRIDOR, WINTER, 4pm-12am

INDICATOR: traffic volume, US 50 at Park Ave.
Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO² EMISSIONS

INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE

INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y N
b. If yes, is the project consistent with Subsection 65.1.4.B? Y N

THRESHOLD: VMT

INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y N
b. If yes, is the project consistent with Subsection 65.2.4.B? Y N
2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY

INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.2.3? Y N
2. a. Does the project create temporary soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.4.3? Y N
3. a. Does the project require the use of fertilizer? Y N
b. If yes, is the project consistent with Subsection 60.1.8? Y N
4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y N
b. If yes, is the project consistent with Subsection 60.1.3.B? Y N
5. a. Does the project disturb or encroach on an existing SEZ? Y N
b. If yes, is the project consistent with Subsection 30.5? Y N

THRESHOLD: CLARITY, WINTER (IN LAKE)

INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)

INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF

INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER

INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC

INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL

INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY

INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY

INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF

INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y N
- b. If yes, is the discharge structure consistent with BMP handbook? Y N
2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y N
- b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6 and 60.4.9? Y N

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF

INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y N
- b. If yes, is the project consistent with Subsection 60.4.6? Y N

CATEGORY: SOIL CONSERVATION

THRESHOLD: IMPERVIOUS COVERAGE

INDICATOR: area or coverage

- 1. a. Does the project include new or relocated coverage? Y N
- b. If yes, is the project consistent with Subsection 30.4, 30.5 and 30.6? Y N

THRESHOLD: NATURALLY-FUNCTIONING SEZ

INDICATOR: area of SEZ

- 1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y N
- b. If yes, is the project consistent with Subsection 30.5? Y N

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY

INDICATOR: plant & structural diversity

- 1. a. Does the project create a change in diversity? Y N
- b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y N

THRESHOLD: MEADOW & RIPARIAN VEGETATION

INDICATOR: area of meadow & riparian veg.

- 1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION

INDICATOR: area of riparian vegetation

- 1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION

INDICATOR: area of shrub association

- 1. a. Does the project create an increase in the areal extent of the shrub association? Y N
- b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y N

THRESHOLD: YELLOW PINE ASSOCIATION (not mature)

INDICATOR: area of yellow pine assoc.

- 1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y N
- b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: RED FIR ASSOCIATION

INDICATOR: area of red fir assoc.

- 1. a. Does the project create a change in the areal extent of the immature red fir association? Y N
- b. If yes, has the additional are been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: FOREST OPENINGS

INDICATOR: size and location of forest openings

- 1. a. Does the project create new forest openings? Y N
- b. If yes, is the new opening less than 8 acres? Y N

2. a. Does the project create new forest openings adjacent to other openings? Y N
- b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y N

THRESHOLD: UNCOMMON PLANT COMMUNITITES

INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

THRESHOLD: SENSITIVE VEGETATION

INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES

INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y N
- b. If yes, have modifications been included in the project to protect these habitat sites? Y N

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT

INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream , culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y N
- b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y N
2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

THRESHOLD: GOOD STREAM HABITAT

INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT

INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS

INDICATOR: increase flows

- 1. a. Does the project include new water diversions? Y N
- b. If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished? Y N
- 2. a. Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N
- 3. a. Refer to question 5, turbidity, above.

THRESHOLD: LAKE HABITAT

INDICATOR: area of excellent habitat

- 1. a. Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone? Y N
- b. If yes, is the project consistent with Chapters 80-86? Y N
- 2. a. Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

CATEGORY: NOISE

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

INDICATOR: dBA, CNEL

- 1. a. Does the project involve the creation of a new or relocated land use? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N
- 2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y N
- b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y N

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS

INDICATOR: ratings

- 1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading? Y N
- b. If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQIP)? Y N
- 2. a. Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading? Y N
- b. If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines? Y N

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE

INDICATOR: dispersed rec. capacity

- 1. a. Is the project located in a conservation or recreation plan area? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

- 1. Does the project require Governing Board Review (Chapter 2)? Y N
- 5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y N

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 21	(Permissible Uses)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 22	(Temporary Uses)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 30	(Coverage)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 31	(Density)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 32	(Basic Service)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.3	(Grading)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.4	(Special Reports)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.5	(Construction Schedule)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.6	(Vegetation Protection)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Driveways)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Parking)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 35	(Natural Hazards-Floodplain)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 36	(Design Standards)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 37	(Height)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 38	(Signs)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 50	(Allocations)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 51	(Transfers)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 52	(Bonus Units-MFD only)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 53	(IPES)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 60	(BMP's)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.1	(Water Quality)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.2	(Water Quality Mitigation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.1	(Tree Removal)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.4	(Revegetation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 62	(Wildlife)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 63	(Fish)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.1	(Air Quality)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 67	(Historic Resource)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>

Attachment E
SHPO Consultation Letter and Historic Resources Inventory and Evaluation Report



Mail
 PO Box 5310
 Stateline, NV 89449-5310

Location
 128 Market Street
 Stateline, NV 89449

Contact
 Phone: 775-588-4547
 Fax: 775-588-4527
 www.trpa.gov

February 15, 2022

Michelle Messinger
 State Historian
 California State Historic Preservation Officer
 1725 23rd Street, Suite 100
 Sacramento, CA 95816

RE: Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, California; El Dorado County Assessor's Parcel Numbers (APNs) 016-063-010 and 016-063-016; TRPA File No. ERSP2021-1500

Dear Ms. Messinger:

The Tahoe Regional Planning Agency (TRPA) requests your consultation regarding adequacy of the attached report: *Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California*, prepared by Judith Marvin with Foothill Resources, Ltd. in April 2021.

TRPA has received an application to demolish and replace the existing home located at 8305 Meeks Bay Avenue (TRPA File No. ERSP2021-1500). Demolition and replacement of the adjoining home located at 8307 Meeks Bay Avenue is anticipated, but no current application is pending at TRPA as of the date of this letter. Both of these homes are evaluated in the April 2021 report by Foothill Resources, Ltd. A future lot line adjustment between 8305 and 8307 Meeks Bay Avenue may also be submitted to TRPA for review and approval at a later date.

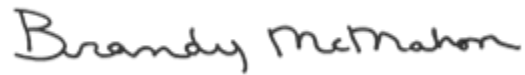
Per TRPA Code of Ordinances, historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:

- A. The action will not be detrimental to the historic significance of the resource;
- B. The action is pursuant to a recovery plan approved by the applicable state historic preservation office; or
- C. It the only feasible alternative to protect the health and safety of the public.

The applicant proposes to submit the resource recovery plan as mitigation for the demolition of the residence, per option B above. The plan shall serve as recordation of the historic resource and ensure the historic integrity and significance of the buildings are adequately documented prior to demolition. If approved, copies of the resource recovery plan will be donated to the California State Historic Preservation Office, El Dorado County Library, and the Lake Tahoe Historical Society where they can be viewable to the public.

Please let me know if the California State Historic Preservation Officer wishes to comment on the proposed demolition or mitigation for the removal of the historic resources so that TRPA may include any necessary additional conditions in the draft permit(s). I can be reached at (775) 589-5274 or at bmcmahon@trpa.gov. Please provide your comments to me by March 15, 2022.

Sincerely,

A handwritten signature in black ink that reads "Brandy McMahon". The signature is written in a cursive, slightly slanted style.

Brandy McMahon, AICP
Local Government Coordinator

Copies: Nick Exline, Exline & Company (Applicant's Representative)
P.O. Box 16789, South Lake Tahoe, CA 96150

Robert Buccola (Applicant)
20 Bicentennial Circle, Sacramento, CA 95826

A. Lyn Barnett, AICP; Wells Barnett Associates, LLC (TRPA Contractor)
P.O. Box 10379, Zephyr Cove, NV 89448

Enclosed: Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue,
Tahoma, Lake Tahoe, El Dorado County, California, prepared by Judith Marvin with Foothill
Resources, Ltd. in April 2021

**HISTORIC RESOURCES INVENTORY AND
EVALUATION REPORT
FOR
8305 AND 8307 MEEKS BAY AVENUE
TAHOMA, LAKE TAHOE
EL DORADO COUNTY, CALIFORNIA**



April 2021

**HISTORIC RESOURCES INVENTORY AND
EVALUATION REPORT
FOR
8305 AND 8307 MEEKS BAY AVENUE
TAHOMA, LAKE TAHOE
EL DORADO COUNTY, CALIFORNIA
APNS 16-063-01 AND 16-063-16**

Prepared for:

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Prepared by:

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Post Office Box 2040
Murphys, California 95247

April 2021

TABLE OF CONTENTS

PROJECT LOCATION AND DESCRIPTION.....	1
REGULATORY CONTEXT.....	1
STUDY METHODS.....	4
Survey Methods	4
Research Methods.....	4
HISTORICAL BACKGROUND	6
Lake Tahoe.....	6
Meeks Bay	8
Livestock Operations	8
Logging.....	9
Murphy & Morgan Brothers Livestock and Dairying Operations.....	9
Recreation	10
8305 and 8307 Meeks Bay Avenue	13
ARCHITECTURE	19
Lake Tahoe Architecture.....	19
Meeks Bay Architecture	22
Boathouses and Piers	23
RURAL HISTORIC LANDSCAPES.....	24
FINDINGS AND CONCLUSIONS	25
Architectural Descriptions	26
Conclusions.....	31
BIBLIOGRAPHY.....	33
APPENDIX	
A. California Department of Parks and Recreation Historic Resources Record Forms	37
Figures	
1. Project vicinity	2
2. Project location, USGS Map.....	3
3. Existing Conditions Coverage Map.....	5
4. Meeks Bay Vista, Wildman 1924	14
5. Part of Lot 1, Section 28, Laniff 1932	15
6. Record of Survey, Putnam and Williams, Buswell 2001.....	17
7. Caretaker’s Cottage, Meeks Bay Resort, 1931	23
8. Map with Structures and Stone Features Highlighted	26
9. Miller House, 8305 Meeks Bay Avenue.....	28
10. Huntley House, 8307 Meeks Bay Avenue.....	30

PROJECT LOCATION AND DESCRIPTION

The properties at 8305 and 8307 Meeks Bay Avenue are located on Lake Tahoe's west shore, north of the much larger Rubicon Bay. The residences are located on a northeast facing promontory, between Meeks Bay Avenue and Lake Tahoe, east of Emerald Bay Avenue (State Route 89), and south of Meeks Bay Resort (Figure 1). The structures are located in the northwest of a small portion of Section 28, adjoining Section 29 on the west, Township 14 North, Range 17 East, MDBM, as depicted on the USGS 7.5 minute *Meeks Bay, CA* quadrangle, at about 6240 feet elevation (USGS 1992) (Figure 2).

The present owner of the properties, Robert A. Buccola, has requested a historic resource survey and evaluation of the buildings on the subject parcels. Two residences, a boathouse and pier are located at 8305 Meeks Bay Avenue and a residence, garage, and pier at 8307 Meeks Bay Avenue; the two properties share a pump house on the lakeshore. Although formerly under separate ownership, the properties share an extensive system of stone walls, pathways, terraces, and other landscape features, as well as a driveway and parking area.

REGULATORY CONTEXT

The primary purpose of this Historic Resource Inventory and Evaluation Report is to document and evaluate all historical features, structures, and sites within the project area according to Tahoe Regional Planning Agency's (TRPA) Section 29 standards and, accordingly, to determine their eligibility for listing on the National Register of Historic Places (NRHP) and/or the California Register of Historical Resources (CRHR).

This report addresses guidelines established by the TRPA, in compliance with federal (NHPA 36 CFR 60.4) and state (CEQA 15064.5 & PRC 5024.1) significance criteria, to determine the significance of cultural properties within the Lake Tahoe Basin. Clearly not all old buildings are historically significant, but it is important to determine those few that are significant before they are modified or demolished. The following information is presented to determine the subject property's cultural or historical significance, and an evaluation of significance for the national and state historic registers is offered.

The buildings that sit on the subject properties were built ca. 1932, making them historical buildings according to local, state, and national standards as well as potentially significant historic resources. In February of 2021, Foothill Resources, Ltd. was contracted by Exline & Company, Inc. on behalf of the property owner to complete the research and documentation required to determine the significance of the properties.

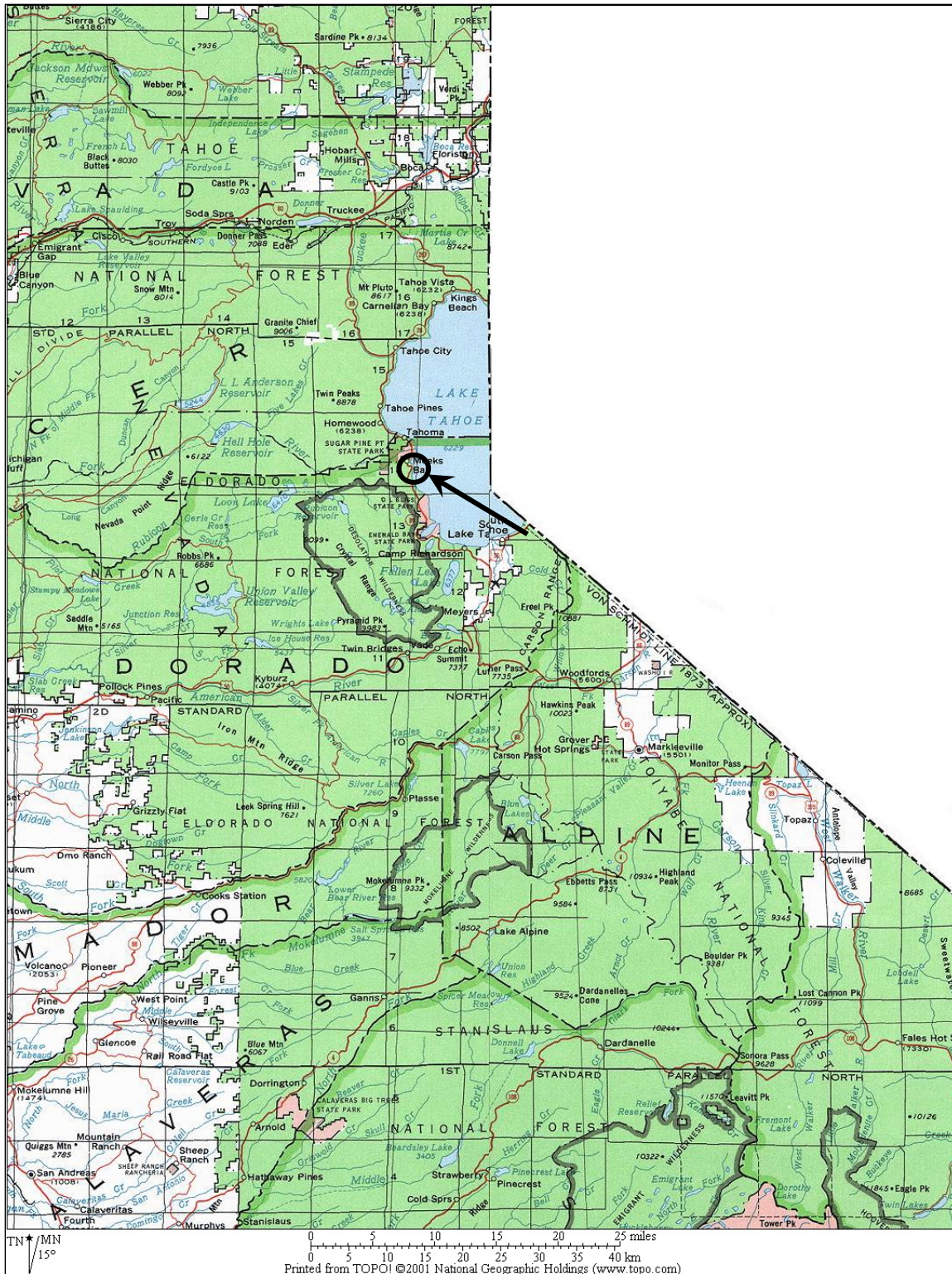


Figure 1. Project vicinity.

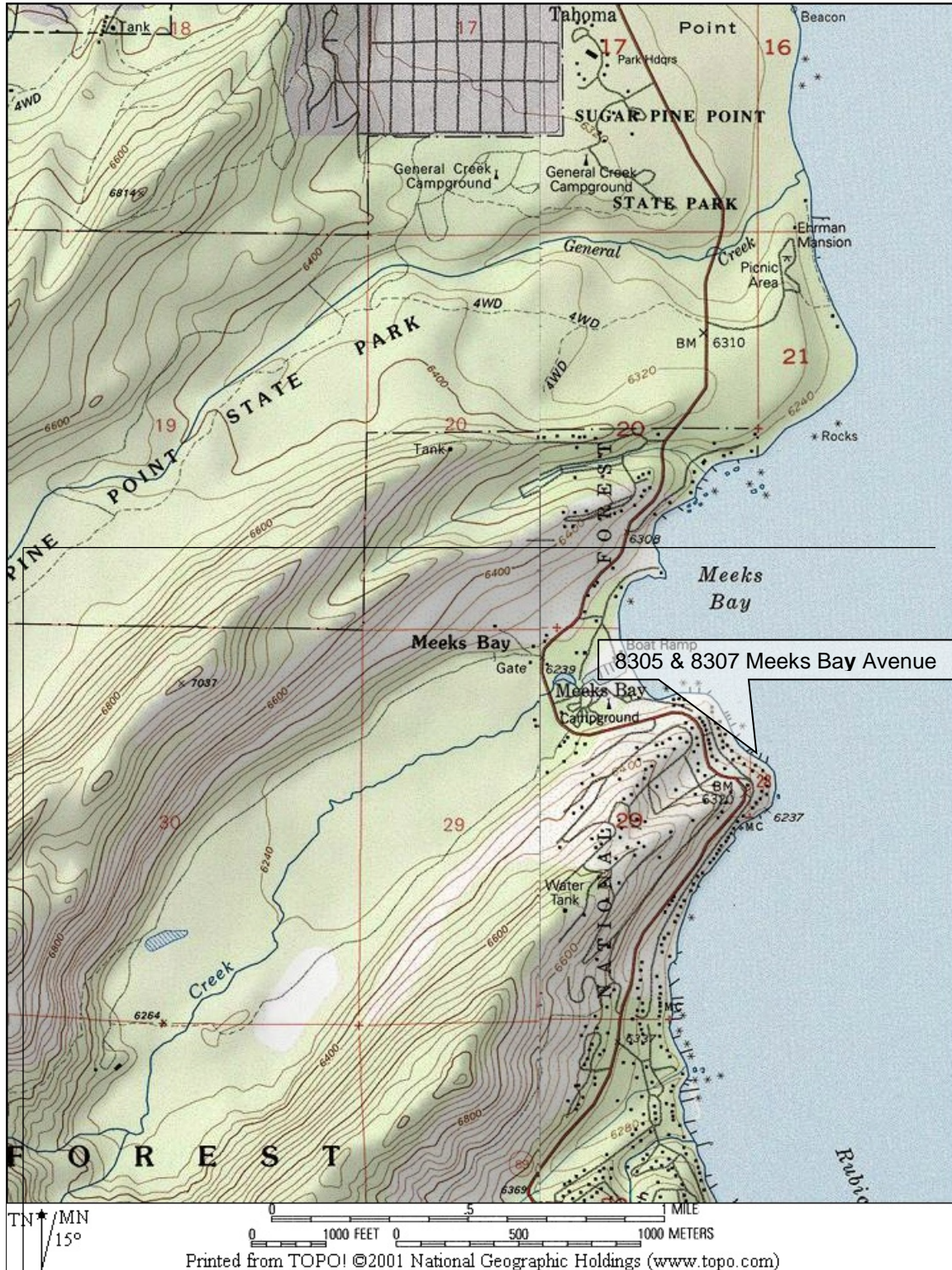


Figure 2. Project location (USGS *Homewood* and *Meeks Bay*, CA. 7.5-minute quadrangle, 1992).

STUDY METHODS

SURVEY METHODS

A site visit and architectural survey reconnaissance was conducted by Judith Marvin, architectural historian with Foothill Resources, Ltd, on 7 March 2021. The residences, guest house, garage, and upper terraces and features (Figure 3) were recorded using the California Department of Recreation Primary Records and Building, Structure, and Object Record forms (DPR 523A and 523B) attached to this report as **Appendix A**. Due to the depth of the snow cover at the time of recordation, the piers, boathouse, pump house and shoreline features were recorded utilizing photographs provided by Exline & Company, Inc. In addition, a windshield survey was conducted of all the publically accessible properties on Meeks Bay Avenue. About 15 of those properties appeared to date to the 1930s, while others had been replaced by recent Alpine Modern residences.

RESEARCH METHODS

Background research involved investigation of the Lake Tahoe region as well as site specific parcel information at the El Dorado County Recorder's and Surveyor's Offices in Placerville, California. Mary Cory, at the El Dorado County Historical Museum, provided early subdivision maps of the properties. Previously produced cultural resource management reports for the USDA Forest Service, the Tahoe Regional Planning Agency (TRPA), Meeks Bay Resort, and several private properties were also studied.

Unfortunately, access to deeds in the El Dorado County Recorder's Office is limited to a computer search, and very few of the deeds relating to the subject properties were ever copied, so were difficult to follow. Information on the 8307 property was traced to purchase by the Huntley family in 1932, but no record of deeds on the 8305 property in the name of the Dr. William Miller family was noted until 1947, but the original subdivision maps at the El Dorado County Museum proved that both properties were mapped in 1932, suggesting purchase by both families in 1932. According to the Assessor's Office, there are no extant Assessor's Records prior to the late 1940s.

Information on property owners was obtained from Ancestry.com and Newspapers.com., as well as various newspapers as noted. Information on possible builders or rock masons in the Meeks Bay Area was provided by Carol Van Etten (2021).

Ms. Marvin was the project lead on this report, and is an architectural historian with more than 35 years' experience preparing historic architectural surveys and evaluations and serving as principal investigator for projects surveying and evaluating historical and architectural resources. She earned her Bachelor of Arts in History from the University of California, Berkeley, and meets the Secretary of the Interior's Professional Qualification Standards as an architectural historian.

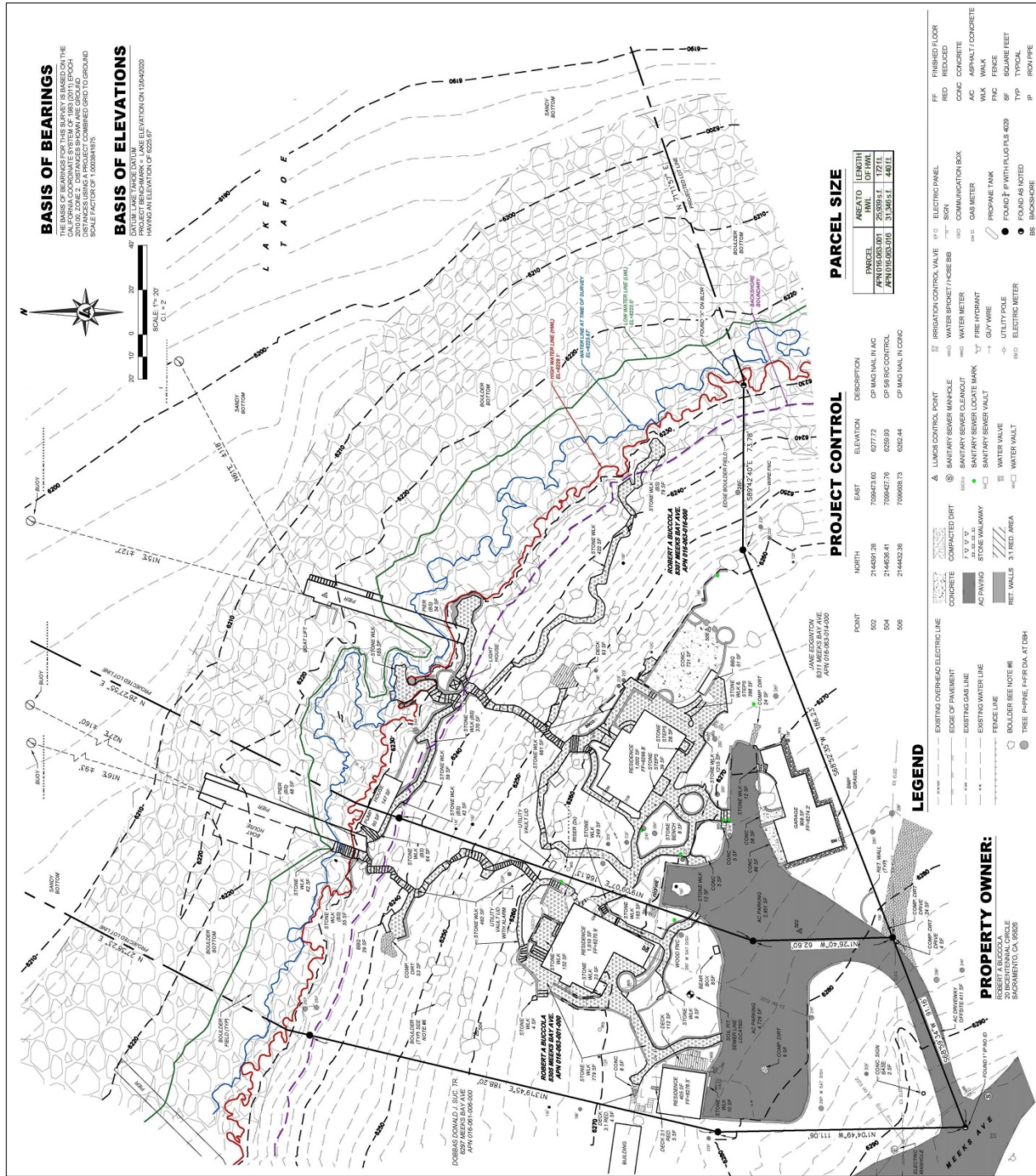


Figure 3. Existing Conditions & Topographic Map. (Adapted from Richard B. Byrem, Professional Land Surveyor No. 9129, Lumos & Associates, 1/26/2021.)

HISTORICAL BACKGROUND

Historic land uses in and near the project area include settlement, logging, livestock operations, and recreational activities.

Lake Tahoe

Located in Placer and El Dorado counties in California and Douglas and Washoe counties and Carson City in the state of Nevada, Lake Tahoe is situated at an elevation of 6,228 feet in the Central Sierra Nevada. Traditionally, the area had been home to the Washoe tribe for many centuries. The first non-Native American to view the lake was John C. Frémont, passing through Alpine County on his way to California in 1844, who gained the first view from a lofty summit in February of that year. Frémont named the lake Bonpland, for a noted French explorer and botanist, Aimé Bonpland. The official mapmaker of the new state of California named it Lake Bigler in 1853, after John Bigler, the third governor of California, and it appeared on subsequent maps under that sobriquet. In 1862, however, through the successful efforts of William Henry Knight, the more appropriate Washoe name for the lake, “Tahoe” (meaning “big water,” “high water,” or “water in a high place”), was adopted and used on the first general map of the Pacific States, published by Bancroft Publishing House in that year.

It was precious metals that provided the impetus for most of the visitors to the Tahoe Basin. The discovery of gold on the American River in January of 1848 spurred would-be miners and entrepreneurs from “the States” and virtually every country in the world to rush to the rich gravel bars on the rivers and tributaries of the Sierra Nevada foothills. The movement that ensued has been called one of the greatest mass migrations in human history, as thousands poured into the region in search of the elusive metal. Many of the argonauts who came overland to the gold fields crossed the Sierra via Lake Tahoe, traveling either the Scott Route (later the Placer County Emigrant Road) on the north shore of the lake, or the Placerville Road along the south shore.

Early development at the lake, however, was precipitated by the discovery of silver on the Comstock Lode in Nevada. The rich forest reserves of the Lake Tahoe basin were tapped to provide timbers for the ever-deepening mines around Virginia City and for the construction of homes and commercial enterprises in the surrounding communities. The rich placer diggings in the California gold country had been played out and the area was experiencing a depression; disillusioned gold miners rushed to the Comstock strike, again passing by Lake Tahoe on their way.

While the major timber companies were located on the Nevada side of the lake (the Carson and Tahoe Lumber and Fluming Company at Glenbrook and the Sierra Nevada Wood and Lumber Company at Crystal Bay), other smaller operations were developed along the north shores of the lake during the boom period between 1860 and the 1890s. By the late 1890s the forests had been logged out and the companies ceased operations. The area between Camp Richardson and Tahoe Mountain (east of Fallen Leaf Lake) was logged by M.C. Gardner’s railroad logging company under contract with Carson, Tahoe Lumber & Fluming Company between 1875 and 1895.

Soon after the loggers came the recreationists, men who saw the possibilities of Lake Tahoe as a pleasure and health resort. Fishing and hunting were the earliest recreational pursuits, soon followed by boating, bathing in the hot springs, swimming, and gambling on the Nevada shore. The first permanent settlements were at the mouth of McKinney Creek, Ward Creek, Glenbrook, and Tahoe City, where the Tahoe House was erected in 1864. When the Central Pacific Railroad reached Truckee, a wagon road was constructed to the lake and the tourism boom was on.

Beginning in the early 1860s, resorts had been established at Lake Tahoe as fashionable summer retreats for the well-to-do. Some of the earliest resorts on the California side of the lake included the Lake House at Al Tahoe, Rubicon Point Lodge, the Grand Hotel at Tahoe City, and the Bellevue Hotel at Sugar Pine Point. After the turn of the century, when Tahoe had become more accessible due to the completion of the Tahoe Railway, which connected Truckee with Tahoe City, tourism boomed and additional resorts were constructed. Two of these, E. J. Baldwin's Tallac and the Bliss family's Tahoe Tavern in Tahoe City, were extremely luxurious for their time.

Due to the inadequacy of the roads in the Tahoe Basin, most travelers to the lakeshore resorts and cabins traveled to their destinations by steamer or sailboat, primarily the *Governor Stanford* and the *Tahoe*, each of which followed a set schedule, making stops at Glenbrook, Tallac, Emerald Bay, Carnelian Bay, and Brockway (Woodward Architectural Group 1993:44).

With the advent of the automobile in the twentieth century, the need for good roads became imperative. Increasing pressure from travelers and tourists, coupled with the passage of the Federal-Aid Road Act in 1916, provided the impetus for the State of California to upgrade the roads into the Tahoe Basin; all the roads connecting Lake Tahoe to Nevada and California were paved by 1930. Finally, the road ringing Lake Tahoe, the Brockway Highway (State Route 28), was completed in 1931, enabling travelers to reach Nevada's north shore of the lake, and providing an impetus to development of that region. During the mid-1930s the Lincoln and Victory coast-to-coast highways were completed and the Lincoln Highway (present U.S. 50) became the major access to the basin (Woodward Architectural Group 1993:44-45).

The development of a viable transportation corridor around Lake Tahoe, coupled with the popularity of the automobile, was to forever alter the character of the basin. The region was now readily accessible to the public, including the middle class, who created another rush to the area to camp, build modest cabins, and utilize the lakeshore for numerous forms of recreation. From the beginnings of tourism in the basin, however, the lakeshore was utilized almost exclusively during the summer months, with resorts and cabins opened on Memorial Day and shuttered on Labor Day.

In recent years, however, the Tahoe Basin has seen increasing use during the winter months, especially since the development of Squaw Valley for the Winter Olympic Games in 1960 and the subsequent construction of numerous other ski resorts. Small, family-oriented, rustic cabins have given way to modern year-around subdivisions, the remodeling of older structures, and the demolition of many others, as present-day lake dwellers increase the size and usage of their properties.

Meeks Bay

Extending from Sugar Pine Point in the north to Rubicon Bay in the south, Meeks Bay has been known by many sobriquets: Micks, Meigs, Meeks, and “Buttermilk Bay,” as depicted on various historic maps of the area. It was evidently named for Meeks and Company, who cut 25 tons of wild hay there in the fall of 1862, and all the future spellings were derived from that newspaper account. The first white men recorded to have discovered the bay were John Calhoun “Cock-Eye” Johnson, for whom Johnson Pass was named, and a *Placerville Herald* correspondent who visited the area in the summer of 1853. There they encountered “a friendly band of... Indians, some seventy strong” who were fishing in a sheltered bay “alive with speckled trout” (Scott 1957:109). Although mountain men Stephen and Joseph Meek have never been placed at the exact location, they claimed to have scouted the Truckee Canyon in the 1830s and later crossed the present Donner Pass (*Placerville Herald*, September 6, 1862, in Scott 1957:109).

Occupied seasonally by Native Americans, members of the Washoe tribe would pack up their winter camps from the Carson Valley floor and head for Lake Tahoe in the summer months, staying at Meeks Bay (known as *magulau wa tah*), where fishing was plentiful and wild strawberries, raspberries, current, rhubarb, and various other native seeds and plants were available for winter storage. By the early 1860s, the seasonal migratory patterns of the Washoe people were being disrupted by newcomers. As years went by, more and more interlopers traveled through the Tahoe Basin, disrupting the Washoe lifeways (Van Etten 1994:24).

The Euroamerican land use pattern of the bay and meadow area was similar to the settlement of Lake Tahoe in general. Logging affected the area, as well as grazing and agricultural practices, followed by recreation. The use of both the bay and meadow together was very common in the early settlement (Van Etten 1994:9).

Livestock Operations

In 1860 an El Dorado County cattleman named Charles Wesley Lusk purchased a parcel of land at the southern edge of Meeks Bay from Amos L. Frost of Placerville. Frost had been able to purchase large tracts of land in the Meeks Bay area for as little as \$1 per acre and owned some prime forestland. Lusk hired two brothers to drive his herd of cattle to Lake Tahoe for summer pasturing. Beginning in 1872, the brothers George Thomas and James Andrew (Jim) Murphy (aged 16 and 14) sons of Irish immigrants who settled on Weber Creek near Coloma, spent their summers at Rubicon Bay tending Lusk’s herd. They built a milk house on the shoreline at Lake Tahoe, providing butter to Glenbrook and milk, butter, and meat to McKinney’s and Yank’s resorts and to Tahoe City. As the herd grew, the Murphy brothers recognized the need for additional grazing land, so they led their cattle northward to Meeks Bay. By 1878 the brothers decided to move their entire herd to Meeks Bay and meadow, and began to develop a dairy (Van Etten 1994:22-23), where they built a cabin and corrals.

Although the land was owned by the Central Pacific Railroad, the Murphy Brothers managed to scrape together enough money to buy the 640 acres, only to find that Duane L. Bliss had purchased it a few days before. Devastated by this move, Jim Murphy rushed to apprise Bliss of their

situation, who promised that upon completion of the logging operations, he would sell the property to the Murphys for the original purchase price.

Logging

By 1875, logging operations of the Carson and Tahoe Lumber and Fluming Company (CTLFC) began on the west shore with the felling of huge stands of sugar pine by crews of French-Canadian lumberjacks. Meeks Bay and meadow were identified as having a flat surface ideal for logging operations, and the bay became the hub of the CTLFC west shore operations. Saw logs were cut at Sugar Pine Point, Meeks Canyon, and the Rubicons, taken to Meeks Bay, V-boomed and towed by steam tugs to Glenbrook for milling. In addition, a mile-long chute snaked down Lonely Gulch from highline camps and dropped logs directly into Rubicon Bay. By the summer of 1884 most of the choice timber surrounding Meeks had been logged off and Bliss transferred title to the 640 acres to the Murphys for \$250 in gold eagles; after that time only secondary timber was left in the area (Scott 1957:111).

Murphy Bros. & Morgan Livestock and Dairying Operations

Thus began the successful 35-year dairy cow and beef cattle operation of George and Jim Murphy at Meeks Bay. As time went on, the Murphy brothers engaged in several other ventures, including managing the nearby McKinney's Resort. Jim Murphy married Sarah Morgan and Frances Murphy (his sister) married Luke Morgan, Sarah's brother. These marriages of the Murphy and Morgan families gave the couples an opportunity to homestead in Lake Tahoe. The couples selected Section 20, T14N, R17E, north of the Murphys' Meeks Bay property, extending to the south boundary of the Hellman/Ehrman estate (USGS 1895/1914).

By the early 1900s, Meeks Bay was still unimproved except for the old wood wharf and several shacks of the lumber company. Morgan and the Murphys continued to operate McKinney's; the only improvements at Meeks Bay beach and meadowland were the shoreline corrals that held 60 to 70 head of cattle. Even the Washoe had moved their summer campgrounds to McKinney's. A community dinner, priced at 25 cents, was also available to them, with leftover food from the kitchen (Scott 1957:111-112).

The Murphy brothers, however, still wanted to graze on their land at Meeks Bay, so they hired three Placer County brothers, Arnold, Fred, and George Luneman, to look after a herd of cattle and produce milk for McKinney's Resort. The Luneman brothers constructed a cabin, barn, milkhouse, and corral in the meadowland north of the creek for use during their summer stays. By 1927, the Murphy Bros. and Morgan had struck an agreement with the Lunemans that allowed the use of a segment of their property for \$1 for the "sole and uninterrupted use and occupation" of the plot of land (Section 29, T14N, R17E, MDBM). Grazing in the meadow and the dairy operations continued until the 1930s, when the dairy herd was relocated to Rubicon Bay. The Luneman brothers continued to maintain the structures at Meeks Bay, however, and continued to use the cabin occasionally until 1957, when the last brother died (Van Etten 1994:31-35).

Meanwhile, the Murphys and Luke Morgan gave up their lease of McKinney's at the end of the 1919 season and moved back to Meeks Bay. With only daughters and no sons to carry on the cattle

business, the Murphys and Morgan decided to sell their land. In September of 1921 they sold the property to Oswald Kehlet for \$37,000, retaining the right to cut the timber (Van Etten 1994:44). Although most of the more than 1000 acres of land once owned by the Murphy Bros. & Morgan were sold many years ago, but at least one family cabin remains, located across the highway from the resort. The first structure, a log cabin built in 1918-1920 by Jim Murphy and Luke Morgan, still stands to the north of the Meeks Bay Trailhead parking lot. In 1923 George Murphy added a second cabin, while Cyril and Marie Morgan Coyle built on a lot above the original cabin in 1935. Jim Murphy, with daughter Margaret and her husband Harry Lawson, added another the following year, while the last family house was built by Isabel Morgan Liddicoat and husband Elmer in the late 1950s (Sally Scott 2009). George and James Murphy died in 1941, aged 93 and 91 years, having contributed toward nearly a century of Lake Tahoe's early development (Scott 1957:113).

Recreation (much of the following was taken from Van Etten 1994)

Vade Clark. The first recreational activity at the meadow and the bay was provided by Sierra Nevada "Vade" Phillips Clark (later Bryson), who first operated the Rubicon Springs Hotel for about 15 years, then the Tahoe Inn in Tahoe City. In the spring of 1906 she approached the Murphy brothers regarding the lease of the property and worked out an arrangement to use the land for a resort, where she constructed several structures with tent cabins and a common dining hall. This endeavor lasted only three or so summers, until Vade left Meeks Bay to return to Phillips Station; by 1920 there were no longer any structures at Meeks Bay (Van Etten 1994:27-30).

Kehlet Family. The Kehlet family, who were to have the most lasting effect on Meeks Bay, first camped on its shoreline in 1919, having previously stayed at McKinney's Resort. The patriarch, Oswald George Vinding Kehlet, was born in Denmark in 1868 and immigrated to northern Wisconsin in 1887 (naturalized in 1903). He was married to Effie Moon Richardson (1869), a native of Wisconsin, in January of 1891 and the couple had three children: George Edward Vinding (1892), Anna (1895), and Fred Oswald (1897). By 1900 they were residing in Maquette, Wisconsin and Oswald was a dry goods merchant owning his own home (U.S. Federal Census 1900).

In the early 1900s the family moved to Los Angeles, eventually acquiring a mercantile store in the booming oil town of McKittrick in western Kern County. Son George managed the store, along with his wife Marjorie Benadum, whom he married in 1915. The couple had two children, Fred Lyndon who married Phyllis Johnson, and Jean, married to Ray Rosso. Brother Fred Oswald married Alice Kellogg and they had four children, son Darel and daughters Dawn Ella, Dicy Jane, and Dextra Ann. All three generations of both families worked at the Meeks Bay Resort during the summer seasons, holding various jobs, returning to Southern California in the winter months.

Between 1900 and 1920 improved access provided the impetus for the development of tourism at Lake Tahoe. Convinced that the west shore of the lake would be a good choice for commercial development, Oswald and son George began negotiations with the Murphy brothers for the land, paying seven times the amount it was offered for 12 years previously (Scott 1957:112). The deed was signed in September of 1921, with Oswald Kehlet. Two years later, on February 17, 1923, Oswald and Effie advanced George and Marjorie \$14,500 to begin operations. The indenture was at 7% interest, and George became general manager (Van Etten 1994:44-45).

Meeks Bay Resort in the 1920s. Work on the resort was started in the fall of 1921, with the opening of the campground. The Kehlet's old friend, Minnesota-born Frank Merrill from Pasadena, was hired as overseer and built the first structure in 1922. The headquarters, store, office, and lunch counter building, constructed of lodgepole pine, was located on the shoreline, and supplies were purchased weekly in Sacramento or from the steamer that provided dairy, hogs, and chickens from Walker's Ranch in Blackwood Canyon to McKinney's. Tent platforms, "The Bungalows," followed, where the family resided while operating the business. The second structure to be erected (1922) was the Effie Moon Kehlet residence, a chinked log structure with stone chimney and foundation, at the north end of the bay behind the later service station. A recreation hall soon followed (1923), of pole construction, with a maple dance floor. That first season, over 650 cars visited the resort, resulting in a gross income of \$8,100 (Van Etten 1994:46-51).

Key to obtaining the necessary cash for the development of the resort, however, was the Meeks Bay Vista subdivision, located on the southern end of the property. Surveyed by John Wesley Cook in 1924, and developed by Oswald Kehlet, the subdivision requirements stated that no commercial development would be permitted, and that only Caucasians were allowed to purchase lots. Development continued throughout the late 1920s, with rustic diminutive cabins, and by the early 1930s the subdivision was built out. Electricity was brought to the west shore in 1927, and connected to the subdivision, and a water system developed (Van Etten 1994:54-68).

Adding to the popularity of the resort, the early 1910s roadway along the west shore was rerouted and improved in 1928 as State Route 38. At that time the stone bridge over Meeks Creek was constructed. On the west side of the highway, in 1924, Dr. Leroy Herrick established a fox farm, and when that failed, erected 20 cabins and the Meadow Park store. A gasoline station was opened about 1928, and an outdoor fireplace for events was built in 1930.

In 1925 the Kehlets hired the Hollenbeck brothers (Will, Harry, and Millard), building contractors from Pasadena, to build a lodge of native stone and timber. The building was clad in vertical log siding with bark attached, a large stone chimney, knotty pine interior, and a long front porch furnished with willow chairs made by the Washoe. Horseshoes, card games, and ping pong were played there, rowboats and canoes rented, and, in 1930, slot machines were installed. In May of 1929 a seasonal post office was added, with Marjorie Kehlet serving as postmaster until her death in 1940, at which time George's second wife Pearl took over (Van Etten 1994:84-90).

Meanwhile, construction continued apace, with a bathhouse with running water for visitors. The first six rental cabins were built on the lakeshore in 1923; nine more cabins were built to the west in 1924, a dozen more in 1926, and 11 more the following year. The tent cabins ("Bungalows") were converted to rentals, and in 1929, a 15-room hotel was erected at the northeast end of the Bungalows (Van Etten 1994:94-95). A dining room was added to the south side of the dance hall in the fall of 1924 and operated as a lease concession.

Resort in the 1930s. The banner year for resort expansion was in the fall of 1931, when many more buildings were erected, including seven more cabins with bathrooms and a two-wing addition to the lodge housing a post office and a separate reading room. Prominent among the new structures was the Beach Soda Fountain. By 1932 the resort, so busy that two people were often required to man the front desk, could boast 48 cabins and by the mid-1930s had 125 separate

structures. In addition, the old cabins were wired for electricity and 51 electric ranges were installed, replacing the blocks of ice and firewood (Van Etten 1994:98). During a busy summer day, more than 1200 people visited the resort.

Residences were also built for the Kehlet brothers; a modest home for Fred and Alice in 1930, located southeast of the entrance; and George and Marjorie's large "mansion" on the point in 1934.

Next Generations. Oswald died in 1936, leaving the resort largely in Effie's legal control, but there were no appreciable changes in the daily operations. George continued to perform the managerial functions of hiring, directing the efforts of supervisors and their underlings, buying, ordering, and playing the congenial host to the visiting public. Brother Fred was kept occupied with the varied duties of mechanic, repairman, waterfront and campground supervisor, and night desk clerk. By the time of Oswald's death, his grandsons Darel and Fred L. began to learn the duties of their fathers, roles they continued to play until the resort was sold in 1969 (Van Etten 1994:208-210).

Resort in the 1940s, 1950s, and 1960s. By 1940 Meeks Bay had developed into a thriving summer settlement, with Fred and George Kehlet and their sons actively participating in the management of the resort. The war years, however, were difficult ones for the resort, but it continued to operate with a diminished staff. After the cessation of hostilities, the resort was again fully staffed, and the campsite north of the creek had been replaced by employee housing and maintenance buildings. By 1948 business was again booming and new cottages were being completed, overlooking the pier (Van Etten 1994:106, 212).

By the early 1950s, the direction and destiny of the resort were in George's hands, supported by his extended family. Most of the cabins were in perpetual use by the same families who occupied them year after year. The beach remained free, but people paid \$1 a car and the fountain and store and everything else benefited. Kids were kept happy with horses, dances, and the beach so that the parents could enjoy themselves. George's arrangements with the concessionaires were going well and the campground was quite popular, with over 80 sites occupied continuously (Van Etten 1994:101, 214-216).

By the end of the 1960s, environmental requirements for a sewer system turned the operation around. Each cabin was required to be hooked up, with an estimate of \$400,000 to \$500,000 for installation. Coupled with the need to obtain other services and utilities such as garbage pickup and water, George decided to sell. The property was listed for sale and in February of 1969 it was purchased by the Macco Corporation of Newport Beach.

Macco Corporation. Macco's plans included extensive development, including constructing 400 condominiums and a 200-unit hotel, with supporting commercial and recreational facilities to follow. In June of 1970, however, Penn Central Railroad, their parent company, went bankrupt and their plans were abandoned. William Hewlett, with assistance from The League to Save Lake Tahoe, then formed a contract to purchase the 645-acre property to hold until a suitable public entity could purchase it. In 1973, the Lake Tahoe Basin Management Unit (LTBMU) of the USDA Forest Service was formed from parts of the Tahoe, El Dorado, and Toiyabe forests, with headquarters in South Lake Tahoe, and the following year was able to fund the project and purchased it that December for \$3,000,000 (Van Etten 1994:228, 232-233, LTBMU 1977:8).

8305 and 8307 Meeks Bay Avenue

Although not located within the 1924 Meeks Bay Vista subdivision, the development of the subject properties, 8305 and 8307 Meeks Bay Avenue, was undoubtedly spurred by and influenced by that subdivision, both in development and architecture, as they were located on a promontory on a small portion of Section 28, between the Meeks Bay Vista North and South Tracts in Section 29, T14N, R17E (Wildman 1924, Figure 4). The first parcel map of the properties (Part of Lot 1 of Section 28) depicted the one-acre parcel as owned by Mrs. J.P. Fisher (Laniff 1925). John Peter (1863-1916) and Mary J. Fisher (1862-1938) were residents of Placerville, where he served as County Clerk of El Dorado County. In 1932, Mary J. Fisher deeded the property (Deed Book 125:80), by then divided into two parcels, to Dr. Wm. M. Miller and Lathrop Huntley of Auburn (Laniff 1932, Figure 5). The two couples were evidently good friends and purchased adjoining properties so that they might summer together at Lake Tahoe.

8305 Meeks Bay Avenue (APN 16-063-01) (Lot B of Subdivision of Lot 1)

The summer residence at 8305 Meeks Bay Avenue was built for Dr. William McCartney Miller and his wife Edna. Miller was born in Columbia City, Indiana, served as a lieutenant on the U.S.S. Oklahoma during World War I, and then moved to California in 1917, where he interned at the Sacramento County Hospital. He entered into practice in Colfax and then Auburn, specializing in ear, nose, and throat medicine. In 1921, he was married to Edna Batcher, in San Francisco. Edna was the daughter of John and Margaret Batcher, operators of the Schaw-Batcher Hardware Co. on J Street in the Capitol City.

After practicing medicine in Auburn for 35 years, Dr. and Mrs. Miller retired in 1961 and moved to San Francisco to be closer to their daughter Margaret Trembley, a resident of Belvedere in Marin County. Their 320 Aeolia Drive home in Auburn, overlooking the North Fork American River Canyon, was sold to Mayor and Mrs. Clarence A. Reeves (*Auburn Journal*, Feb. 23, 1961). At his death in San Francisco in 1967, Dr. Miller was noted as a member of the Scottish Rite, Ben Ali Shrine, the Jesters, Rotary Club, Sutter Club, Del Paso Country Club, and the Tri-County Medical Society (*The Sacramento Bee*, Feb. 25, 1967). After residing in San Francisco for a bit, Edna Miller died at The Tamalpais, in Greenbrae, Marin County, September 28, 1978.

The Meeks Bay property was then occupied by the Millers' daughter, Margaret Isabelle Miller (1925-2017) and her family. In 1953, Margaret was married to Vincent Trembley in the Chapel at the University of Madrid, attended by family and friends. The couple had two daughters; Margaret Clair (Brian Lee) Gab and Alison Patricia (Thomas) Christianson. After the Trembleys divorced in 1968, Margaret was briefly married to William Cleveland Sharp of Belvedere.

In the early 1990s, Margaret Miller Trembley established the Margaret Trembley Trust, a Tenancy in Common, Aeolia Trust, and others with her daughters and their families (El Dorado County Official Records). Margaret Miller Trembley died November 21, 2017, in San Francisco. In November 2020 the property was sold to Robert A. Buccola of Sacramento, uniting the property with the adjoining Huntley parcel.

he others there. Dad was
 veyor, and could see the
 ilities at hand. Thus he and
 ld spent many a day together.
 often met with George Murphy and
 other, discussing cattle, ranching
 eeks Bay.

I contracted to survey the Bay,
 subdivisions, etc. in exchange for three lots which had a
 and of trees, around the south shore of the Bay, by the rock
 led "Indian Rock" (or "Blue Moon Rock"), where the old
 ine shows so plainly.

1922 we returned in late May, where we first camped on our
 lace, on what Dad named "Cocopah Cove". Remember, there
 no names for small places on the Lake, so "Imperial Point",
 pah Cove", etc. were placed as identifying features on topo-
 cal and survey maps as Dad went along.

urveying was accomplished under my dad's Land Surveyor's
 e #557, with a crew of apprentices from Central Junior College
 entro who signed up for the summer course for credit.

"Boys", as they were called, enjoyed the summer at the Lake, and
 d on our place. My mother, Helen May Cook, cooked for them,
 ey did communal washing. Fishing and swimming, as well
 ng on the beach, were extra benefits of the work.

e John Cook was certified to perform the actual, in-the-field
 work, the services of a Civil Engineer were required to fulfill
 gal aspects of the survey. As Larry Cook explains:

Wildman was a Civil Engineer (and I thought he lived in
 ville) who visited our house on many occasions. My
 as a Land Surveyor. Only a Civil Engineer can
 e the surface of the earth", that is, can level
 ove mountains, fill in valleys, etc. Mr. Wild-
 as this Civil Engineer, and he and Dad
 d to do the work. Things recorded were
 Wildman's name, and he was with us for
 3 periods of time at Meeks. He was
 aired, tall (about 6'2", I'd say), and
 dhpurs, puttees and a campaign
 y Scout type), which made him
 though he were on safari."
 Chocolate Mountains near the
 Sea are locally known as
 opahs, and so Dad called
 e "Cocopah". The maps
 nitted to Mr. Wildman had
 e names and more on them.
 nber copies of these
 a the wall of our cabin."

*the other subdivision maps in this
 utesy of El Dorado County Recorder*

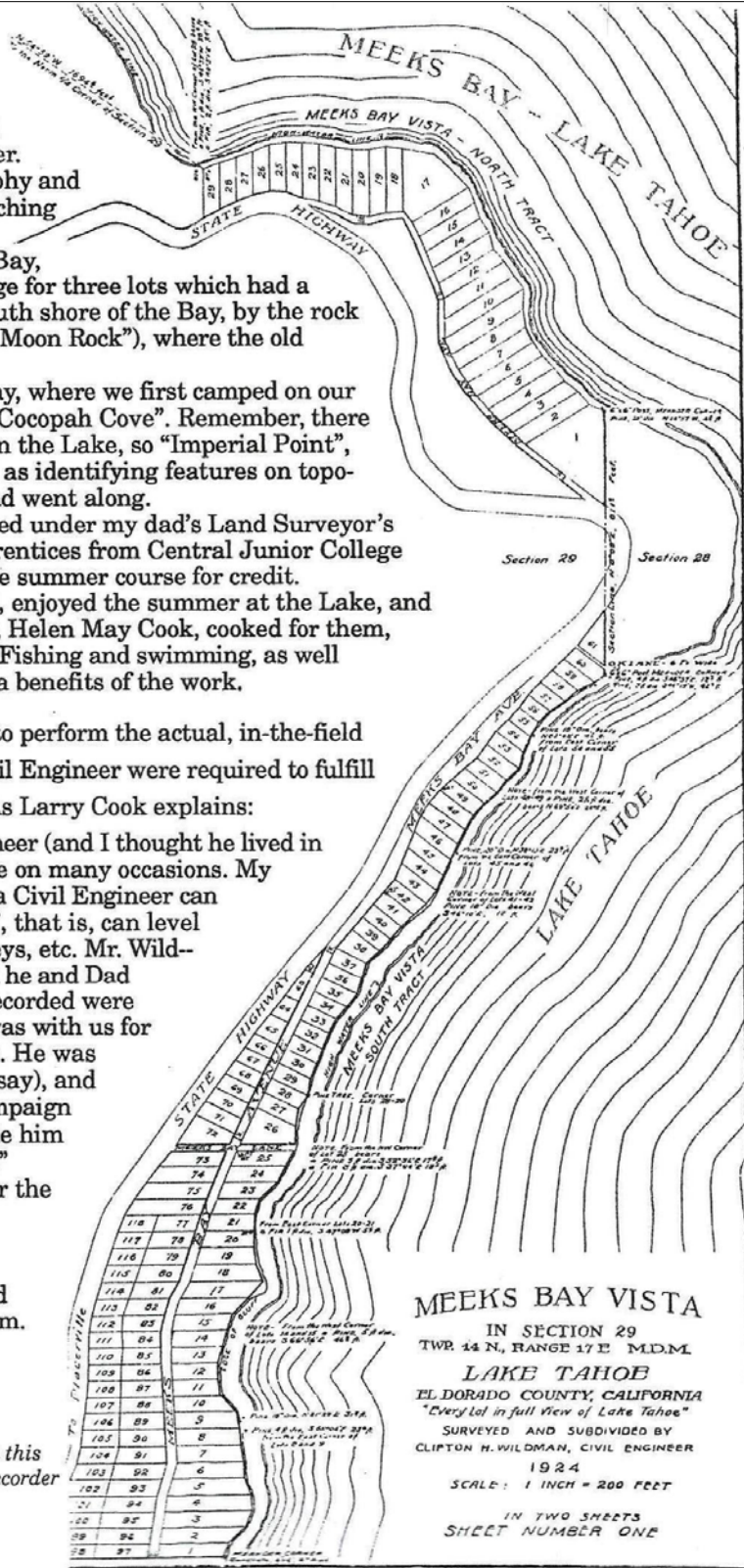


Figure 4. Meeks Bay Vista (Wildman 1924).

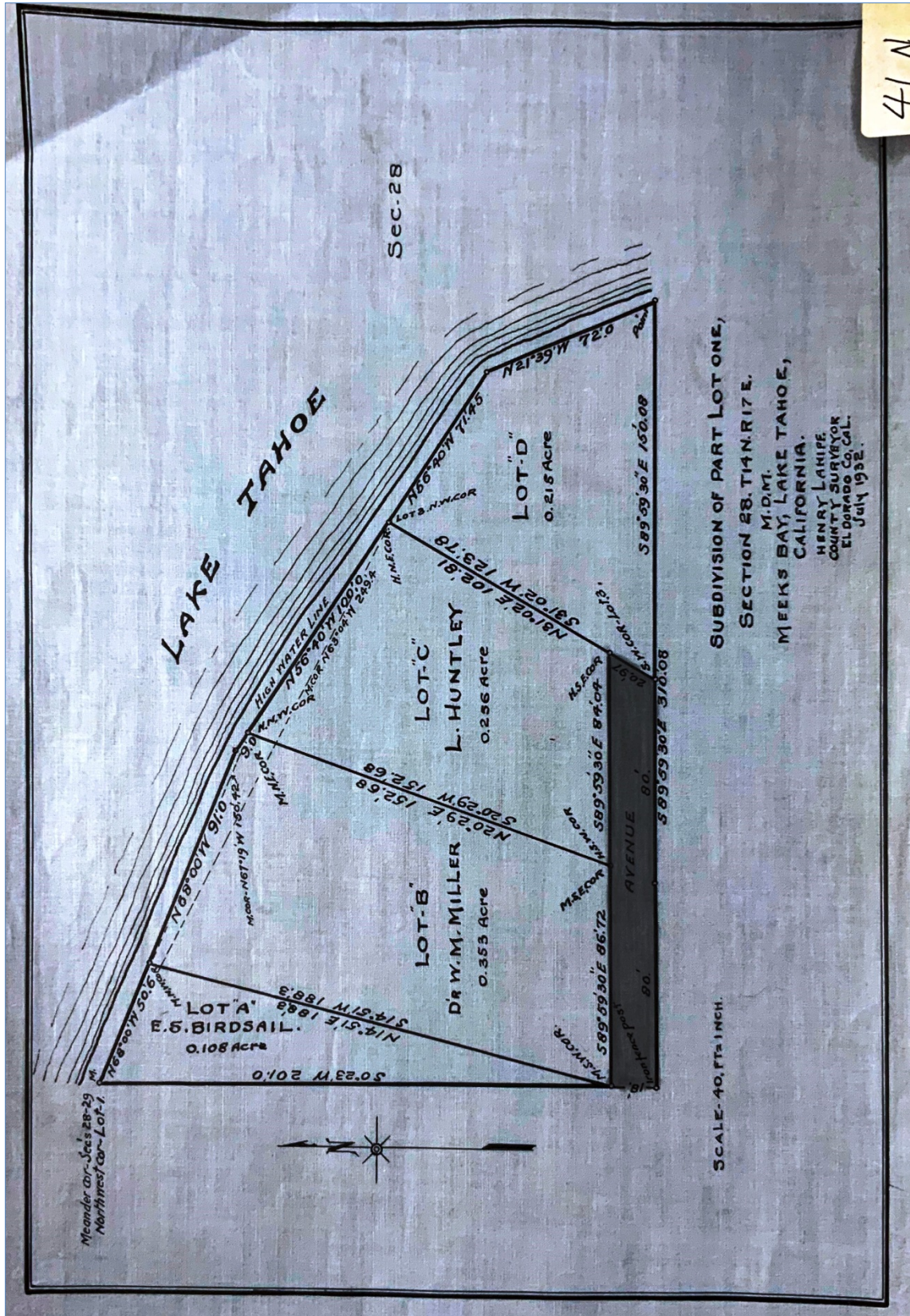


Figure 5. Part of Lot 1, Section 28. (Laniff 1932).

Carol Van Etten, longtime Meeks Bay resident, recalled talking with Mrs. Trembley and her daughter Alison Christianson several times on the property. She also recalled that the family had a 1943 Chris Craft wooden double cockpit runabout, undoubtedly housed in the now-empty boathouse, that was exhibited several times at the Lake Tahoe Wooden Boat Show.

8307 Meeks Bay Avenue (APN 16-063-16) (Lot C of Subdivision of Lot 1)

This recreation residence was built for the family of Lathrop and Lillian Hays Huntley, residents of Auburn, Placer County, California. Lathrop was born in Auburn, the son of Asahel “Alex” and Louisa Lamb Huntley. The New York-born Alex Huntley served as Sheriff and County Clerk of Placer County, was a member of the first Board of Trustees of the City of Auburn, a member of the Auburn Orange Co., and one of the organizers and a director of the Placer County Bank.

His son, Lathrop Huntley, Sr. (1874-1953) was raised in Auburn, and married to Lillian Elizabeth Hays (1875-1962), a native of Kentucky, in 1897. At that time he was employed by the Towle Bros. Lumber Company in Auburn, and later was an organizer and later secretary of the Auburn Lumber Company. By 1940, he was employed as an Inheritance Tax Appraiser in the State Controller’s Office. He died in Auburn in on March 6, 1953, and was buried in the Old Auburn Cemetery. His obituary noted that he was a prominent leader in the civic and business affairs of Auburn (*The Placer Herald*, March 13, 1953).

Lillian Elizabeth Hays Huntley, born in Louisville, Kentucky, in 1875, was the niece of Kentucky-born William McDowell Crutcher, who came to California in 1853 and settled in Auburn the following year. In 1864, he purchased the Auburn Water Works, established in 1857, renamed it the Crutcher Water Works, and built an impressive two-story home on High Street. Known as the “Crutcher Place,” it was set amongst extensive grounds and known as a “show place” of Placer County. William also served in the California Assembly 1875-1877, and was appointed to the State Board of Equalization in 1882. He was married to Mary Elizabeth Currier, who came to California in the Gold Rush, in Iowa Hill in 1860 (Thompson & West 1882; *Auburn Journal*, April 23, 1925). At her death in 1925, Mary was survived by a brother in San Francisco and niece Lillian Huntley, Lathrop Huntley was appointed executor and administrator of her large estate, and Lillian evidently inherited. For many years the Huntley’s resided at 153 Kenmass Avenue, on a large parcel of land, adjoining Crutcher Court in Auburn.

Lathrop and Lillian Huntley had three children: William Crutcher (1898-1957), Calvin Hall (1899-1969), and Lathrop Soule (1905-1987), all born and raised in Auburn.

In March 1932, Lathrop Huntley purchased a parcel of land near Meeks Bay (Deed Book 125:80), on which he built a residence, garage/guest house, pump house, pier, and other amenities. In December 1946, Millard and Edna Hollenbeck (owners of the adjoining Hollenbeck Tract) sold him what is now the southwest diagonal portion of the parcel, on which the Huntley Garage was located, Deed Book 238:387). The following April, the Hollenbecks deeded a 16-ft. wide Right-of-Way, for road and utility purposes, between the Hollenbeck and Huntley properties (Deed Book 238:385). This right of way includes the present driveway between 8305 and 8307 parcels, while the diagonal piece of land includes the present paved parking area. At some point the Huntleys also acquired Lot D of Lot 1 of the subdivision (Buswell 2001; Figure 6).

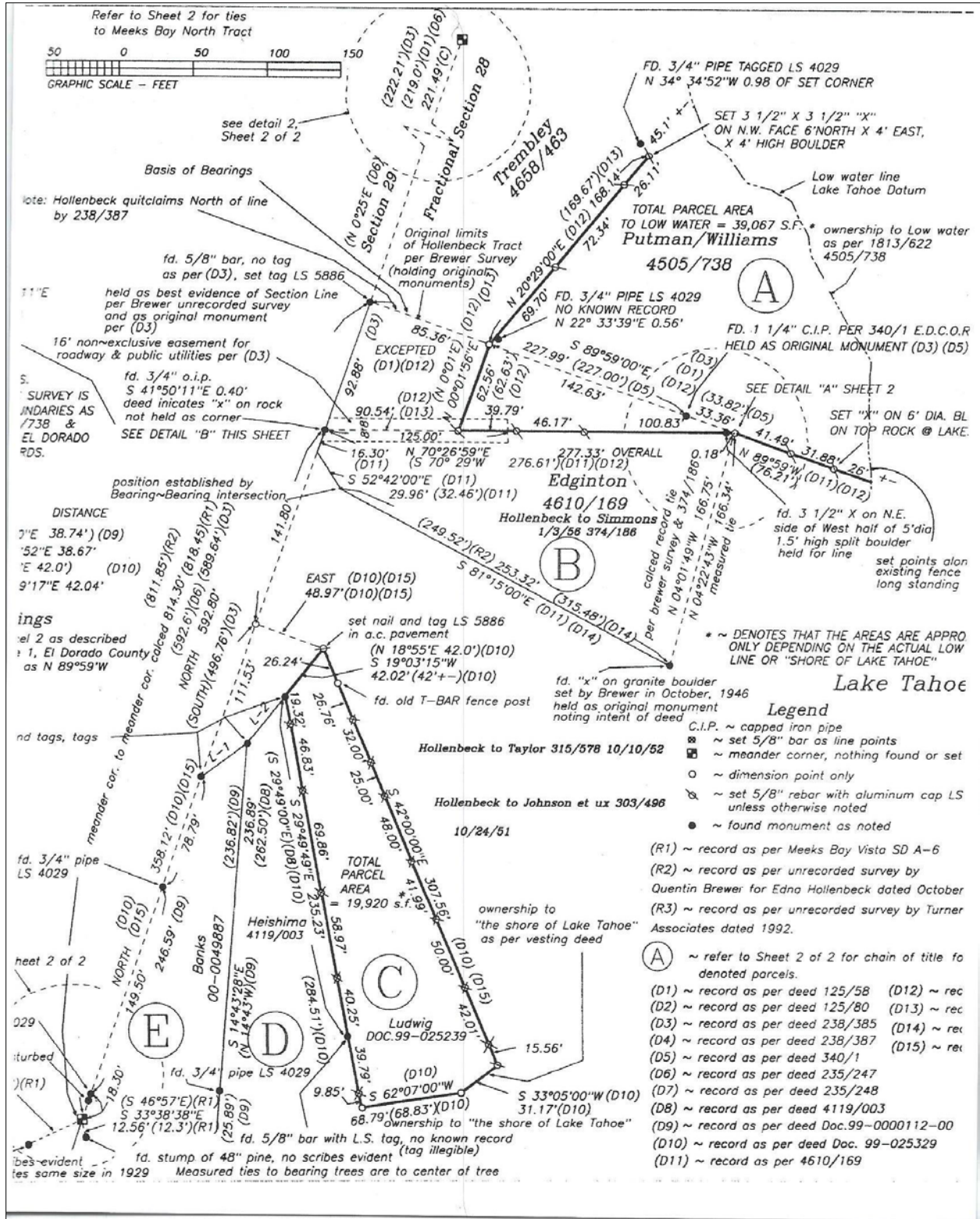


Figure 6. Record of Survey, Putnam and Williams (Buswell 2001).

Lathrop Huntley died March 6, 1953, and the property passed to his son Lathrop “Budge” Soule Huntley the following year (Deed Book 340:1). Lillian Hays Huntley died in 1962 and was buried in the Old Auburn Cemetery.

“Budge” Huntley was married to Mattie Mae Harris April 3, 1929, in Oroville. He worked for the Pacific Gas & Electric Company (PG&E) as an accountant for 45 years, was a director of the Auburn Community Foundation, a director of the Central California Savings and Loan Association and a past master of the Eureka Lodge F&AM of Auburn. He retired in 1982, and moved to Sacramento where he died March 24, 1987. Mattie May (Mazie) worked as assistant librarian for the Placer County Library in Auburn for 32 years. She died July 27, 1972, at her summer home at Meeks Bay. The couple was survived by daughters Harriett (Timothy) McIndoo of Santa Rosa, and Sue (Richard) Alvari of Santa Barbara. Newspaper accounts over the years noted that the family was staying at their home near Meeks Bay, and that they visited their daughter Sue Alvari at the home in August 1967 (*The Placer Herald*, *The Press Tribune*; *Auburn Journal*; and *The Sacramento Bee*).

In October 1979, the widowed Lathrop Soule Huntley deeded the Meeks Bay property to George A. Cordingly, Jr. (Deed Book 1813:622), thus ending three generations of Huntley family ownership. George, Jr., was the son of George Cordingly, Sr., of Beverly Hills, a prominent real estate developer and owner of large medical centers and apartment houses in Beverly Hills and Los Angeles (*Los Angeles Times*, Oct. 18, 1962). Son George, Jr., born in 1939, was noted as an “investor,” and never married. He was listed as residing at the Meeks Bay house in 1992, but in the years 1992-2020 residing as well in Yreka, California; Idaho; and 9966 Sunset Blvd. in Beverly Hills.

On July 20, 1995, Cordingly deeded the property to R. Daniel Putnam and Kathleen L. Williams (husband and wife) of Palo Alto (Deed Book 4505:738). Putnam and Williams, in turn, deeded the property to Robert A. Buccola of Sacramento in November 2020, uniting the property with the adjoining Miller parcel.

The exact nature of the connection between the Miller and Huntley families is unknown at this time, but as they purchased and developed the properties together, sharing a pump house and the extensive stone landscaping elements, pathways, terraces, and other features which were constructed by the same stone mason, they were evidently good friends who planned the homes and landscapes together. The Meeks Bay homes may also have been designed and built by Millard and/or William Hollenbeck, contractors from Pasadena who moved to Meeks Bay and Auburn in the 1920s to build the Lodge at Meeks Bay Resort, as well as many other homes in the area. The Hollenbeck families were friends of the Miller and Huntley families in Auburn, as well as owning adjacent property at Meeks Bay (*Auburn Journal*, various).

ARCHITECTURE

Lake Tahoe Architecture

Designed and built by different contractors, builders, and stonemasons, the buildings and cabins around Meeks Bay are characteristic of Sierra Nevada and Lake Tahoe vernacular architectural styles. Designed primarily by unknown builders and constructed with local materials, the buildings exhibit stylistic elements of Vernacular (i.e., a local expression of the style, rather than a strict replication of what it is supposed to be) Log Cabin, Resort Rustic, Bungalow/Craftsman, Tudor Revival/Minimal Traditional, Bungalow, Ranch, and Alpine Modern styles. While based upon architectural movements popular in eastern and western architectural circles, and quickly adopted in the resort areas of the California Sierra Nevada, the architectural heritage of the area lagged behind the advent of those styles by many years and often by decades, thus evoking the feeling of an earlier day. Several of the original and extant buildings at Meeks Bay exhibited elements of more than one style, often combining styles that fit local needs and fashion.

Vernacular also suggests something designed by a craftsman or owner, and not by a professional architect, and usually built with local materials. As defined in National Register Bulletin 31, vernacular architecture:

...can be idiosyncratic amalgams of building traditions and styles, strongly reflecting the personality of the builder, or they may represent the more potent cultural dynamic of time and place. A key feature of vernacular buildings is their affinity for and adaptation to landscape, climate, and cultural patterns. Architectural “style” is insignificant in comparison to the form of the building, its construction materials, and the layout of the rooms [Wyatt 1987:4, in USDA 2001:56].

Many summer home cabins and lodges were designed and built by their owners and reflect a variety of construction techniques, designs, and materials. Some were well-built, while others were assembled quickly and expected only to be occupied during the summer seasons. Lumber or logs were usually purchased locally, and architectural elements (i.e. windows, doors, hardware) were often recycled from other structures.

In his work on Tahoe’s architecture, Architectural Historian Dr. Peter B. Mires noted:

Lake Tahoe’s rustic architecture as a whole has not been architect-designed. Although celebrated architects left their imprint at the lake to be sure, most buildings an architectural historian would classify as rustic-style were built by capable contractors in collaboration with those who paid them, In other word, vernacular architecture— buildings and structures built without benefit of a professional architect—was the norm around Lake Tahoe (Mires 2016:61).

In her work on the architectural styles of the Nevada side of the Lake Tahoe Basin, Ana Koval noted the presence of several styles: Log Buildings (1860-present); Resort Rustic (1900-1940); Romantic Movement, with its subtypes Greek Revival (1860-1880) and Italianate (1875-1900); the Eclectic Movement (1910-1940) with subtypes Period Revival, English Cottage Revival,

English Country, and Tudor Revival; and the Bungalow/Craftsman style (1905-1930) (Koval 1989:50-54).

As the Meeks Bay Resort area was not developed until the 1920s, however, the styles were limited to those that gained in popularity after that time. These include vernacular Log Cabins, Resort Rustic; and Tudor and Tudor Revival/Minimal Traditional buildings from the 1920s through the 1950s.

The following paragraphs are adapted from Koval (1989) and Virginia Savage McAlester (2013) and describe some of the distinctive characteristics of the Meeks Bay Avenue architecture: Log construction (8305) and Resort Rustic (8307).

Log Buildings were popular in America from the initial settlement through the period when availability of locally sawn lumber made balloon frame construction easier and more popular. In the Tahoe Basin, however, and in other areas of the Sierra Nevada, log-type construction was popular for cabins and second homes from the late 19th century through the present.

Attributed to Swedish and Finnish colonists in the United States, the use of log construction soon became the dominant building form in the timbered regions of the nation. With its heavily forested areas of large stands of pine and fir, the Tahoe Basin provided the materials for log buildings, their size limited only by the length of available logs and the weight carried. The readily available soft woods, pine and fir, featured the straight logs and smooth trunks that were easily cut, shaped, and carried. Logs were often left round, but were also hewn and stripped of bark. Distinctive corner-notching styles were used by different ethnic groups. Chinking materials included mud, clay, wood, straw, shingles, wood chips, and stones. Log structures were simple in plan and built initially upon a one-room unit, typically with two rooms up and two down, or four up and four down.

Two major types of horizontally laid log construction were used. A framework of roughly squared and notched logs was constructed and sometimes clad with shingles or clapboards. The Finns were famous for the precision of this method of construction; their log buildings were not clad and typically did not need chinking. The second method of construction was round logs joined at the corners with overlapping saddle notches, chinked with clay or other materials to keep out the weather. Both types of log construction can be found in the Tahoe Basin. The rough, round logs were jointed with a variety of fitted joints: saddle, square, V, half and full-dovetail and chinked with a variety of caulking mixes (Koval 1989:50-51).

During the 1920s and 1930s, pre-manufactured half-log siding was used in many recreation residences to continue the log tradition without the work required in felling and peeling real logs. During this period rustic V-groove (or V-rustic) of pine or fir was used for trim and the upper gable walls on log buildings. Logs were also commonly used for porches, railings, and decorative framework for retaining walls and trellises (USDA Forest Service 2001:63).

Companies, such as the Shevlin Pine Sales Company, offered both “Shevlin pine log siding” as well as designs for second homes using their half-log siding (USDA Forest Service 2001:62). Located in Minnesota, in 1931, the company produced a catalogue and sold siding through

numerous lumber companies. Numerous other companies on the west coast produced the same type of siding.

In recent years many residences in the Tahoe Basin have been constructed with large logs, often purchased in kits from Canadian or northwestern companies and assembled on site. These homes bear little resemblance to their predecessors, having several stories, multiple rooms, and elaborate architecture.

Resort Rustic Buildings were constructed in the Tahoe Basin from the early 1900s through the 1940s. Derived from the Adirondack Rustic Style (1870-1930), the architecture was first developed in the Adirondack region of upstate New York, where William West Durant, president of the Adirondack Railroad, developed that area for the well-to-do. Durant's architectural style used glorified log construction for rustic camps for America's upper class.

The building complexes designed and built in this style were set on a lake or river against a background of forest and mountains. They were built of readily available natural materials in a local craft tradition. They are characterized by the use of logs and indigenous stone, shingled roofs with broad overhangs and porches, and simply proportioned window and door openings. All of the features described above are also characteristic of the Resort Rustic style of architecture found at Lake Tahoe; however, for the most part, the buildings constructed at Lake Tahoe were not built in the same grand scale as the great lodges in the Adirondacks.

Rustic in the sense of blending with its rural setting was a concept used by a large group of people building lodges and second homes in resort-type areas. Many of the historic resources remaining at Tahoe are in this style.

The Resort Rustic style is characterized by rough stone foundations and large, stone chimneys and moderate to steeply pitched gabled and hipped roofs – often covered with wooden shingles or shakes and pierced with dormer windows. Asymmetrical composition, unpeeled logs or half-round logs applied as siding or board-and-batten siding or shingled siding left unpainted or bark siding, and numerous small windows with many panes and simple undecorated frames are elements of this style (Koval 1989:51-52).

The style has also been called Residential Rustic, and has been defined:

Successfully handled, [rustic] is a style which, through the use of native materials in proper scale, and through the avoidance of rigid, straight lines, and over-sophistication, gives the feeling of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surroundings and with the past (Tweed *et al.* 1977:93, in USDA Forest Service 2001:58).

While there were many variations, and individual buildings were quite different, there are common characteristics of rustic architecture: buildings were constructed of natural, native materials and textures, such as stone, log, or wood shingles; natural colors were used to blend with the environment; architectural elements were chosen for their utility, but also for their ability to blend with the geology or terrain; the proportions of a building were designed to fit the site and its surroundings; straight, harsh lines were avoided; vertical emphasis as to be avoided, particular in the form of large imposing roofs; buildings were often designed to be viewed from all sides; a

central, architectural theme was established for groups of buildings, or buildings within a park, to create continuity; buildings might incorporate historical or specific cultural details architecture (Tweed et al. 1977:93-94, in USDA Forest Service 2001:60).

In the Tahoe Basin the roof was routinely more steeply pitched, in response to the heavy snow loads of the region. Other variations from the traditional style included the use of metal roofing and much smaller porches, also in response to the snow loads and the danger of fire in a wooded area. The style has recently been bastardized in the design of Alpine Modern buildings, many of which feature exposed rafter tails, knee braces, tapered porch posts, and mixed-materials, but with much larger elements than in the period homes.

As noted by Architectural Historian Dr. Mires,

Rustic homes at Lake Tahoe have been built in all shapes and sizes, ranging from the one-room cabin to the architect-designed mansion.... Regardless of size, most rustic homes in the Tahoe Basin had another common denominator: they were only seasonally occupied. As such, they were considered second homes...The second-home nature of most single-family dwellings at Lake Tahoe built prior to World War II exhibited the economy and practicality of the rustic style....(Mires 2016:47).

With little level ground around the Tahoe Basin, cabins had to adapt to the contours of the property, often with one or two stories in the front, and two or three on the rear lakeward slope. They also adjusted to the landscape, building around and amongst granite boulders, trees, and steep hillsides.

Meeks Bay Architecture

Just north of the subject properties, the Meeks Bay Lodge, constructed in the Resort Rustic Style, was designed and built by contractors Will, Harry, and Millard Hollenbeck, brothers from South Pasadena, in 1925. Millard had come to Tahoe as an employee of Anita Baldwin to perform the work of tearing down the Tallac Hotel. Utilizing materials salvaged from the hotel, he built several residences southwest of the resort, and then the rustic Meeks Bay Lodge, of native stone and timber with peeled log porch posts and rails, large stone chimney, and steeply pitched shingled roof (Van Etten 1994:84-85).

Other buildings at nearby Meeks Bay Resort were built of manufactured log siding, including the 1934-5 Kehlet Mansion, the 1922 Store (with shingles in the gable roof and peeled log porch posts and railing), 1931 Caretaker's Residence, the 1929 Hotel, barber and beauty shops, Bingo Parlor/Trading Post and many of the 1920s and early 1930s cabins and maintenance buildings (Figure 7). Most were designed and built by Frank Merrill (1879-1928), a friend of the Kehlets from Southern California who was experienced in all phases of construction (Van Etten 1994:46).

The first cabins at Meeks Bay Vista, however, were simple primitive structures, often of one or two rooms, including a kitchen, with sleeping lofts and outdoor privies. Electricity had been brought to the west shore by 1927, so the cabins were at least electrified. They were, of course, located on desirable lakeshore property (Van Etten 1994:64-68).



Figure 7. Caretaker's Cottage at Meeks Bay Resort, 1931.

It appears likely, therefore, that the buildings at 8305 and 8307 Meeks Bay Avenue were influenced by or emulated the design of the Meeks Bay Resort. They may have been designed and built by Millard and/or William Hollenbeck, who built the Meeks Bay Lodge, numerous other properties at Meeks Bay, and was a neighbor and friend of the Millers and Huntleys in Auburn and Meeks Bay.

Built in the early 1930s, the subject properties were much more sophisticated structures than those built at Meeks Bay Vista in the 1920s, with second stories, larger masses, separate rooms, indoor bathrooms, individual piers, extensive terracing and other amenities, suggesting design and construction by more affluent families than those of the early Meeks Bay Vista cabins.

Boathouses and Piers

Due to the inadequacy of the roads in the Tahoe Basin in the early years, most travelers to the lakeshore resorts and cabins traveled to their destinations by steamer or sailboat. Visitors to the Tahoe area traveled to Truckee via the Central Pacific Railroad (CPRR), which reached Truckee in 1868, from where they traveled by stage to Tahoe City and then by steamer or boat to their destination. After the completion of the Tahoe Railway, people and goods were transhipped directly to Tahoe City, thereby shortening the travel time.

From there, however, until the advent of the automobile and good roads, people and commodities were still delivered by boat to their various locations. This type of transportation necessitated the construction of piers and boathouses, to load and unload passengers and freight, and all of the early settlements and resorts constructed extensive piers and boathouses for their trade.

Beginning in the early 20th century, the popularity of wooden power boats on Lake Tahoe, piloted by wealthy landowners, led to the construction of smaller private piers and boathouses, as most of the well-to-do property owners utilized their boats for not only daily recreation but as a means of travel to dinner parties and events around the lake. Many of these boathouses were located on shore, with boats winched up on tracks into the buildings, some of which were quite elaborate. Extant examples include those at Sugar Pine Point and Tallac Historic Site, while others, such as at Meeks Bay Resort, have been removed. A fine example of an early 20th century boathouse at the end of a pier was noted at the Al Tahoe Subdivision, but was sunk during a recent storm.

The rapid expansion of recreational boating on the lake beginning in the post-World War II years, when many of the large estates were subdivided and middle-class families purchased lots, built summer homes, and bought power boats, prompted the proliferation of piers and boathouses around the lake. These structures, in contrast to those of the wealthy landowners, were much simpler examples, often consisting only of wooden piers and decks, or concrete piers with lift and pulley systems. In some cases small boathouses, for one or two boats, were attached to the lakeside end of the piers, affording an additional form of protection, often with storage space for lifejackets, cushions, oars, and other necessities.

Unfortunately, by their very nature, piers and boathouses deteriorate quickly and fall prey to the vicissitudes of time and weather. As roads and the advent of the automobile and truck replaced the steamers and boats as the major form of transportation on the lake, many were simply abandoned. Therefore, very few early structures remain, and those that are extant have often been remodeled or upgraded, resulting in a lack of integrity to their period of significance.

The majority of the existing boathouses and piers date to the latter half of the 20th century and the beginning of the 21st, and are representative of the available styles and materials, most of which were mass produced. They include such materials as chemically treated lumber and piers, concrete piers, metal lift and pulley systems, plywood sidings, and aluminum frame windows and sidings. Styles are basic and lacking in any architectural embellishments or particular stylistic elements, resulting in their conformity and lack of distinctive characteristics.

Construction dates of the present boathouse and piers on the subject properties were evidently built by the 2000s, as the TRPA lease for the pier, boathouse, boatlift, and two buoys were noted in 2012. Piers were depicted in the early 1990s (USGS 1992), but it is unknown if they were wood or steel. The present piers are supported by steel posts, and have Trex and wood frame decks. They probably replaced earlier piers that were built by at least the 1940s.

RURAL HISTORIC LANDSCAPES

As noted:

Ancillary to its rustic buildings, Tahoe's cultural landscape contains a plethora of gazebos, benches, boathouses, and yard ornaments. During the heyday of Lake Tahoe's rustic resorts... guests spent a considerable time strolling the grounds and otherwise

enjoying the great outdoors... . Therefore, it is important to note that the Tahoe style was not confined to primary buildings but extended to the property itself (Mires 2016:111).

Buildings at Lake Tahoe are inseparable from their physical setting... or viewshed. Physical setting is so important that the National Register of Historic Places considers it a vital criterion of any building's integrity (Mires 2016:114).

As defined by the National Register, a rural historic landscape is:

... a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy or intervention and that possesses significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structure, roads and waterways, and natural features (McClelland *et. al.* 1999:1-2, in USDA Forest Service 2001:56).

Obstacles such as massive rock outcrops, steep slopes, and poor access called for creativity and adaptability... . Thus, recreation residences also reflect individualism, emanating from the personality of the builder, the character of the local environment, and the availability of building materials (USDA Forest Service 2001:67).

FINDINGS AND CONCLUSIONS

The studies of 8305 and 8307 Meeks Bay Avenue resulted in the inventory and recordation of the Dr. William and Edna Miller/Margaret Miller Trembley residence, guest house, boathouse, and pier; and the Lathrop and Lillian Huntley/Lathrop Soule and Mattie Mae Huntley residence, garage, pier, lighthouse, and pump house. The pump house was built in the same architectural style as the Huntley residence, but is shared with the adjoining Miller property and straddles the property line. In addition, the properties share stone walls, pathways, terraces, garden features, driveway, and other elements suggesting they were all constructed by the same persons at the same time period (Figure 8).

Although the builder of these structures is unknown, it appears likely that they were constructed by the Hollenbeck brothers, as they were designed in much the same style as the Kehlet Mansion at Meeks Bay, the Meeks Bay Lodge, and other properties in the Meeks Bay Vista Subdivision constructed by them. They also owned the Hollenbeck Tract in Meeks Bay Vista subdivision, adjoining the subject properties on the south, and were friends of the Miller and Huntley families at Auburn and Meeks Bay.

Architectural Descriptions

8305 Meeks Bay Avenue (APN 16-063-01) Dr. William and Edna Miller/Margaret Miller Trembley Residence

Primary Residence. Built ca. 1932, this is a one and one-half story frame building with an L-shaped 1,010 square foot mass. It has steeply pitched side gable roof with a one story cross-gabled extension on the primary southwest façade. The roof is covered with composition shingles, and features exposed rafter tails and eave boards. A gable-roofed dormer is located on the southwest primary façade, and two on the northeast elevation. The walls are clad in manufactured half-log siding, interleaved at the corners. The foundation is of granite and volcanic rock mortared with concrete. A large rock chimney is located on the northwest elevation. Primary entry to the residence is via a plank door in the L, facing southwest, beneath a gable-roofed portico. A secondary entry is located on the southeast elevation, via a stone and concrete terrace and French door. Fenestration consists of frame windows, with three vertical lights about a single light, double hung, with large picture windows on the northwest corner, three on the lake side and three on the southeast, as well as 6/1-, 3/1-, and 1/1- light frame windows, double-hung. All doors and windows are covered with wood shutters, with a cut-out acorn pattern. A stone and concrete terrace is located on the northeast elevation, facing Lake Tahoe, and accessed via a stairway from the northwest side. A plank door provides entry into the basement story on the northeast elevation. The residence is located on a northeastern sloping lot, on a shelf above the shore of Lake Tahoe, with a guest house, pier and boat house, and extensive landscape features (Figure 9).

Guest House. A frame one and one-half story guest house is located southwest of the primary residence. It has a square mass, measuring 408 square feet. The building has a steeply pitched side-gable roof, with exposed rafter tails and eave boards. A gabled dormer is located on the east elevation. The walls are covered with manufactured half-log siding matching the primary residence, and the building has a rock foundation mortared with concrete. A two-story frame stairway and deck are located on the north elevation and a small deck on the first story east elevation. Primary entry is via a plank door on the primary south façade, with a secondary entry via a French door flanked by multi-light windows on the east elevation. Other fenestration consists of a large multi-light frame window on the primary south façade, and paired windows on the gable ends with three vertical lights. The guest house is located on a level lot, facing south towards a paved parking area, connected to the primary residence via a stone pathway.

Boathouse and Pier. A boathouse and pier are located at the lakeshore and extend northeasterly into Lake Tahoe. The boathouse is a frame one-story rectangular structure with a front-gabled roof covered with composition shingles. The walls are clad in horizontal board siding, with vertical dog-tooth siding in the gable ends. The building is enclosed on the back and sides, with the front open to the lake. Hanging above the boat entry on the north façade is a life ring with the words “Aeolia” and “Trembley,” above crossed oars. The Trembleys owned a 1941 wood Chris Craft two cockpit runabout that was often entered in the Wooden Boat Show at Lake Tahoe (Van Etten 2021). Adjoining the boathouse on the east is an 85-ft long pier with Trex decking supported by steel posts.



Figure 9. Miller House, 8305 Meeks Bay Residence and mortared rock stairway, view west from lakeshore, 10/17/2020.

8307 Meeks Bay Avenue (APN 16-063-16) Lathrop Huntley/Cordingly/Putnam & Williams Residence

Residence. Built in 1932, this architectural resource is a one and one-half story frame building with a 1,012-square foot, rectangular mass. The steeply pitched side-gabled roof is covered with wood shakes and features exposed rafter tails and eave boards. A gable-roofed dormer and A-frame dormer are located on the primary southwest façade, with a central cross-gabled hexagonal bay on the northeast first floor. A full-width shed-roofed porch, supported by seven barked log posts is located on the primary façade; two barked log posts support the bay. The porch floor is constructed of slate stone, as is a walkway on the southwest elevation that provides access to a stone terrace. Primary entry is via a modern paneled door, accessed from the porch, and a secondary door is located on the southeast corner of the façade. Another entry is located on the northeast corner, accessed by a curved stone stairway, while a plank sawbuck door beneath provides entry to the basement. Walls are clad in wood shingles, applied in a staggered pattern, and the foundation is of concrete mortared stone. Fenestration consists of wood frame windows: three picture windows in the bay, four vertical ribbon windows on each side of the northeast corner, 6/1 light frame windows, and 1/1 light frame windows, double hung, on other elevations. Although the roof, walls, and window frames are of natural wood, the trim is painted in red and blue, unusual for Lake Tahoe. The residence is located on a northeast-sloping lot, southeast of the Miller Residence, on a shelf above the shore of Lake Tahoe, with a garage/guest house, pier and lighthouse, a pump house and extensive landscape features shared with the 8305 Meeks Bay Avenue property (Figure 10).

Garage/Guest House. A frame 808-square-foot frame garage/guest house is located south of the residence. A linear structure, it features a front-gable roof over the garage, with two intersecting cross gable roofs that step southeasterly towards Lake Tahoe. The roofs are covered with composition shingles, and the walls are clad in wood shingles applied in a staggered pattern. The garage is one and one-half story, with double modern wood and glass roll-up doors on the primary southwest façade, and paired 1/1 light frame windows, double-hung, in the front gable. A pedestrian entry is located in the middle section, accessed by stone steps and a paneled frame door, with another entry, via a plank sawbuck door on a diagonal, providing entry to the third section. A 6/6 light frame window is located in the east elevation of the third section and a 1/1 light frame window in the gable end of the second section; both are double-hung.

Pump House. Shared by both properties (80 square feet on the 8305 property and 147 on 8307), a frame pump house is located at shoreline. It has a steeply pitched side-gable roof covered with composition shingles. The walls are clad in wood shingles applied in a staggered pattern. Primary entry is via a four-paneled door on the southwest shore. It is built and designed like the Huntley property, but on the shared property line, so evidently built for both at the same time.

Pier. A pier, with wood decking supported by circular steel posts, is located at shoreline. It is 85 feet long and extends northeasterly into Lake Tahoe.

Lighthouse. A frame tower structure located at shoreline holds a small light beneath a pyramidal shingle roof.



Figure 10. Huntley House, 8307 Meeks Bay Avenue, view from lakeshore to northwest, 10/17/2021. (Miller House visible at upper right.)

Landscape Features (shared by both properties, and constructed by same builder).

Rock Foundations, Terraces, Walls, Pathways, Fireplaces, Chimneys, Ovens, and other Features.

All buildings on both properties have foundations of rough granite stones, mixed with a few volcanic stones, mortared with concrete. A rock chimney is located on the northwest elevation of the primary residence at 8305 Meeks Bay Avenue. Both 8305 and 8307 have stone terraces on their first floors, facing northeast towards Lake Tahoe. A large terrace on the southeast side of the 8307 property contains a rock fireplace, flanked by four ovens on one side and a sink on the other. The fireplace has a segmental arch, with a granite keystone, and is lined with fire brick. Another rock oven, with two iron doors, is located southwest of the pump house on the 8305 property.

The two properties contain an interwoven combination of pathways, stairs, and other features built of rock walls with slate floors mortared with concrete. Pathway walls vary between one to four courses high, mortared in an irregular pattern; they encircle flower beds, provide access between the two residences, the driveway, piers and pump house, and the shoreline. Entrances to each pathway, residence, garage, stairway, etc. are denoted by pillars of roughly eight rocks, and circular rock flower beds are located at the entries to both residences. One wall, at 8307, has a broken Native American slick embedded in the corner, and another features a GAR (Grand Army of the Republic) cemetery marker. In addition, other architectural features of rock and concrete are located within the grounds of both properties.

The date of their construction is unknown, but they appear to have been built in the 1930s, shortly after the residences were constructed, as photographs of other walls and pathways in the Meeks Bay area date to that period and were probably constructed in the early years of residential occupation. It has been suggested that the stonework may have been designed and built by Fred Kotan (1891-1959), a German stone mason and bricklayer, who was actively working in the Meeks Bay area in the era (Van Etten 2021).

Granite Breakwater. A curved breakwater of large granite boulders is located on the shoreline north of the residences, between the 8305 and 8307 Meeks Bay Avenue properties.

Conclusions

The residences, guest quarters, garage, and landscape features at 8305 and 8307 Meeks Bay Avenue, although owned by separate entities throughout their history, are inextricably connected by their histories, stone walls, pathways, terracing, pump house, driveway, and other features. They are situated on a natural terrace that slopes steeply northeast towards Lake Tahoe, following granite boulders, cedar, pine, and fir trees, manzanita, chaparral, and native forbs and grasses northeast towards their shorelines.

The architectural resources located at 8305 and 8307 Meeks Bay Avenue appear eligible for listing on the NRHP at the state level under Criteria A and C. Under Criterion A, they represent a significant period in the development of the Lake Tahoe Basin. They are associated with the expansion of the outdoor recreation movement and the development of recreational housing associated with the automobile and the newly created state highway system. The residences and associated buildings exhibit the distinctive qualities of rustic vernacular and popular architecture. As an assemblage of related buildings set along the west shore of Lake Tahoe, the Miller and

Huntley properties convey a strong identity with rustic mountain summer residences of the early twentieth century, a strong sense of handcrafted aesthetic in harmony with the natural and cultural landscape, and the reflection of a strong association with the development of the automobile and an improved state and national highway system.

Under Criterion C, the buildings, constructed in the early 1930s, convey a sense of design representative of rustic Lake Tahoe architecture of the 1930s through the 1950s. The historic period landscape features: stone walls, landings, stone fireplaces, and pathways are also contributors to their eligibility. Each recreation residence has a distinguishable cultural landscape composed of residences, outbuildings, piers, access roads, trails, pathways, and other landscape features.

As a whole, the two residential complexes retain their integrity to their period of significance (1932-1950s), and are unusual in the integration of two complexes belonging to different families. The stone features embody the distinctive characteristics of the type, period, and method of construction utilized within the Meeks Bay area in the 1930s-1950s. As such, they are contributing elements to the historic properties, as features which date to their period of significance.

The architectural resources do not appear eligible under Criterion B, as they are not associated with any persons important in history, nor do they appear eligible to answer questions important in history (Criterion D) beyond their recordation in this report.

The buildings and landscapes of the properties retain integrity of location, design, setting, materials, workmanship, feeling, and association that embody rustic character and blend with the environment. Integrity of the cultural landscape is important in determining the properties' eligibility, as well as architectural integrity of the buildings that make up the properties; both retain integrity to a remarkable degree.

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**APPENDIX A
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
HISTORIC RESOURCES RECORD FORMS**

P1. Other Identifier: Miller/Trembley Recreation Residence

***P2. Location:** Not for Publication Unrestricted ***a. County** El Dorado

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Meeks Bay, CA **Date** 1992 **T** 14 N **R** 17 E, Portion of **Sec.** 28; **MDBM**

c. Address 8305 Meeks Bay Avenue **City** Tahoma **Zip** 96142

d. UTM: (Give more than one for large and/or linear resources) **Zone** 10 **mE/** _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate). **APN** 016-063-001

***P3a. Description:** Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. This is a one and one-half story frame building with an L-shaped 1,010 square foot mass. It has a steeply pitched side gable roof with a one story cross-gabled extension on the primary southwest façade. The roof is covered with composition shingles, and features exposed rafter tails and eave boards. One gable-roofed dormer is located on the southwest primary façade and two on the northeast elevation. The walls are clad in manufactured half-log siding, interleaved at the corners. The foundation is granite and volcanic rock mortared with concrete. A large mortared rock chimney is located on the northwest elevation. Primary entry to the residence is via a plank door in the L, facing southwest, beneath a gable-roofed portico. A secondary entry is located on the southeast elevation, via a stone and concrete terrace and French door. Fenestration consists of frame windows, with three vertical lights about a single light, double hung, with large picture windows on the northwest corner, three on the lake side and three on the southeast, as well as 6/1-, 3/1-, and 1/1- light frame windows, double-hung. All doors and windows are covered with wood shutters, with a cut-out acorn pattern. A stone and concrete terrace is located on the northeast elevation, facing Lake Tahoe, and accessed via a stairway from the northwest side. A plank door provides entry into the basement story on the northeast elevation. The residence is located on a northeastern sloping lot, on a shelf above the shore of Lake Tahoe, with a guest house, pier and boat house, and extensive landscape features. (Continued on page 2.)

***P3b. Resource Attributes:** (List attributes and codes) HP 2 Recreation Residence, HP 4 Ancillary Buildings, HP 29 Landscape Architecture

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View NE, 10/17/2020

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1932, El Dorado Recorder

***P7. Owner and Address:**
 Robert Buccola
 20 Bicentennial Circle
 Sacramento, CA 95828

***P8. Recorded by:** (Name, affiliation, address)
 Judith Marvin
 Foothill Resources, Ltd.
 P.O. Box 2040
 Murphys, CA 95247

***P9. Date Recorded:** 3/07/2021

***P10. Survey Type (Describe):**
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resources Inventory and

Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California. Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List) _____

Page 2 of 8

*Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue

*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date 7 March 2021 Continuation Update

***P3a. Description (continued):**

Guest House. A frame one and one-half story guest house is located southwest of the primary residence. It has a square mass, measuring 408 square feet. The building has a steeply pitched side-gable roof, with exposed rafter tails and eave boards. A gabled dormer is located on the east elevation. The walls are covered with manufactured half-log siding, matching the primary residence, and the building has a rock foundation mortared with concrete. A two-story frame stairway and deck are located on the north elevation, and a small deck on the first story east elevation. Primary entry is via a plank door on the primary south façade, with a secondary entry via a French door flanked by multi-light windows on the east elevation. Other fenestration consists of a large multi-light frame window on the primary south facade, and paired windows on the gable ends with three vertical lights. The guest house is located on a level lot, facing south towards a paved parking area, and connected to the primary residence via a stone pathway.

Boathouse and Pier. A boathouse and pier are located at the lakeshore and extend northeasterly into Lake Tahoe. The boathouse is a frame one-story rectangular structure with a front-gabled roof covered with composition shingles. The walls are clad in horizontal board siding, with vertical dog-tooth siding in the gable ends. The building is enclosed on the back and sides, with the front open to the lake. Hanging above the boat entry on the north façade is a life ring with the words “Aeolia” and “Trembley,” above crossed oars. Adjoining the boathouse on the east is an 85-ft long pier with Trex decking supported by steel posts.

Page 3 of 8

*Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue

*Recorded by: Judith Marvin

*Date 7 March 2021

Continuation

Update



Guest House, view west, 10/17/2020



Southeast Elevation of Primary Residence, 10/17/2020

Page 4 of 8

*Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue

*Recorded by: Judith Marvin

*Date 7 March 2021

Continuation

Update



East Side of Primary Residence, view east, 3/7/2021



View of primary residence from lakeshore, IMG-6194, 10/17/2020

Page 5 of 8

*Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue

*Recorded by: Judith Marvin

*Date 7 March 2021

Continuation Update



Boathouse, view northwest, lakeside. IMG-6250, 10/17/2020.

Boathouse, view northeast, IMG-6176, 10/17/20.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue

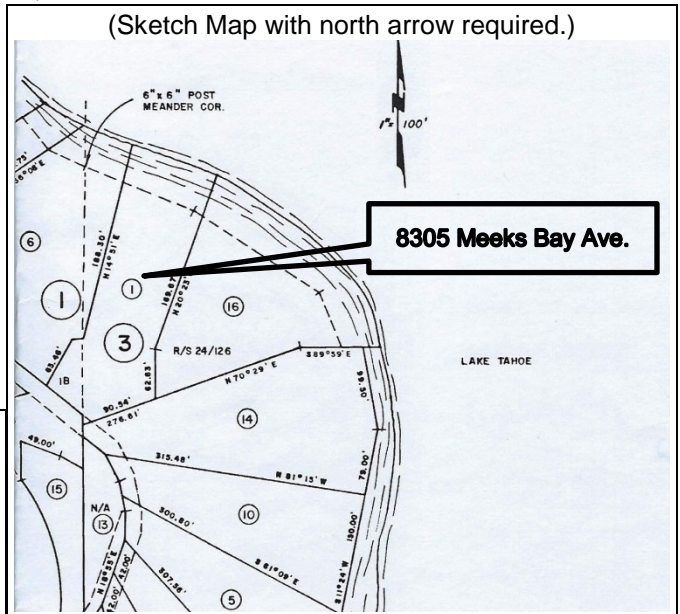
- B1. Historic Name: Dr. William M. and Edna Miller Residence
- B2. Common Name: Margaret Trembley Residence
- B3. Original Use: Recreation Residence B4. Present Use: Recreation Residence Rental
- *B5. **Architectural Style:** Resort/Residential Rustic
- *B6. **Construction History:** Built 1932, no major alterations noted. Date of Pier and Boathouse unknown.
- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- *B8. **Related Features:** Guest House, Boathouse, Pier, and stone terraces, pathways, stairways, and other landscape features; some shared with the adjoining Huntley Residence
- B9a. Architect: Unknown b. Builder: Probably Millard and/or William Hollenbeck; landscape features: Fred Kotan
- *B10. **Significance:** **Theme** Recreation Residence **Area** Meeks Bay, Lake Tahoe

Period of Significance 1932-1950s **Property Type** Recreation Residence **Applicable Criteria** A and C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
 The Dr. William and Edna Miller/Margaret Miller Trembley residence, guest house, boathouse, and pier, and a portion of the pump house were built in 1932; the pump house is shared with the adjoining Lathrop Huntley property. In addition, the properties shared stone walls, pathways, terraces, garden features, driveway, and other elements suggesting they were all constructed by the same builders. The Miller and Huntley families were residents of Auburn in Placer County and evidently planned their summer residences together. Although the builder is unknown, it appears likely that they were constructed by the Hollenbeck brothers, as they were designed in much the same style as the Meeks Bay Lodge and Kehlet Mansion, they owned property in the adjoining Meeks Bay Vista subdivision, and were friends of the Millers and Huntleys in Auburn and Meeks Bay.

The residences, guest quarters, garage, and landscape features at 8305 and 8307 Meeks Bay Avenue, although owned by separate entities throughout their history, are inextricably connected by their histories, stone walls, pathways, terracing, pump house, driveway, and other features. They are situated on a natural terrace that slopes steeply northeast towards Lake Tahoe, following granite boulders, cedar, pine, and fir trees, manzanita, chaparral, and native forbs and grasses northeast towards their shorelines.

The architectural resources located at 8305 and 8307 Meeks Bay Avenue appear eligible for listing on the NRHP at the state level under Criteria A and C. Under Criterion A, they represent a significant period in the development of the Lake Tahoe Basin. They are associated with the expansion of the outdoor recreation movement and the development of recreational housing associated with the automobile and the newly created state highway system. The residences and associated buildings exhibit the distinctive qualities of rustic vernacular and popular architecture. As an assemblage of related buildings set along the west shore of Lake Tahoe, the Miller and Huntley properties convey a strong identity with rustic mountain summer residences of the early twentieth century, a strong sense of handcrafted aesthetic in harmony with the natural and cultural landscape, and the reflection of a strong association with the development of the automobile and an improved state and national highway system. (Continued on p. 7.)

- B11. Additional Resource Attributes: (List attributes and codes)
- *B12. **References:** *Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California.* Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California. El Dorado County Recorder and Surveyor, Ancestry.com, Newspapers.com.
- B13. Remarks:
- *B14. **Evaluator:** Judith Marvin
 Foothill Resources, Ltd.
- *Date of Evaluation: 25 March 2021



(This space reserved for official comments)

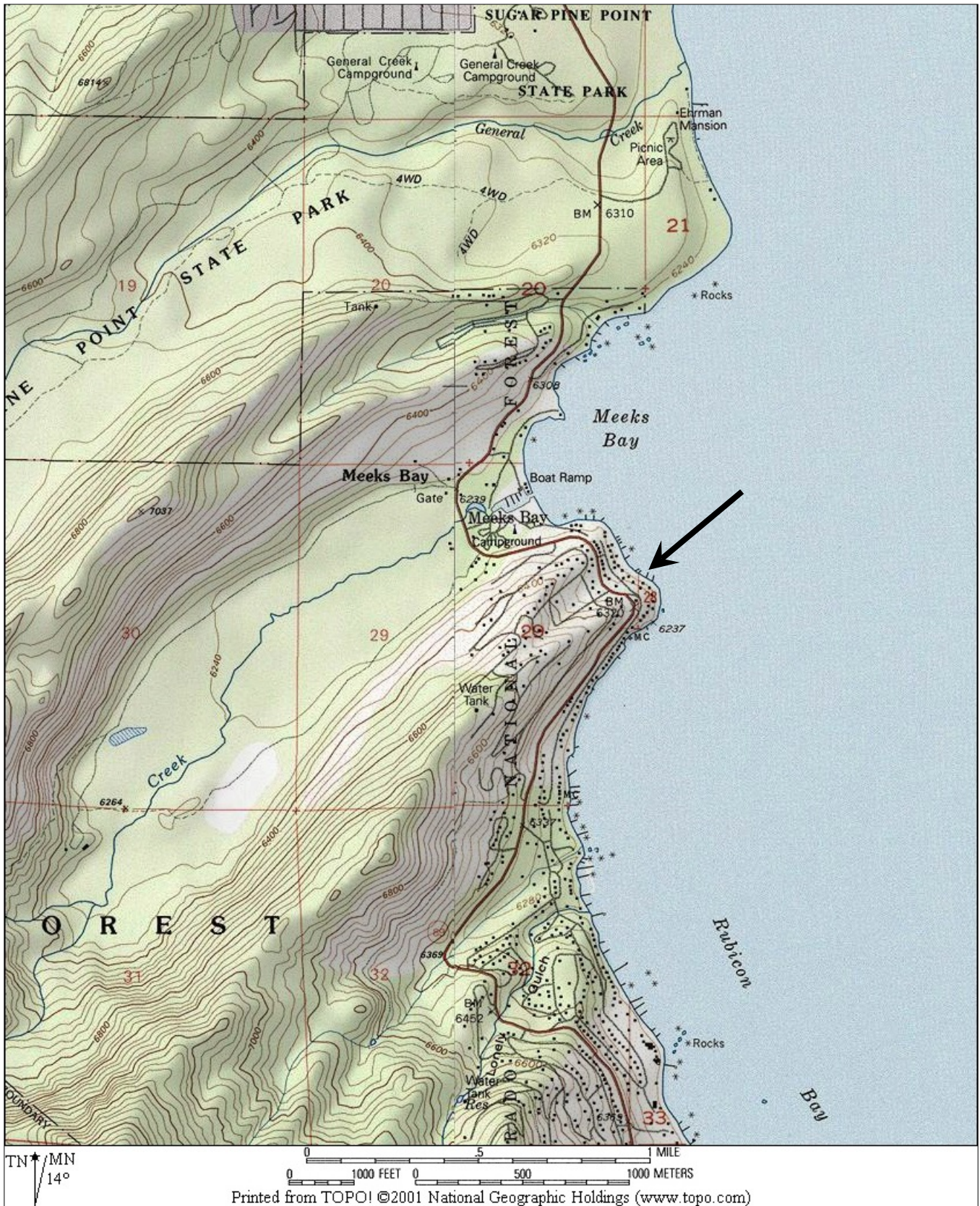
Page 7 of 8 *Resource Name or # (Assigned by recorder) 8305 Meeks Bay Avenue
*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date 25 March 2021 Continuation Update

***B10. Significance (continued):** Under Criterion C, the buildings, constructed in the early 1930s, convey a sense of design representative of rustic Lake Tahoe architecture of the 1930s through the 1950s. The historic period landscape features: stone walls, landings, stone fireplaces, and pathways are also contributors to their eligibility. Each recreation residence has a distinguishable cultural landscape composed of residences, outbuildings, piers, access roads, trails, pathways, and other landscape features.

As a whole, the two residential complexes retain their integrity to their period of significance (1932-1950s), and are unusual in the integration of two complexes belonging to different families. The stone features embody the distinctive characteristics of their type, period, and method of construction utilized within the Meeks Bay area in the 1930s-1950s. As such, they are contributing elements to the historic properties, as features which date to their period of significance.

The architectural resources do not appear eligible under Criterion B, as they are not associated with any persons important in history, nor do they appear eligible to answer questions important in history (Criterion D) beyond their recordation in this report.

The buildings and landscapes of the properties retain integrity of location, design, setting, materials, workmanship, feeling, and association that embody rustic character and blend with the environment. Integrity of the cultural landscape is important in determining the properties' eligibility, as well as architectural integrity of the buildings that make up the properties; both retain their integrity to a remarkable degree.



P1. Other Identifier: Lathrop Huntley Recreation Residence

*P2. Location: Not for Publication Unrestricted

*a. County El Dorado

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Tahoma, CA, Date 1992 T 14 N R 17 E, Portion of Sec. 28; MDBM

c. Address 8307 Meeks Bay Avenue City Tahoma Zip 96142

d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate). APN 016-063-016

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This architectural resource is a one and one-half story frame building with a 1,012-square foot, rectangular mass. The steeply pitched side-gabled roof is covered with wood shakes and features exposed rafter tails and eave boards. A gable-roofed dormer and A-frame dormer are located on the primary southwest façade, with a central cross-gabled hexagonal bay on the northeast first floor. A full-width shed-roofed porch, supported by seven barked log posts is located on the primary façade; two barked log posts support the bay. The porch floor is constructed of slate stone, as is a walkway on the southwest elevation that provides access to a stone terrace. Primary entry is via a modern paneled door, accessed from the porch, and a secondary door is located on the southeast corner of the façade. Another entry is located on the northeast corner, accessed by a curved stone stairway, while a plank sawbuck door beneath provides entry to the basement. Walls are clad in wood shingles, applied in a staggered pattern, and the foundation is concrete mortared stone. Fenestration consists of wood frame windows: three picture windows in the bay, four vertical ribbon windows on each side of the northeast corner, 6/1-light frame windows, and 1/1-light frame windows, double hung, on other elevations. Although the roof, walls, and window frames are of natural wood, the trim is painted in red and blue, unusual for Lake Tahoe. The residence is located on a northeast sloping lot, southeast of the adjacent residence at 8305 Meeks Bay Ave., on a shelf above the shore of Lake Tahoe, with a garage/guest house, pier and light house, a pump house and extensive landscape features shared with the adjacent property (continued on page 2).

*P3b. Resource Attributes: (List attributes and codes) HP 2 Recreation Residence, HP 4 Ancillary Buildings, HP 29 Landscape Architecture

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View east, 10/17/2020

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1932, El Dorado Recorder

*P7. Owner and Address:
Robert Buccola
20 Bicentennial Circle
Sacramento, CA 95828

*P8. Recorded by: (Name, affiliation, address)
Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: 3/07/2021

*P10. Survey Type (Describe):
Intensive survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resources Inventory and Evaluation Report for 8305 and 8307

Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California. Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

Page 2 of 7

*Resource Name or # (Assigned by recorder) 8307 Meeks Bay Avenue

*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date 7 March 2021 Continuation Update

***P3a. Description (continued):**

Garage/Guest House. A frame 808-square foot frame garage/guest house is located south of the residence. A linear structure, it features a front-gable roof over the garage, with two intersecting cross gable roofs that step southeasterly towards Lake Tahoe. The roofs are covered with composition shingles, and the walls are clad in wood shingles applied in a staggered pattern. The garage is one and one-half story, with double modern wood and glass roll-up doors on the primary southwest façade, and paired 1/1-light frame windows, double-hung, in the front gable. A pedestrian entry is located in the middle section, accessed by stone steps and a paneled frame door, with another entry, via a plank sawbuck door on a diagonal, providing entry to the third section. A 6/6-light frame window is located in the east elevation of the third section and a 1/1 light frame window in the gable end of the second section; both are double-hung.

Pump House. Shared by both properties (80 square feet on the 8305 property and 147 on 8307), a frame pump house is located at shoreline. It has a steeply pitched side-gable roof covered with composition shingles. The walls are clad in wood shingles applied in a staggered pattern. Primary entry is via a plank door on the southwest shore. It is built and designed like the Huntley property, but on the shared property line, so evidently built for both at the same time.

Pier. A pier, with wood decking supported by circular steel posts, is located at shoreline. It is 85 feet long and extends northeasterly into Lake Tahoe.

Lighthouse. A frame pyramidal structure holds a small light beneath a pyramidal shingle roof.

Granite Breakwater. A curved breakwater of large granite boulders is located on the shoreline north of the residences, between the 8305 and 8307 Meeks Bay Avenue properties.

Page 3 of 7

*Resource Name or # (Assigned by recorder) 8307 Meeks Bay Avenue

*Recorded by: Judith Marvin, Foothill Resources, Ltd.

*Date 7 March 2021 Continuation Update



Garage and Guest House, view southwest, 3/7/2021



Pump House, view northeast, 10/17/20, IMG-6170 (above); mortared stone foundation (right), IMG-6245

Page 4 of 7

*Resource Name or # (Assigned by recorder) 8307 Meeks Bay Avenue

*Recorded by: Judith Marvin

*Date 7 March 2021

Continuation

Update



Primary Residence, Lakeside Façade, view south, 10/17/2020



Primary Residence, view northwest, 3/7/2021



Garage and Guest House, view southeast, 3/7/2021

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 8307 Meeks Bay Avenue

B1. Historic Name: Lathrop Huntley/"Budge" Huntley Recreation Residence

B2. Common Name: Putnam & Williams Recreation Residence

B3. Original Use: Recreation Residence B4. Present Use: Recreation Residence

*B5. Architectural Style: Resort/Recreation Rustic

*B6. Construction History: Built 1932, no major alterations noted. Date of Pier unknown.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Guest House/Garage, Pier, Lighthouse, Pump House, and stone terraces, pathways, stairways, and other landscape features; some shared with the adjoining Miller Residence

B9a. Architect: Unknown b. Builder: Probably Millard and/or William Hollenbeck; landscape features: Fred Kotan

*B10. Significance: Theme Recreation Residence Area Meeks Bay, Lake Tahoe

Period of Significance 1932-1950s Property Type Recreation Residence Applicable Criteria A and C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Lathrop Huntley/"Budge" Huntley residence, guest house/garage, pier, and a portion of the pump house were built in 1932; the pump house is shared with the adjoining Dr. Miller property. In addition, the properties shared stone walls, pathways, terraces, garden features, driveway, and other elements suggesting they were all constructed by the same builders. The Miller and Huntley families were residents of Auburn in Placer County and evidently planned their summer residences together. Although the builder is unknown, it appears likely that they were constructed by the Hollenbeck brothers, as they were designed in much the same style as the Meeks Bay Lodge and Kehlet Mansion, they owned property in the adjoining Meeks Bay Vista subdivision, and were friends of the Millers and Huntleys in Auburn and Meeks Bay.

The architectural resources located at 8305 and 8307 Meeks Bay Avenue appear eligible for listing on the NRHP at the state level under Criteria A and C. Under Criterion A, they represent a significant period in the development of the Lake Tahoe Basin. They are associated with the expansion of the outdoor recreation movement and the development of recreational housing associated with the automobile and the newly created state highway system. The residences and associated buildings exhibit the distinctive qualities of rustic vernacular and popular architecture. As an assemblage of related buildings set along the west shore of Lake Tahoe, the Miller and Huntley properties convey a strong identity with rustic mountain summer residences of the early twentieth century, a strong sense of handcrafted aesthetic in harmony with the natural and cultural landscape, and the reflection of a strong association with the development of the automobile and an improved state and national highway system.

Under Criterion C, the buildings, constructed in the early 1930s, convey a sense of design representative of rustic Lake Tahoe architecture of the 1930s through the 1950s. The historic period landscape features: stone walls, landings, stone fireplaces, and pathways are also contributors to their eligibility. Each recreation residence has a distinguishable cultural landscape composed of residences, outbuildings, piers, access roads, trails, pathways, and other landscape features. (Continued on p. 6.)

B11. Additional Resource Attributes: (List attributes and codes)

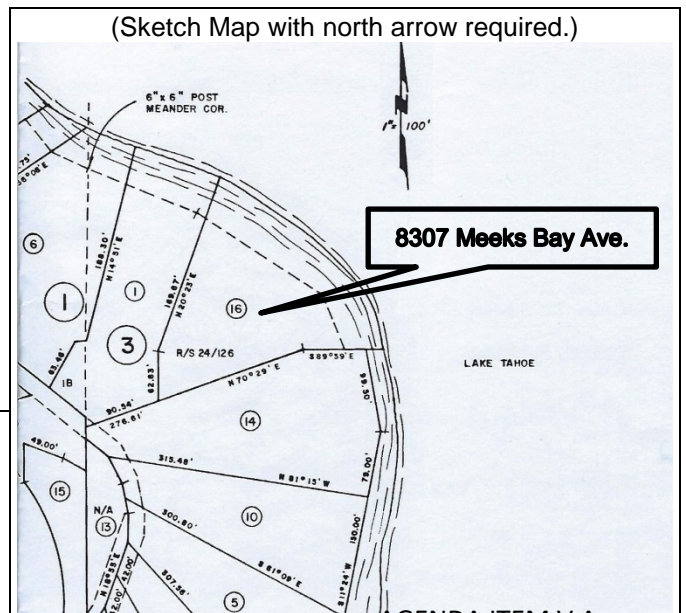
*B12. References: *Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California.* Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California. El Dorado County Recorder and Surveyor, Ancestry.com, Newspapers.com.

B13. Remarks:

*B14. Evaluator: Judith Marvin
Foothill Resources, Ltd.

*Date of Evaluation: 25 March 2021

(This space reserved for official comments)



Page 6 of 7

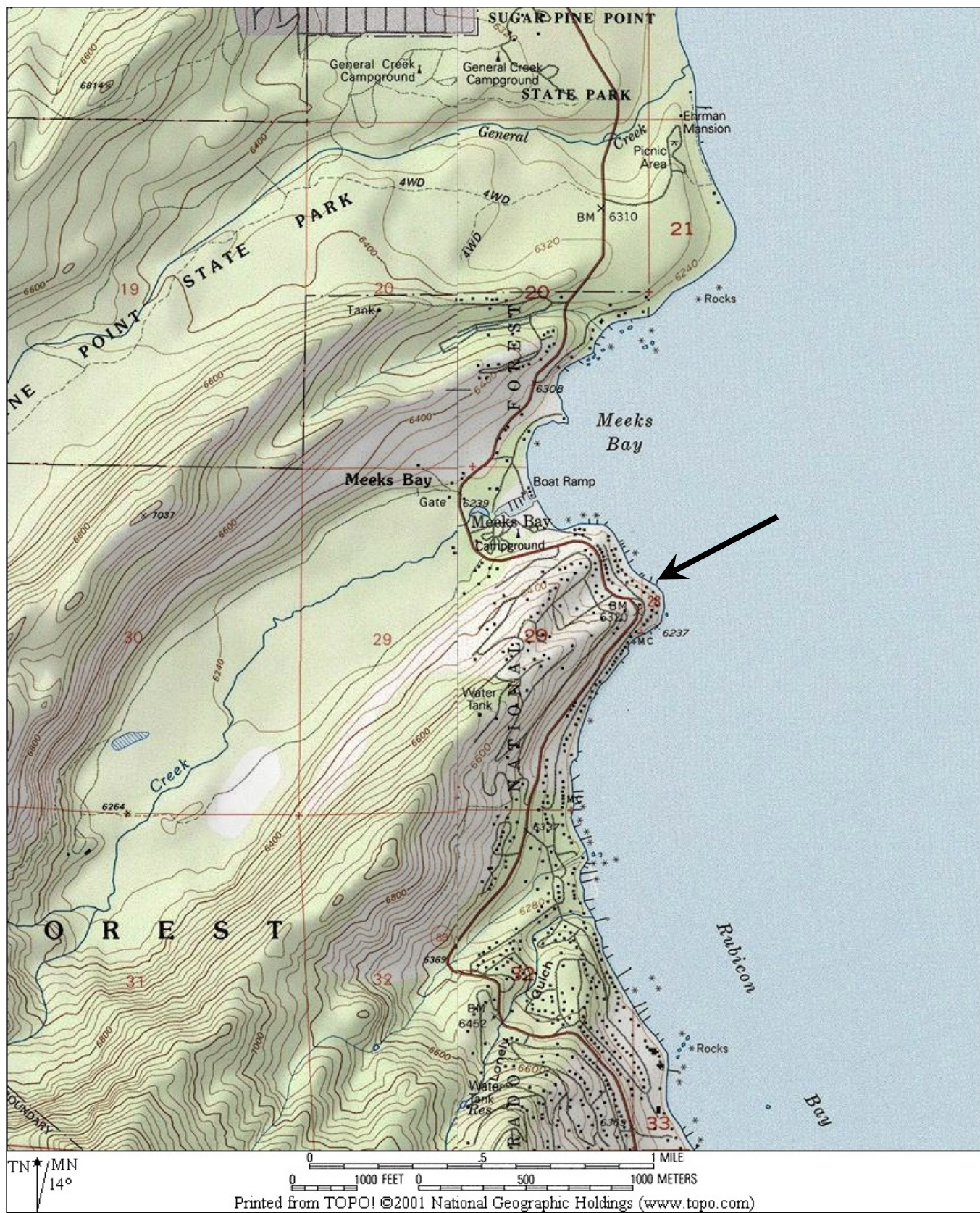
*Resource Name or # (Assigned by recorder) 8307 Meeks Bay Avenue

*Recorded by: Judith Marvin, Foothill Resources, Ltd.

*Date 3/7/2021

Continuation Update

***B10. Significance (continued):** As a whole, the two residential complexes retain their integrity to their period of significance (1932-1950s), and are unusual in the integration of two complexes belonging to different families. The stone features embody the distinctive characteristics of the type, period, and method of construction utilized within the Meeks Bay area in the 1930s-1950s. As such, they are contributing elements to the historic properties, as features which date to their period of significance.



P1. Other Identifier: Dr. William Miller and Lathrop Huntley Recreation Residences' Stone Walls, Terraces, Pathways, Stairways, Fireplace and Ovens, and Other Landscape Features

***P2. Location:** Not for Publication Unrestricted ***a. County** El Dorado
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Meeks Bay, CA **Date** 1992 **T** 14 **N** 17 **E**, Portion of **Sec.** 28; **MDBM**

c. Address 8305/8307 Meeks Bay Avenue **City** Tahoma **Zip** 96142

d. UTM: (Give more than one for large and/or linear resources) **Zone** 10 **mE/** _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate). **APN** 016-063-001, -016

***P3a. Description:** Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. All buildings on both properties have foundations of rough granite stones, mixed with a few volcanic stones, mortared with concrete. A rock chimney is located on the northwest elevation of the primary residence at 8305 Meeks Bay Avenue. Both 8305 and 8307 have stone terraces on their first floors, facing northeast towards Lake Tahoe. A large terrace on the southeast side of the 8307 property contains a rock fireplace, flanked by four ovens on one side and a sink on the other. The fireplace has a segmental arch, with a granite keystone, and is lined with fire brick. Another rock oven, with two iron doors, is located southwest of the pump house on the 8305 property.

The two properties contain an interwoven combination of pathways, stairs, and other features built of rock walls with slate floors mortared with concrete. Pathway walls vary between one to four courses high, mortared in an irregular pattern; they encircle flower beds, provide access between the two residences, the driveway, piers and pump house, and the shoreline. Entrances to each pathway, residence, garage, stairway, etc. are denoted by columns of roughly eight rocks, and circular rock flower beds are located at the entries to both residences. One wall, at 8307, has a broken Native American slick embedded in the corner, and another features a GAR (Grand Army of the Republic) cemetery marker. In addition, other architectural features of both properties include benches and yard ornaments.

***P3b. Resource Attributes:** (List attributes and codes) HP 29 Landscape Architecture

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View NE, 10/17/2020

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
ca. 1932, El Dorado Recorder

***P7. Owner and Address:**

Robert Buccola
20 Bicentennial Circle
Sacramento, CA 95828

***P8. Recorded by:** (Name, affiliation, address)

Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

***P9. Date Recorded:** 3/07/2021

***P10. Survey Type** (Describe):
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resources Inventory and

Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California. Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

*Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue Landscape Features

- B1. Historic Name: Dr. William Miller and Lathrop Huntley Recreation Residences' Stone Walls, Terraces, Pathways, Stairways, Fireplace and Ovens, and Other Landscape Features
- B2. Common Name:
- B3. Original Use: Recreation Residence Landscape Features B4. Present Use: Recreation Residence Landscape Features
- *B5. **Architectural Style:** Stone Landscape Features
- *B6. **Construction History:** Built ca. 1932, no major alterations noted.
- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- *B8. **Related Features:** Residences, Guest Houses, Garage, Piers, Pump House, Boathouse, and other features
- B9a. Architect: Unknown b. Builder: Probably Fred Kotan
- *B10. **Significance:** **Theme** Recreation Residence Landscape **Area** Meeks Bay, Lake Tahoe
Period of Significance 1932-1950s **Property Type** Recreation Residence Landscape **Applicable Criteria** C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The date of construction of the stone landscape features at 8305 and 8307 Meeks Bay Ave. is unknown, but they appear to have been built in the early 1930s, during the period when the residences were constructed, as photographs of other walls and pathways in the Meeks Bay area date to that period and were probably constructed in the early years of residential occupation. It has been suggested that the stonework may have been designed and built by Fred Kotan (1891-1959), a German stone mason and bricklayer, who was actively working in the Meeks Bay area in the era (Van Etten 2021).

The stone features were historically used by two families, and were shaped and modified by them; they possess a significant concentration, linkage, and continuity of areas of land use, vegetation, buildings and structures, pathways, stairways, terraces, and other landscape features. They embody the distinctive characteristics of their type, period, and method of construction utilized within the Meeks Bay, and Lake Tahoe, areas in the 1930s-1950s. Thus, the cultural landscape appears eligible for listing on the National Register at the state level under Criterion C.

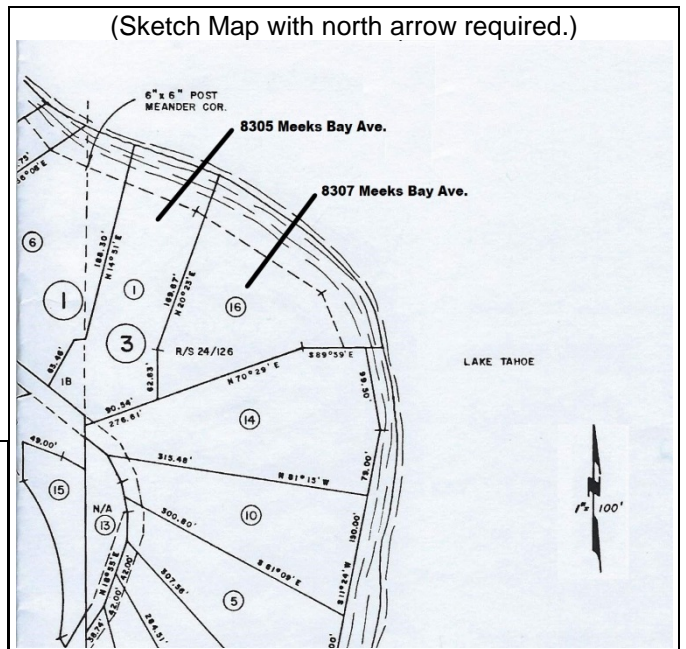
B11. Additional Resource Attributes: (List attributes and codes) HP 26, Monument, object with a commemorative or artistic purpose. HP 29 Landscape Architecture.

*B12. **References:** *Historic Resources Inventory and Evaluation Report for 8305 and 8307 Meeks Bay Avenue, Tahoma, Lake Tahoe, El Dorado County, California.* Prepared for Exline & Company, Inc., South Lake Tahoe. Prepared by Foothill Resources, Ltd., Murphys, California. El Dorado County Recorder and Surveyor, Ancestry.com, Newspapers.com.

B13. Remarks:

*B14. **Evaluator:** Judith Marvin
 Foothill Resources, Ltd.

*Date of Evaluation: 25 March 2021



(This space reserved for official comments)

Page 3 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Mortared stone baluster, slate steps, 8305 Meeks Bay Ave.,
10/17/2020, IMG-6212



Stone pillars, slate walkway, 8305 Meeks Bay Ave.,
10/17/2020, IMG-6215

Page 4 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Circular Stone Flowerbed, 8307 Meeks Bay Avenue, 3/7/2021



Mortared stone wall and slate stairway from 8307 Meeks Bay Ave., 10/17/2020, IMG-6202

Page 5 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Stone Pillars and Walls, 8307 Meeks Bay Avenue, 3/7/2021



Fireplace, Ovens, and Terrace, 8307 Meeks Bay Avenue, 3/7/2021

Page 6 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Stone Oven, 8305 Meeks Bay Avenue, 10/17/2020. IMG-6190



Mortared slate and stone path to mortared stone landing, lakeshore, 10/17/2020, IMG-6138

Page 7 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update

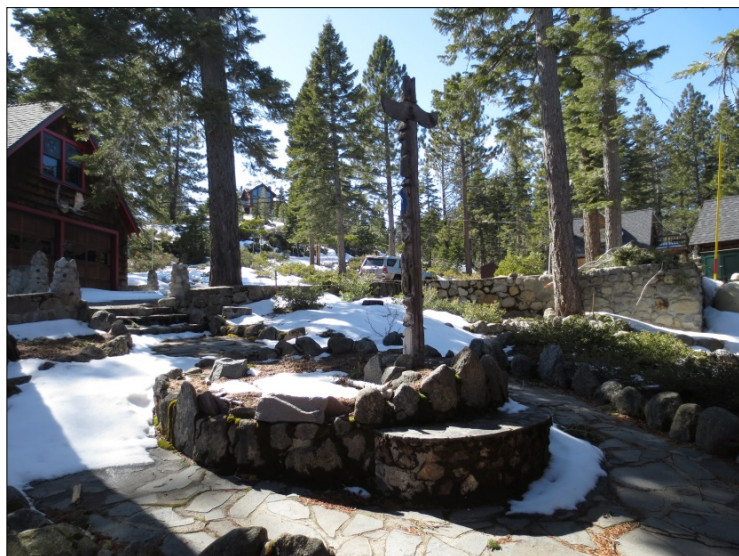


Mortared stone landing, lakeshore, 10/17/2020, IMG-6141



Stone "seat," lakeshore, mortared stone pillar at rear, 10/17/2020, IMG-6166

Page 8 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Circular Stone Flowerbed and Stone walls, 8307 Meeks Bay Avenue, 3/7/2021



Stone Column at Shoreline, 10/17/2020, IMG-6152

Page 9 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features
*Recorded by: Judith Marvin *Date 7 March 2021 Continuation Update



Post 10, G.A.R. (Grand Army of the Republic) Grave Marker embedded in wall, 8307 Meeks Bay Avenue



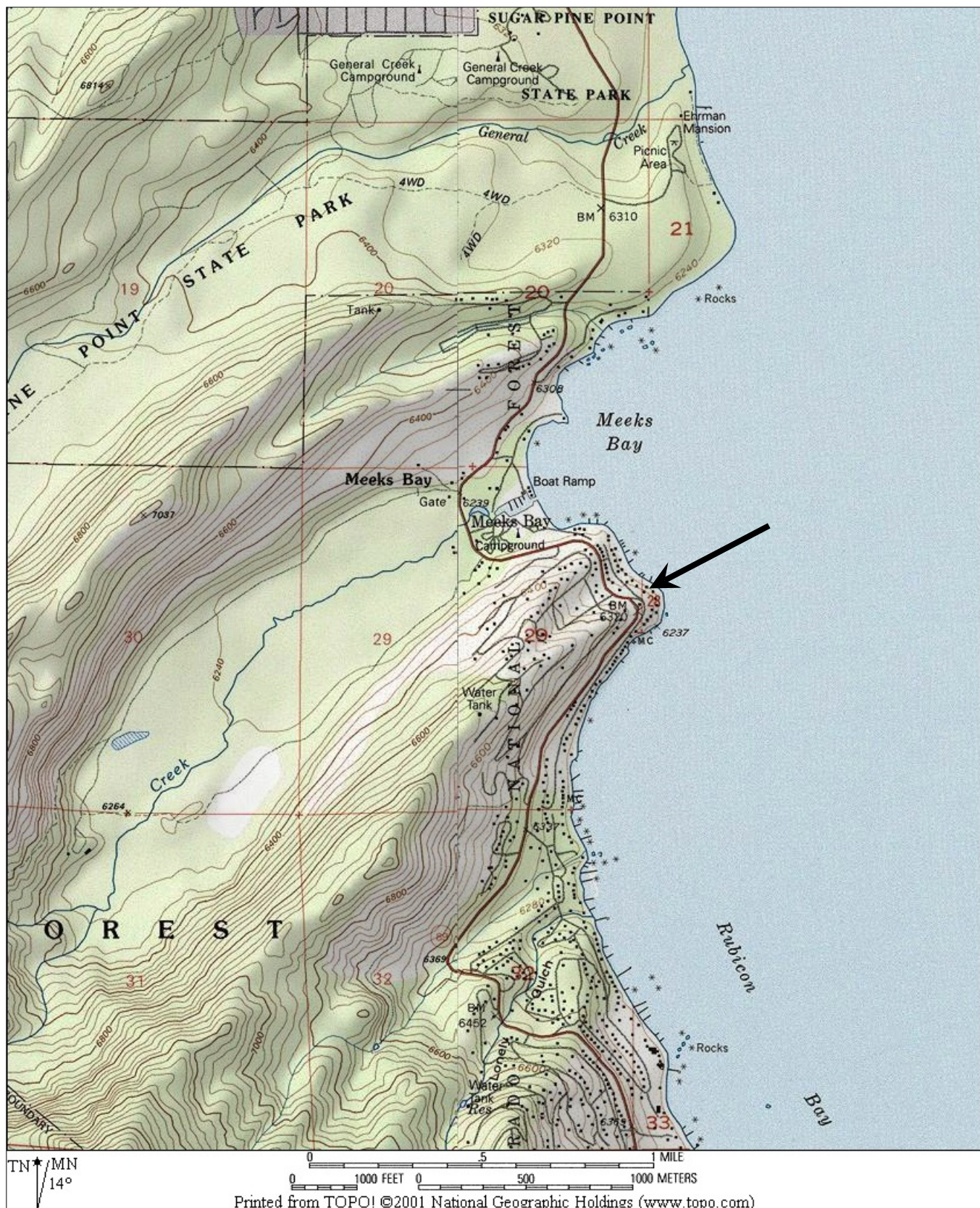
Native American Stone Slick, broken, embedded in rock wall, 8307 Meeks Bay Avenue, 3/7/2021

Page 10 of 10 *Resource Name or # (Assigned by recorder) 8305 and 8307 Meeks Bay Avenue, Landscape Features

*Map Name: Homewood & Meeks Bay, CA

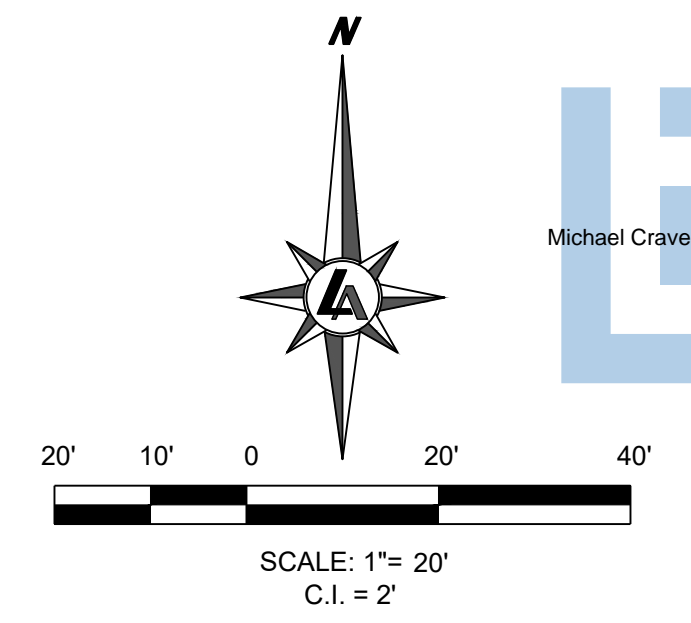
Scale: 1:24000

Date of Map: 1992



Attachment F
Lot Line Adjustment Site Plan (LLA2022-1420)

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BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010.00, ZONE 2. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003841875.

BASIS OF ELEVATIONS

DATUM: LAKE TAHOE DATUM
PROJECT BENCHMARK = LAKE ELEVATION ON 12/04/2020 HAVING AN ELEVATION OF 6225.67'

NOTES

- THIS SHEET IS PROVIDED FOR INFORMATION ONLY, SHOWING EXISTING CONDITIONS AT THE TIME OF SURVEY AND NOT A PART OF DESIGN REVIEW.
- FIELD WORK WAS PERFORMED ON 12/4/2020 & 12/17/2020.
- AT THE TIME OF SURVEY THERE WAS 0"-4" OF SNOW ON SITE.
- ONLY TREES 12" IN DBH OR LARGER WERE LOCATED.
- THE BACKSHORE SHOWN IS A COMPOSITE OF THE BACKSHORE DELINEATION PER R5 & R6.
- BOULDERS SHOWN ARE FROM AERIAL IMAGINE, ADDITIONAL BOULDERS MAKE EXIST WHERE OBSCURED BY VEGETATION.
- HIGHWATER LINE WAS DETERMINED BY A COMBINATION OF LASER SCANNING AND AERIAL PHOTOGRAPHY.
- THE BOUNDARY SHOWN IS MEASURED VALUES BETWEEN FOUND MONUMENTS. A RECORD OF SURVEY WILL BE FILLED WITH EL DORADO COUNTY DOCUMENTING THE BOUNDARY SURVEY.
- THE AVAILABLE COPY OF THE ACCESS EASEMENT (R7) IS NOT FULLY LEGIBLE AND PLOTTED PER DATA ON (R4)
- THE DESCRIPTION OF THE AREA EFFECTED BY (R8) REGARDING THE WATER SYSTEM AND UTILITIES IS NOT READILY PLOTTABLE. REFER TO DOCUMENT FOR DETAILS.
- SANITARY SEWER MARKS WERE FOUND TO BE GREEN LOCATE PAINT AND OR GREEN PAINTED LATH.
- THE PREVIOUSLY EXISTING STRUCTURES ON THE 8305 MEEKS BAY PARCEL WERE DEMOLISHED IN AUGUST/SEPTEMBER OF 2022. ADDITIONALLY, ASPHALT, UTILITIES, PATHWAYS AND OTHER EXISTING FEATURES WERE REMOVED. THE PROPOSED NEW RESIDENCE AND GARAGE ARE CURRENTLY UNDER CONSTRUCTION.

REFERENCES

- GRANT DEED, DOCUMENT NO. 2018-0037527, RECORDED SEPTEMBER 26, 2018, OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA.
- GRANT DEED, DOCUMENT NO. 2015-0022134, RECORDED MAY 20, 2015, OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA.
- MEEKS BAY SUBDIVISION MAP, BOOK A, PG 006, RECORDED SEPTEMBER 10, 1924, OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA.
- RECORD OF SURVEY FOR PUTMAN ET. AL., DOCUMENT NO. 2001-0022502-00, BOOK 24, PG. 126, RECORDED APRIL 23, 2001, OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA.
- BACKSHORE RESULTS FOR PUTMAN & WILLIAMS, DATED JUNE 13, 1997 BY B. JUDGE, TRPA RECORDS.
- TOPOGRAPHIC SURVEY FOR CHRISTIANSON, DATED SEPTEMBER 28, 2018, TRPA RECORDS.
- DEED, BOOK 238, PG. 385, RECORDED APRIL 1, 1947, OFFICIAL RECORDS EL DORADO COUNTY.
- AGREEMENT-WATER SYSTEM AND UTILITIES, BOOK 270, PG. 311, RECORDED JULY 16, 1949, OFFICIAL RECORDS OF EL DORADO COUNTY.
- NEW RESIDENCE FOR THE BUCCOLAS, 8305 MEEKS BAY AVE. PLAN SET, TRPA APPROVED JUNE 9, 2022, TRPA FILE NO. ERSR2021-1500.

PROJECT CONTROL

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
502	2144391.28	7099473.60	6277.72	CP MAG NAIL IN A/C
504	2144536.41	7099427.76	6259.93	CP 5/8 R/C CONTROL
506	2144432.36	7099608.73	6262.44	CP MAG NAIL IN CONC

PROPERTY OWNER:

ROBERT A BUCCOLA
20 BICENTENNIAL CIRCLE
SACRAMENTO, CA, 95826

LEGEND

	EXISTING OVERHEAD ELECTRIC LINE		LUMOS CONTROL POINT		WATER SPICKET / HOSE BIB		COMMUNICATION BOX		FINISHED FLOOR
	EDGE OF PAVEMENT		SANITARY SEWER MANHOLE		WATER METER		GAS METER		REDUCED
	EXISTING GAS LINE		SANITARY SEWER CLEANOUT		FIRE HYDRANT		PROPANE TANK		CONCRETE
	EXISTING WATER LINE		SANITARY SEWER LOCATE MARK		GUY WIRE		FOUND 3/4" IP WITH PLUG PLS 4029		ASPHALT / CONCRETE
	FENCE LINE		SANITARY SEWER VAULT		UTILITY POLE		FOUND AS NOTED		WALK
	BOULDER SEE NOTE #6		WATER VALVE		ELECTRIC METER		PROPOSED PROPERTY CORNER TO BE SET		FENCE
	TREE P=PINE, F=FIR, D=AT DBH		WATER VAULT		ELECTRIC PANEL		BACKSHORE		SQUARE FEET
			IRRIGATION CONTROL VALVE		SIGN				TYPICAL
									IRON PIPE

SITE INFORMATION:

A.P.N. 0166-063-001-000
8305 MEEKS BAY AVE.
EL DORADO COUNTY, CA
PORTION OF SEC. 28 T. 14 N. R. 17 E. MDM
0.595 ACRES

A.P.N. 0166-063-016-000
8307 MEEKS BAY AVE.
EL DORADO COUNTY, CA
PORTION OF SEC. 28 T. 14 N. R. 17 E. MDM
0.720 ACRES

BAR IS 1 INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

V1.0

DRAWN BY: MBC
DESIGNED BY: RBB
CHECKED BY: RBB
JOB NO.: 10243.000
SHEETS: AGENDA ITEM 1 OF 2

L:\MAPS\10243.000 - 8305 & 8307 MEEKS BAY AVE SURVEY\DWG\10243000_COMBO-SITE-PLAN.dwg, TOPD_M1_0, 05/12/2023 09:21 am, mcraven

ROBERT BUCCOLA
8305 & 8307 MEEKS BAY AVE
PROPOSED LOT LINE
ADJUSTMENT SITE PLAN
CALIFORNIA
EL DORADO COUNTY
MEEKS BAY

MAY 2023

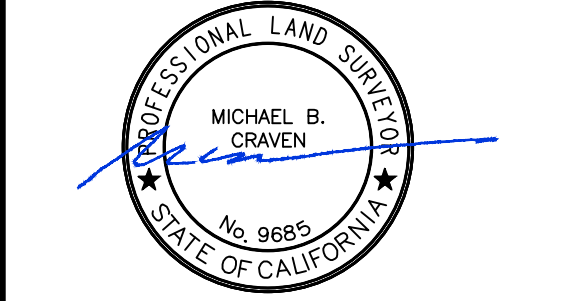
VERIFIED COVERAGE



308 DORLA COURT, SUITE 202
ZEPHYR COVE, NV 89449
TEL: 775.588.6490

WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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CALIFORNIA
EL DORADO COUNTY
MEEKES BAY

ROBERT BUCCOLA

8305 & 8307 MEEKES BAY AVE
PROPOSED LOT LINE
ADJUSTMENT SITE PLAN

REV	DATE	DESCRIPTION
1	5/10/23	REVISED PROPOSED PROPERTY LINE
2	5/12/23	CORRECT OMISSION IN POST LLA COV. TEL

BAR IS 1 INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

V1.1

DRAWN BY: MBC
DESIGNED BY:
CHECKED BY: RBB
JOB NO.: 10243.000
SHEETS: AGENDA ITEM 2 OF 2

MAY 2023

PRE LLA EXISTING COVERAGE TABLE

Pre-LLA Coverage Table			
8305 Meeks Bay Ave (APN 016-063-001)		8307 Meeks Bay Ave (APN 016-063-016)	
Verified Existing Class 1a Coverage (Square Feet)		Verified Existing Class 1a Coverage to HWL (Square Feet)	
Guesthouse/garage with 3:1 ht. red.	2,140	Main House	950
Driveway	3,524	Garage	935
Decks with 3:1 ht. red.	216	Steps & Concrete	159
Porch/walks/stoops	123	Wood Deck & Ramp	97
Rear paths	489	A/C Drive & Parking	2,943
Compacted dirt	146	Gravel Parking	215
		Dirt Paths	281
		Concrete Patio	715
		BBQ	42
		Flag Paths & Patios	2,761
Total Verified Existing 1a Coverage	6,638	Total Verified Existing 1a Coverage	9,098
Verified Existing Class 1b Coverage (Square Feet)		Verified Existing Class 1b Coverage (Square Feet)	
Stone Walkways, Patios, Steps	32	Flag Paths & Patios	541
Pier	21	Portion Pump House	128
Storage Shed	61	Portion Wood Pier	75
Total Verified Existing 1b Coverage	114	Total Verified Existing 1b Coverage	744
Coverage Summary (Square Feet)		Coverage Summary (Square Feet)	
Total Verified Class 1a Coverage	6,638	Total Verified Class 1a Coverage	9,098
Total Verified Class 1b Coverage	114	Total Verified Class 1b Coverage	744
Total Proposed Coverage	6,752	Total Proposed Coverage	9,842
Total Offsite Proposed Coverage	551	Total Offsite Coverage	-
Total Banked Coverage	1,158	Total Banked Coverage	-

NOTE: EXISTING COVERAGE FOR 8305 MEEKES BAY IS SHOWN PER THE APPROVED TEARDOWN/REBUILD PLANSET - TRPA FILE NO. ERSP2021-1500.

POST LLA EXISTING COVERAGE TABLE

Post-LLA Coverage Table			
8305 Meeks Bay Ave (APN 016-063-001)		8307 Meeks Bay Ave (APN 016-063-016)	
Adjusted Verified Existing Class 1a Coverage (Square Feet)		Adjusted Verified Existing Class 1a Coverage (Square Feet)	
Guesthouse/garage with 3:1 ht. red.	2,140	Main House	950
Driveway	2,928	Garage	935
Decks with 3:1 ht. red.	216	Steps & Concrete	159
Porch/walks/stoops	123	Wood Deck & Ramp	97
Rear paths	111	A/C Drive & Parking	3,539
Compacted dirt	146	Gravel Parking	215
		Dirt Paths	281
		Concrete Patio	715
		BBQ	42
		Flag Paths & Patios	3,139
Total Adjusted Verified Existing 1a Coverage	5,664	Total Adjusted Verified Existing 1a Coverage	10,072
Verified Existing Class 1b Coverage (Square Feet)		Verified Existing Class 1b Coverage (Square Feet)	
Stone Walkways, Patios, Steps	32	Flag Paths & Patios	541
Pier	21	Portion Pump House	128
Storage Shed	61	Portion Wood Pier	75
Total Verified Existing 1b Coverage	114	Total Verified Existing 1b Coverage	744
Coverage Summary (Square Feet)		Coverage Summary (Square Feet)	
Total Adjusted Verified Class 1a Coverage	5,664	Total Adjusted Verified Class 1a Coverage	10,072
Total Verified Class 1b Coverage	114	Total Verified Class 1b Coverage	744
Total Adjusted Verified Coverage	5,778	Total Adjusted Verified Coverage	10,816
Total Offsite Proposed Coverage	551	Total Offsite Coverage	-
Total Banked Coverage	1,158	Total Banked Coverage	-

PARCEL AREA

Parcel Size		
Parcel	Parcel Area to HWL (sq. ft.)	Length of HWL (ft.)
<i>Original Parcel Configuration</i>		
APN 016-063-001	25,939	172
APN 016-063-016	31,346	440
<i>Adjusted Parcel Configuration</i>		
APN 016-063-001	17,193	172
APN 016-063-016	40,092	440

AREA NOTE

- THE AREA OF THE PARCELS PER THIS SURVEY DOES NOT CONCUR WITH THE AREA PREVIOUS LISTED IN TRPA DOCUMENTS. THIS IS DUE TO THE FOLLOWING (2) REASONS:
 - A BOUNDARY SURVEY WAS COMPLETED AS PART OF THIS PROJECT. PREVIOUS COVERAGE SURVEYS USED RECORD INFORMATION ONLY.
 - THE HIGH WATERLINE WAS MORE PRECISELY LOCATED DURING THE COURSE OF THIS SURVEY THEN PREVIOUS SURVEYS. A COMBINATION OF PHOTOGRAMMETRY AND TERRESTRIAL LASER SCANNING WAS UTILIZED TO MEASURE THE ROCK SHORELINE ON THE SUBJECT PARCELS.

VERIFIED LAND CAPABILITY

PRE LLA LAND CAPABILITY TABLE

Pre-LLA Land Capability Table							
8305 Meeks Bay Ave (APN 016-063-001)			8307 Meeks Bay Ave (APN 016-063-016)				
Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)	Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 1a	1%	24,241	243	Class 1a	1%	27,729	278
Class 1b	1%	1,698	17	Class 1b	1%	3,617	37
Total Base Allowable Coverage			260	Total Base Allowable Coverage			315

POST LLA LAND CAPABILITY TABLE

Post-LLA Land Capability Table							
8305 Meeks Bay Ave (APN 016-063-001)			8307 Meeks Bay Ave (APN 016-063-016)				
Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)	Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 1a	1%	15,495	155	Class 1a	1%	36,475	365
Class 1b	1%	1,698	17	Class 1b	1%	3,617	37
Total Base Allowable Coverage			172	Total Base Allowable Coverage			402

NOTE: LAND CAPABILITY AREAS ARE BASED UPON THE LUMOS LOCATED HIGH WATER LINE LOCATION & DIGITIZED BACKSHORE BOUNDARY LOCATION AS SHOWN ON SHEET 1.

MAY 2023

L:\LAP\10243.000 - 8305 & 8307 Meeks Bay\Survey\DWG\10243000_COMBO-SITE-PLAN.dwg, TOPD_01.1, 05/12/2023 09:22 am mcraven

Attachment G
Public Comment Letters

Brandy McMahon

From: Cheryl <cheryl.anson@duralum.com>
Sent: Thursday, April 20, 2023 5:01 PM
To: Brandy McMahon
Cc: Paul Nielsen; Wendy Jepson
Subject: Request for pre meeting with TRPA on lot line adjustment application 8395-07 Meeks Bay Ave.

Thank you for your reply Brandy,

We neighbors are wondering if we can request a meeting with TRPA prior to the hearing date?

As you are aware many of us received what appeared to be an official notice from the property owner's consultant company Exline, informing us of a zoom meeting taking place on April 24th and a due date for written comments of April 23rd.

This was not generated by TRPA and is clearly an attempt at phishing out neighbor concerns. We have tried to alert all neighbors to not respond to this notice from Exline.

We feel these tactics by Exline are underhanded and usurp TRPA's official position to manage the application process. Any neighbors who might have taken part in this event by Exline would likely think that they had made their comments to TRPA. We don't believe any of these comments or concerns would actually have been put through to TRPA by Exline. This is why we would like very much to request a separate meeting with TRPA before the hearing on this lot line adjustment.

Thank you so much,

Cheryl Anson

On behalf of Meeks Bay Vista association

And Woodland Pier Association

On Apr 20, 2023, at 9:17 AM, Brandy McMahon <bcmcmahon@trpa.gov> wrote:

Dear Cheryl,

The projects are still being reviewed by a TRPA consultant. Once the reviews are completed, TRPA will schedule the residential project for a Hearings Officer meeting and will send out public notices to property owners within 300 feet of the site. Hearings Officer meetings are hybrid meetings, which means members of the public have the option of participating in person or remotely. We will include all public comments we receive on the application in the Hearings Officer staff report.

Sincerely,

Brandy McMahon, AICP
 Local Government Coordinator
 Permitting and Compliance Department
 Tahoe Regional Planning Agency
 P.O. Box 5310, Stateline, NV 89449
 (775) 589-5274
bcmcmahon@trpa.gov

From: Cheryl <cheryl.anson@duralum.com>
Sent: Wednesday, April 19, 2023 4:47 PM
To: Brandy McMahon <bmcMahon@trpa.gov>
Cc: Paul Nielsen <pnielsen@trpa.gov>; Wendy Jepson <wjepson@trpa.gov>
Subject: Lot line adjustment application 8395-07 Meeks Bay Ave.

Hello Brandy,

I am reaching out today to inquire about the TRPA timeline in considering the current application for a lot line adjustment for the above mentioned properties and the construction application for 8307 which was recently submitted.

There are a significant numbers of neighbors that would like to oppose this adjustment as it would allow the current owner to construct a mega-mansion on this site next to his already approved, and under construction, 5500 sf home.

He also will be attempting to reinstate his VHR permits for these new massive homes which don't look anything like the 2 historic small cabins which were originally approved for VHR licenses.

If successful in the lot line adjustment, the 8307 construction application and the VHR permits he will have the ability to rent out to 32 people at any given time. This is so completely wrong and terribly out of scale with our existing neighborhood.

We neighbors would like to make sure we don't miss any dates related to the above applications.

We welcome (and well, honestly we plead) with you to come see our neighborhood as you consider these applications.

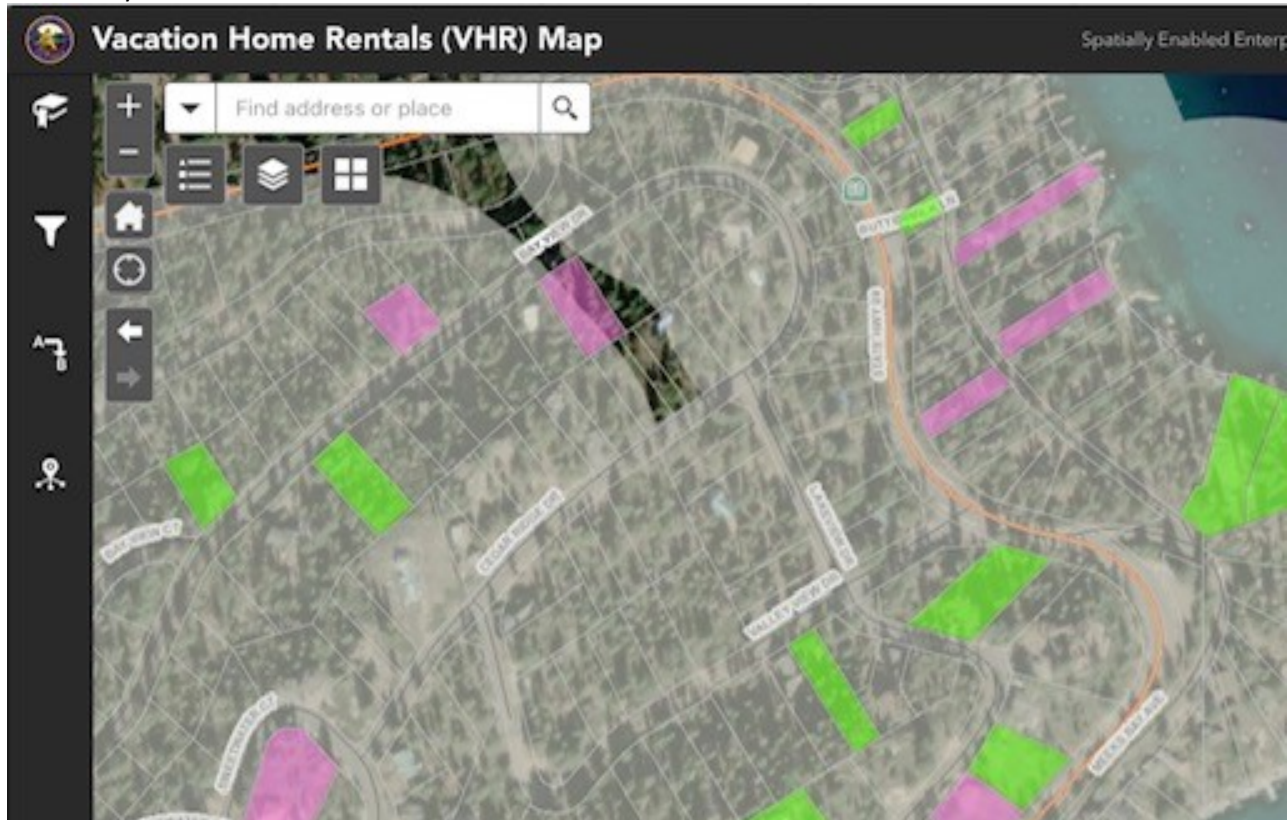
As a reference, please look at the VHR permit photo below showing the size of these combined lots in comparison to neighboring VHR permitted properties.

Thank you for providing the timeline and forum info for these applications.

Cheryl Anson

On behalf of:

Meeks Bay Vista Assn and Woodland Pier Assn



Brandy McMahon

From: cheryl anson <cherylprop6@gmail.com>
Sent: Wednesday, May 10, 2023 10:59 AM
To: Brandy McMahon
Cc: Wendy Jepson; Paul Nielsen
Subject: Appeal link

Good morning Brandy,

Could you please send through the link that you mentioned for appealing a TRPA decision. We homeowners near the Buccola mansion are anticipating that the application for the lot line adjustment will be rubber stamped through and we would like to be ready to appeal it as soon as possible.

Thank you,

Cheryl Anson on behalf of:

Woodland Pier Assn

Tahoe Hills Assn

Meeks Bay Vista Assn

and

FOWS

Brandy McMahon

From: Jay <jay.gudebski@gmail.com>
Sent: Wednesday, April 19, 2023 11:44 AM
To: Wendy Jepson
Cc: Brandy McMahon
Subject: Re: Notice of 8307 Meeks Bay Avenue Public Meeting

Thanks, Wendy. I find this tactic by the landowner and consultant to be subversive and very disingenuous. They have played games the past year to maneuver through the TRPA system unchecked on a massive development that has hundreds of people on the west shore very upset at the precedent that it will set. He is asking for iconic historic Tahoe homes to be demolished and lot lines to be adjusted in order to build a structure that is massively out of scale with its neighborhood. And on top of it, he possesses vacation rental permits that will allow up to 32 guests overnight on the adjoining properties. That is larger than the West Shore Cafe accommodations and more equivalent to a Sunnyside type lodge in the middle of our quiet neighborhood! This is simply wrong

On Apr 18, 2023, at 2:24 PM, Wendy Jepson <wjepson@trpa.gov> wrote:

Jay,

Thank you for sending this along. We had not seen this "notice". This is ***not*** for a TPRA meeting. When TRPA notices a meeting it comes on our letterhead and it comes from TRPA. It looks like this is for a neighborhood meeting as Nick Exline is the applicant's consultant and I think some of the neighbors had questions about the development.

We are contacting Mr. Exline to send out a corrected letter.

From what I understand, the application is waiting for additional information before the review can be finished.

Again, I really appreciate you sending this to us.

Wendy Jepson

From: Jay Gudebski <jay.gudebski@gmail.com>
Sent: Tuesday, April 18, 2023 12:58 PM
To: Wendy Jepson <wjepson@trpa.gov>
Subject: Notice of 8307 Meeks Bay Avenue Public Meeting

Hi Wendy,

A large group of concerned neighbors has been closely watching the development on 8305 and 8307 Meeks Bay Avenue. I live next door to the project and just received the attached Notice of Application and Public Meeting in the mail yesterday. Strangely, this was sent by the Landowner's consultant (not TRPA).

This seems very odd to me that the notice is coming from the landowner's consultant and not from TRPA directly. Last year's Notice for the 8305 project came from TRPA with clear links to the

application. This almost feels like a phishing scam from the consultant. I called Brandy McMahon but she appears to be on vacation until tomorrow. There is no sign of this Notice on the TRPA parcel tracker. This Notice states that written comments are due to Exline and Company (not TRPA) by Apr 23rd. Meeting is scheduled for Apr 24th at 9:30am.

Can you help me understand what this notice is? Is this the actual TRPA Public Hearing for this project or will TRPA announce an official one in the near future?

Thank you,
Jay Gudebski



NOTICE OF APPLICATION AND PUBLIC MEETING

April 14, 2023

Exline and Company, Inc.
PO Box 16789
South Lake Tahoe, CA. 96151

Description of Proposed Project: This project proposes the removal of the existing 8307 Meek Bay residence and detached garage. It will be replaced with a new single family residence. This project also includes improvements to the existing driveway, porte cochere, decks and patio. The installation of permanent Best Management Practices (BMPs) will be included as a component of this project.

Location of Project: 8307 Meeks Bay Ave. Tahoma, Ca. 96142

Assessor's Parcel Numbers/TRPA File Number: 016-063-016

Applicant: Robert Buccola

Applicant's Representative: Exline and Company, Inc.

Dear Affected Property Owner:

This is to notify you that the project described above has been scheduled for public comment via a virtual meeting on Monday, April 24, 2023. The application for the above-referenced project is on file at the Tahoe Regional Planning Agency (TRPA) offices at 128 Market Street, Stateline, Nevada, and may be reviewed during regular front counter office hours (9:00 a.m. to 12:00 p.m. and 1:00 to 4:00 p.m.), Monday, Wednesday, Thursday, and Friday, except legal holidays or anytime on Accela (TRPA File No. ERSP2022-2023). In order to ensure easy access to the virtual meeting please email general@exlineandcompany.com prior to the meeting stating that you will be attending. Once emailed, a Google calendar invite will be sent to your email. Regardless of notice via email, you may still join via the details below:

Date: Monday, April 24, 2023

Time: The meeting commences at 9:30 a.m. PST and ends at 10:30 am PST.

Location: Google Meet joining info
Video call link: <https://meet.google.com/jyg-zuxd-fri>
Or dial: (US) +1 507-881-0239 PIN: 229 356 252#

Written comment on the proposed project must be received by Exline and Company no later than 5:00 pm on April 23rd or must be made during the virtual call. Interested persons may submit comments by mail to PO Box 16789, South Lake Tahoe, CA. 96151 or by email to Molly Armanino at molly@exlineandcompany.com.

By: _____
Exline and Company, Inc.
PO Box 16789, South Lake Tahoe, CA. 96151
(530 391 9489) / molly@exlineandcompany.com

Date: _____

Brandy McMahon

From: kellinunn@pacbell.net
Sent: Friday, May 12, 2023 3:07 PM
To: Brandy McMahon
Subject: RE: Follow up on TRPA File No.: ERSP2021-1500 - Meeks Bay Avenue

Hello Brandy,

Thank you in advance for your help!

We were searching the TRPA website to see if the project at 8307 Meeks Bay Avenue, Meeks Bay is on an upcoming agenda for approval. Can you please help me with this question?

We were told that the property owner is seeking to move the existing lot line in order to accommodate the next giant structure he is hoping to build. We are very interested in learning more about this matter. The first new structure at 8305 Meeks Bay Avenue is much larger than we expected and we have been warned the next structure will be three times the size of the first structure. It is our opinion that this is not in keeping with the character of our neighborhood and creates a number of specific concerns regarding the suitability and legality of such a project. It seems logical that the structure could be decreased in size to fit the existing lot – there appear to be thousands of exorbitant square feet that could be eliminated. We are very worried about the traffic and congestion that will be generated by this mega complex. As you probably know, the property in question is right at the tricky and narrow entrance to Meeks Bay Avenue. We are also concerned that a project of this size will either immediately or eventually become a commercial enterprise, i.e., a rentable convention center or retreat destination. This sort of development would permanently affect this quiet residential neighborhood.

We have been encouraged by many parties to express our concerns to the TRPA and other agencies. We can't find information about when a hearing may take place, and this why we need your help. Please let us know if the TRPA is scheduled to make any rulings on this matter, as well as how we can most effectively submit input.

Thank you so much!

Kelli and George (Stan) Nunn
Property Owners, Meeks Bay Avenue

From: Brandy McMahon <bmcMahon@trpa.gov>
Sent: Tuesday, June 21, 2022 10:58 AM
To: Georgina Balkwell <GBalkwell@trpa.gov>
Cc: kellinunn@pacbell.net
Subject: FW: Input for TRPA June 9, 2022 Hearing regarding 8305 Meeks Bay Avenue. TRPA File No.: ERSP2021-1500

Hi Georgina,

Could you please respond to Kelli's question? I am not sure how long it takes.

Thanks,

Brandy McMahon, AICP
Local Government Coordinator
Current Planning Division

Brandy McMahon

From: Rodney Gibson <rod.gibson@alumni.ucla.edu>
Sent: Saturday, May 20, 2023 3:58 PM
To: Brandy McMahon
Cc: Wendy Jepson; Julie Regan; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us
Subject: TRPA filing: LLAD2022-1420 and ERSP2022-2023

As a property owner (8528 Meeks Bay Ave) in the Meeks Bay Vista area, I **oppose** the subject filling. The sole intent of the lot line adjustment is to create a larger parcel to allow for the building of an out of character, in terms of mass and scale, home in the Rubicon Plan Area Statement ("PAS"). The intended use of a larger parcel is to build some sort of hotel in this beautiful residential area of Lake Tahoe.

Safety will be compromised: Additional vehicles of users of the 9-bedroom proposal will clog the roadways with street parking as there is not enough on-site parking capacity for occupants. Further, there is no parking allowed in the roadways in the winter – where will these cars go?

I use the entrance to Meeks Bay Ave from SR89 all the time. I am keenly aware of how congested it would get if all the bedrooms proposed in the development are occupied by renters with a car. Don't be fooled. This is the intent of the development.

The addition of more than 22 people (at full occupancy of the current VHR) into the neighborhood on a single property will reduce the enjoyment of the surrounding properties due to increase traffic loading and noise. Even a small summer cabin when rented in the area creates disturbing evening noise and light pollution.

Please reject this proposal.

Sincerely,
Rod and Nancy Gibson
Meeks Bay Vista Property Owner of over 40 yrs

Brandy McMahan

From: Wendy Jordan <wendywendyj@sbcglobal.net>
Sent: Monday, May 22, 2023 3:31 PM
To: Brandy McMahan
Cc: Wendy Jepson; Julie Regan; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us
Subject: Lot Line Adjustment (LLA), Revised Application for 8705 Meeks Bay Avenue, Tahoma, Ca, 96142

Dear Ms Jepson,

I'm writing you as a longtime resident of Meeks Bay Vista to register my shock at seeing the massive structures being planned for 8305 & 8307 Meeks Bay Avenue. It is hard to believe that TRPA would allow such a permit to go through, since the original job of the agency was to protect the Lake from over development. This unorthodox lot line shift will cut a large chunk out of 8305 for the SOLE PURPOSE of creating space on the adjacent lot (8307) for a huge "residence", which happens to look much more like a hotel than a home. Both parcels conveniently carry Vacation Rental Permits!

The LLA is Mr Bucola's way of manipulating the permit process to get what he wants, and he is slowly getting there by being duplicitous and quiet. He is piecemealing the project while pretending they are two unrelated parcels, yet one is billed as a detached garage and the other(8307) has no parking or garages; this is ONE property. I knew there were new homes going up on those two lots but had no idea of the scale until I saw the drawings and the LLA is the last straw!

This is a quiet residential, family neighborhood of historical significance, and the negative impact of such a sizable structure dominating the site should outweigh the ambitions of one man. I wholeheartedly oppose allowing this convoluted LLA (Lot Line Adjustment) to be approved.

Thank you for your consideration in this sensitive matter.

Sincerely,

Wendy Jordan, Member MBVPOA
May, 22,2023

Brandy McMahon

From: admin <craig@frenchrg.com>
Sent: Thursday, May 25, 2023 8:22 AM
To: Brandy McMahon; Julie Regan
Cc: Wendy Jepson; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us
Subject: 8305 & 8307 Meeks Bay Avenue, Tahoma, TRPA Filing: LLAD2022-1420 & ERSP2022-2023

Dear TRPA Staff & Public Elected Officials:

DENY THIS APPLICATION. A 14 bedroom, 20,017 square foot edifice is not a residence, it is a rental lodge. Its existence will destroy the neighborhood. Please respect the neighborhood and the rights of quiet enjoyment that we should have to our properties.

We own property at 8274 Meeks Bay Avenue, just four parcels north of this application. I challenge each and everyone of you to drive down Meeks Bay Avenue, north to south and consider the existing character of the neighborhood. Then, ask yourself, is this application consistent with the Rubicon Plan Area Statement. More importantly, is it appropriate to build a 14 bedroom guest lodge (Because that is what it is) in this residential neighborhood.

You have received from others in opposition the analysis which demonstrates that findings simply cannot be made to support this application. Do your job and do what's right. Deny this application. I have heard many times that TRPA wants the fees generated from this application and other applications to support its existence. Put that nonsense to rest and demonstrate that facts and "area plans" matter.

If I have offended any of you, then I have succeeded in at least getting your attention. Now, do what's right.

Thank you for your time and consideration

Craig French
8274 Meeks Bay Avenue

Brandy McMahon

From: Lori <lvkrumrei@comcast.net>
Sent: Thursday, May 25, 2023 12:58 PM
To: Julie Regan; Paul Nielsen; Wendy Jepson; Brandy McMahon
Cc: bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us; Wayne Krumrei
Subject: 8305 and 8307 Meeks Bay Ave. - Proposed Boundary Line Adjustment to accommodate a proposed 9 bedroom home and keep 2 piers, TRPA filing: LLAD2022-1420 and ERSP2022-2023
Attachments: 8305_8307 LLA Lack of Findings.pdf

Dear TRPA staff,

We are strongly opposed to the proposed **Lot Line Adjustment (LLA)** sought by Mr. Buccola to shrink the lot at 8305 Meeks Bay Ave and increase the size of the lot at 8307 Meeks Bay Ave so the proposed 9-bedroom main residence can fit on the lot and to maintain two (2) piers for the benefit of the Guesthouse (at 8305) and Main Residence (at 8307).

Attached is a letter outlining our concerns.

We strongly oppose this development and encourage you to listen to others in our community who oppose this as well. Help us continue the integrity of the 100-year history of our Meeks Bay neighborhood and remember that

TRPA established strict concepts of [carrying capacity](#) and environmental thresholds to protect the 207,000 acre Tahoe Basin.

Sincerely,
Wayne and Lori Krumrei
8228 Meeks Bay Ave.

Respect nature

Respect science

Respect each other

May 2, 2023

Dear TRPA Staff,

Subject TRPA filing: LLAD2022-1420 and ERSP2022-2023

8305 & 8307 MEEKS BAY AVE, TAHOMA, EL DORADO COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBERS (APNs) 016-063-001 & 016-063-016

There is significant neighborhood concern regarding the proposed lot line adjustment LLAD2022-1420 and subsequent development proposal ERSP2022-2023.

We request the TRPA **deny** the application, LLAD2022-1420 as the findings cannot be made for approval.

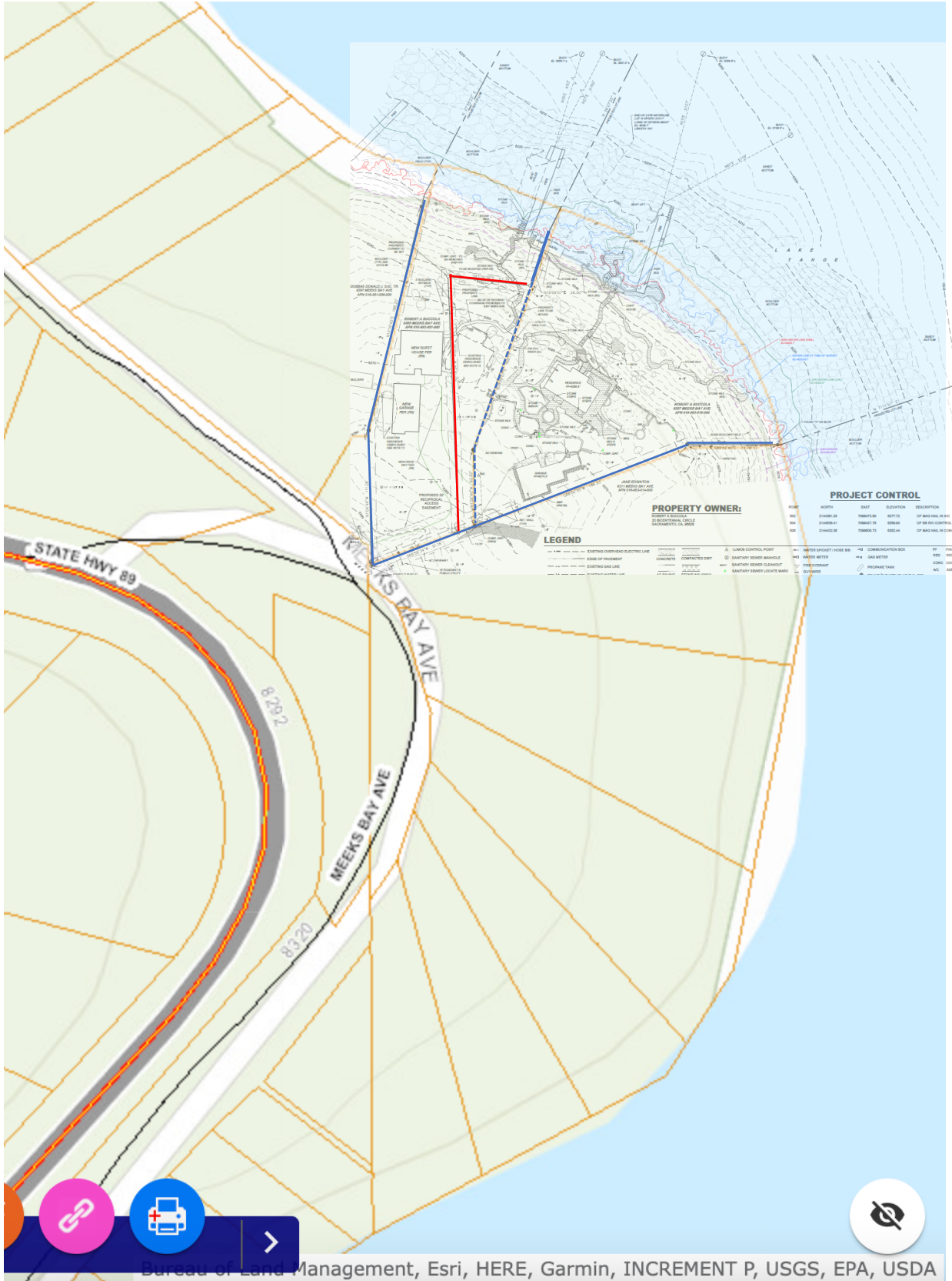
Our detailed analysis is below:

First and foremost, these parcels lie within the Rubicon Plan Area Statement ("PAS"), which states, "The Rubicon area should remain residential, maintaining the **existing character** of the neighborhood." The proposed LLA will have a **significant** effect on the parcels adhering to the Plan Area Statement, as the reallocation in size would create an **anomalously large parcel** that in turn dramatically changes the existing character of the neighborhood. Parcels and homes in the Rubicon PAS are consistent in size and development intensity. The subsequent proposed home of more than 15,000 square feet in dramatically larger than any home in the Rubicon PAS.

Parcel Size		
Parcel	Parcel Area to HWL (sq. ft.)	Length of HWL (ft.)
<i>Original Parcel Configuration</i>		
APN 016-063-001	25,939	172
APN 016-063-016	31,346	440
<i>Adjusted Parcel Configuration</i>		
APN 016-063-001	19,231	172
APN 016-063-016	38,054	440

The Lot Line Adjustment proposal reconfigures two lots that are essentially equivalent in size (+20%) to one small parcel and one **anomalously large parcel (+200%)**. **The reconfigured lot line arrangement creates an oddly shaped dog-legged parcel that is not in keeping with the existing character of the neighborhood in the PAS. Shoreline lots have a singular straight lot line to the highwater mark from the street. (See figure below of the proposed parcel overlaid with the county parcel system maps).**

The sole intent of the lot line adjustment is to create a larger parcel to allow for the building of an out of character, in terms of mass and scale, home in the Rubicon PAS.



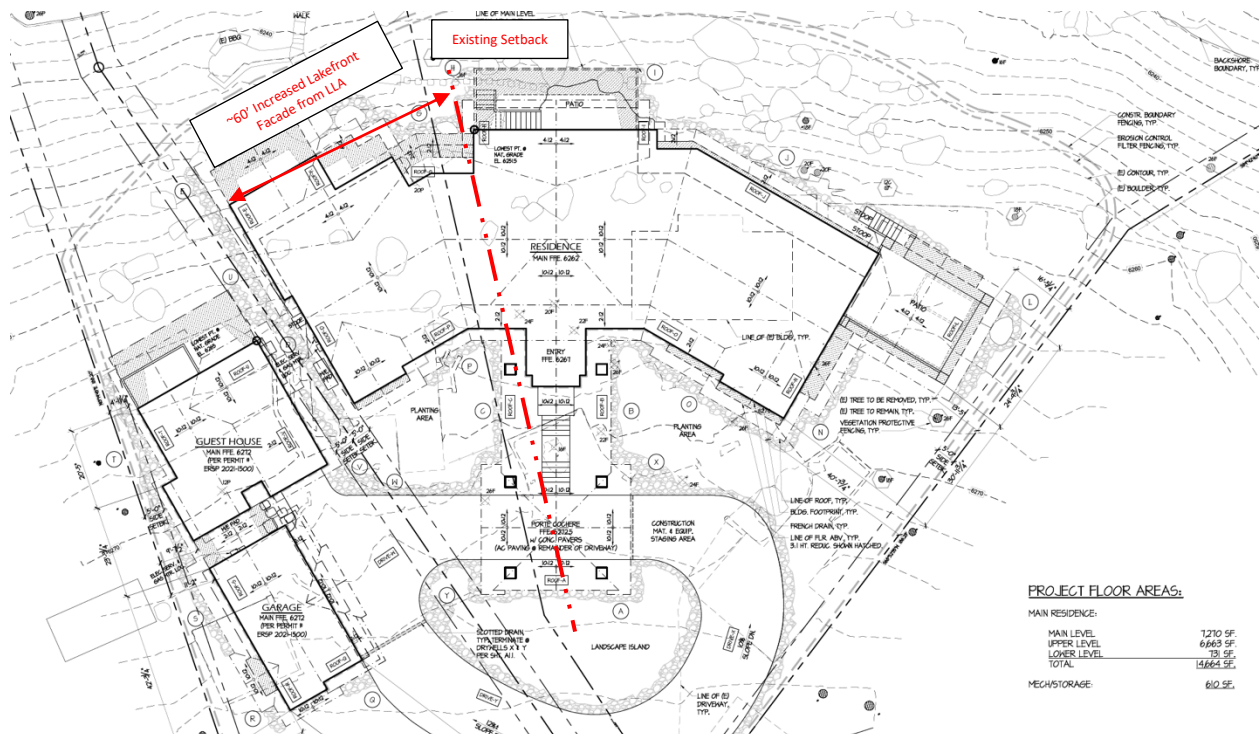
There are required findings that need to be made for a Lot Line Adjustment based on the TRPA code as follows:

Chapter 3: Findings Required

Finding 3.4.2. Findings for Environmental Assessment Based on the information contained in the environmental assessment and **other information known to TRPA**, TRPA shall make one of the findings listed under subsection 3.3.2 and take the action prescribed in the applicable finding.

Response: This finding cannot be made. The proposed lot line adjustment **MAY** have a significant effect on the environment. The change in parcel size from two essentially equivalently sized parcels to one small and one anomalously large parcel would be out of character with the Rubicon area as required in the Rubicon Area Statement.

Based on the submission of ERSP2022-2023, there is information known to TRPA about the planned land used by the applicant – building a massive scale home from setback to setback. Such an **anomalously large parcel** would allow a significant increase in development intensity including up to 200' of façade facing the shoreline, a more than 60' increase from the current parcel configuration and as proposed home is a 9-bedroom, 12 bath, 2 laundry room (3 washers) house there **MAY** be adverse impacts on water usage and water quality.



As the project is found that it **MAY** have a significant effect on the environment, therefore, Section 3.3.2 Findings under subsection C must be made.

*C. The proposed project **may** have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and the Rules of Procedure, Article 6.*

Response: The applicant has not submitted an EIS in accordance with Chapter 3 or the Rule of Procedure, Article 6.

Finding 3.5 *If TRPA finds that a project or matter will not have a significant effect, no further environmental documentation shall be required.*

Response: This finding cannot be made. The proposed lot line adjustment **WILL** have a significant effect on the environment, character of the neighborhood and development intensity, therefore further environmental documentation is required. A home proposed to be built that is significantly larger with 200' of façade facing the Lake would forever change character of the neighborhood.

Finding 3.6 *If TRPA finds a project or matter will not have a significant effect if certain mitigation measures are incorporated into and made a part of the project, the project description shall be correspondingly modified and no further environmental documentation shall be required.*

Response: This finding cannot be made. The proposed lot line adjustment **WILL** have a significant effect on the environment, character of the neighborhood and development intensity, therefore further environmental documentation is required. No mitigation measures have been proposed.

Chapter 4: Findings Required

Finding 4.4.1 *To approve any project TRPA shall find, in accordance with Sections 4.2 and 4.3, that:*

Finding 4.4.1.A *The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs;*

Response: This finding cannot be made. The proposed lot line adjustment **WILL** adversely impact the implementation of the Rubicon Plan Area Statement. The proposed LLA will have a **significant** effect on the parcels adhering to the Plan Area Statement, as the reallocation in size, creating an **anomalously large parcel**, would dramatically change the existing character of the neighborhood. The subsequent proposed home of more than 15,000 square feet is dramatically larger than any home in the Rubicon PAS, adversely impacting the existing character of the PAS. Further, the proposed home has 200' of lake facing façade, not in keeping with small, modest homes in the Rubicon PAS.

Finding 4.4.1.B: *The project will not cause the environmental threshold carrying capacities to be exceeded; and*

Response: This finding cannot be made. TRPA has not completed a comprehensive Environmental Impact Review and carrying capacity study since the 1980s. Therefore, TRPA does not know if the environmental threshold carrying capacities have been or will be exceeded by this or any other project.

Finding 4.4.1.C: *Wherever federal, state, or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.*

Response: This finding cannot be made. While the lot line adjustment itself will not impact the air or water quality standards, the subsequent development of the **anomalously large parcel** **MAY** impact air and water quality standards. The proposed 9-bedroom, 12 bath, 2 laundry room (3 washers) house will have a significant increase in water usage and add significant load to the sewer system. Without a comprehensive EIS and mitigation measure plan, the detailed impact is unknown.

Further, we request the TRPA **deny** the application, **ERSP2022-2023** as the findings cannot be made for approval as detailed below:

Finding 21.2.2.A: *The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located.*

Response: This finding cannot be made. The **SCALE**, density, **INTENSITY** and **TYPE** are not appropriate for the project site and within the Rubicon PAS. The LLA proposal changes the SCALE – making one parcel much larger than all the others. This leads to increased development INTENSITY (9 bedroom, 15,000 square ft is a significant increase in development intensity, including over 200’ of lake facing façade, water usage, traffic, parking, etc.). And TYPE – while called a “SFR” but scaled as a lodge (or hotel). The “nature” of the proposed residence is **NOT** similar to the nature of the surrounding residential units, thus not compatible with the neighborhood or PAS.

Finding 21.2.2.B: *The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant’s property and that of the surrounding property owners; and*

Response: The finding cannot be made. The proposed project will disturb the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region.

- Safety will be compromised: Additional vehicles of users of 9-bedroom proposal may potentially clog the roadways with street parking as there is not enough on-site parking capacity for occupants. Further, there is no parking allowed in the roadways in the winter – where will these cars go?

- Enjoyment of Property will be compromised: The addition of more than 22 people (at full occupancy of the current VHR) into the neighborhood on a single property will reduce the enjoyment of surrounding properties due to increased traffic loading and noise and use of natural resources.
- General welfare will be compromised: The intensity of development (the proposed 9-bedroom, 12 bath, 2 laundry room (3 washers) house) will adversely impact the use of natural resources (water and air resources) and adversely impact the Lake's carrying capacity with increased wastewater, runoff, vehicular emissions, roadway wear and tear.

Finding 21.2.2.C: The project which the use pertains to will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statement, community plan, and specific or master plan, as the case may be.

Response: The finding cannot be made. The proposed project, while a SFR, is more than 6 times larger than the home that was removed. This is an increase in development scale and intensity that is not in keeping with the community character. The proposal is in conflict with Rubicon Plan Area Statement ("PAS"), which states, "The Rubicon area should remain residential, maintaining the **existing character** of the neighborhood." Therefore, the proposal should be scaled to no greater than the largest home in the surrounding neighborhood.

Brandy McMahan

From: DIANE PEETS <dmpeets@mac.com>
Sent: Friday, May 26, 2023 1:35 PM
To: Brandy McMahan
Cc: William A. S. Magrath II
Subject: Permit Proposals for 8305 and 8307 Meeks Bay Ave., Tahoma, CA 96142

Dear Brandy,

This is the second time we have written a letter to address this issue, we thought the permits had been denied and the matter was resolved. Imagine our disappointment and surprise to find out they have resubmitted their permit requests.

The new request is as bad if not worse than the first one! We are not in a neighborhood built for multiple family dwellings nor should we be. This is a quiet family oriented neighborhood and these proposals would change that completely. There is no way that a 3 car garage on the small piece of property and no parking facilities on the extremely large piece of property, which is made possible by a shift in the property line (their request), could ever accommodate all the people that they intend to house in the requested number of bedrooms. It is clear that they intend to use this property as a rental, whether they admit that or not, and it would be a terrible disruption to the traffic and surrounding homes.

It is our sincere request that these permits be denied based on coverage, lack of parking, traffic congestion at a very dangerous intersection, noise disturbance caused by the number of occupants and quite frankly a complete disregard for our neighborhood and their neighbors peaceful vacation homes.

We replaced our deck a couple years ago with the exact same footprint as the initial deck and TRPA put us through the wringer, making sure we didn't go one inch over our allotted coverage, that it was painted the right color and we used acceptable building material. We simply can't understand TRPA and their willingness to even consider this project based on land coverage, occupancy and traffic alone! This doesn't seem fair to all of the people like ourselves, that go out of their way to maintain the beauty and peacefulness of Lake Tahoe. It feels like a very double standard.

Sincerely,
Diane and Terry Peets
Tahoe Property address - 8559 Meeks Bay Ave.

Dear Brandy McMahon:

I strongly oppose the proposed Lot Linda Adjustment (LLA) for 8305 and 8307 Meeks Bay Avenue. Allowing the development of a very large, multi-family short term rental property there would drastically change our local neighborhood. Last summer at the annual meeting of the Woodbury Pier Association when we were told of the proposed development, we were all horrified. While my family has owned our property up the street for only ten years, many of the neighbors trace their love of the area back several generations. They do not want all the increased traffic, the parking problems, the extra noise and the environmental impact of the project.

Sincerely,

Paul Fitzgerald
8234 Meeks Bay Avenue

Brandy McMahon

From: MICHAEL SCROGGIE <scroggz@me.com>
Sent: Saturday, May 27, 2023 2:36 PM
To: Brandy McMahon
Subject: Fwd: TRPA filing: LLAD2022-1420 and ERSP2022-2023

Begin forwarded message:

From: MICHAEL SCROGGIE <scroggz@me.com>
Subject: TRPA filing: LLAD2022-1420 and ERSP2022-2023
Date: May 27, 2023 at 2:09:36 PM PDT
To: wjepson@trpa.gov, jregan@trpa.gov
Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, daniel.harkin@edcgov.us

Regarding: 8305 & 8307 MEEKS BAY AVE, TAHOMA, EL DORADO COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBERS (APNs) 016-063-001 & 016-063-016

Dear TRPA Staff,

My wife and I have been co-owners of 8559 Meeks Bay Ave. for 28 years and we have never seen a proposed development plan as outrageous as this. We are vigorous opponents of the proposed project.

These two properties are located at the very busy junction where Meeks Bay Avenue joins Hwy 89. This is a steep and dangerous area where there is a lot of traffic and almost no parking. It is even worse in the winter months, with the snow and ice. The project has the potential to add a lot more people and cars to the two adjacent properties, with a difficult access and almost no parking. Where will the residents (or renters?) park...up on Meeks Bay Ave. where there is no space? This project seems to break every rule and policy that you have. This is a residential neighborhood of single family homes, not a hotel zone.

The only way this parcel can be built is with the requested lot line adjustment which probably breaks every rule in the book! It's inconceivable to us that this would meet TRPA's stringent rules. Please keep our neighborhood the quiet, family orientated community we enjoy by rejecting this project.

Sincerely,

Michael Scroggie

Kathleen Scroggie

Brandy McMahon

From: Marc Roos <mroos@sereno.com>
Sent: Saturday, May 27, 2023 5:55 PM
To: Brandy McMahon
Subject: Buccola Residence... 8307 Meeks Bay Avenue

Hello Brandy,

This letter is to serve as notification that my family and I vehemently oppose the massive development being proposed at the Buccola residence located at 8307 Meeks Bay Avenue.

Our humble lakefront cabin has a prime view of the Buccola residence, our cabin is located at 8249 Meeks Bay Avenue, and we have windows and decks looking straight at the massive proposed structure, which is an architectural eyesore at best. There are so many rules being violated, driveway slope at 19%, lack of parking, the fact that their driveway is located in the exact area where cars spin out in the wintertime making the turn to the Northern section of the street. Also, the fact that the street is more or less a one way street with very little room for error or safe passage by two cars going in the opposite direction, as well as the fact that the street cannot handle additional overflow parking when necessary. Clearly no one approving this development has driven the street in question, if they viewed it in the winter time when it is reduced to a barely even one lane icy roadway, they would think twice about approving a residence of this scale and magnitude in a small community such as this.

There is so much wrong with this development, such as the fact that the original structures are deemed historic, but are still able to be removed, none of it makes any sense. Everyone on the entire street (and surrounding community), is against the development, yet it still marches on... There is definitely no accounting for taste with this project. You can have all the money in the world, and still not have any taste or common sense when it comes to building a custom home in an established neighborhood of modest cabins.

Sincerely,

Marc, Katie, Samantha and Elle Roos
8249 Meeks Bay Avenue

Brandy McMahon

From: Lizzie <ramseys.at.tahoe@gmail.com>
Sent: Sunday, May 28, 2023 11:02 AM
To: Brandy McMahon
Subject: Comments regarding the Buccola proposal on 8307 Meeks Bay Avenue

Esteemed Mr. McMahon and TRPA committee,

We are writing to express our deep concern and opposition to the massive proposed project at 8307 Meeks Bay Avenue. Our reasons are as follows:

- the anomalously large project which is out of character with the existing neighborhood,
- the reconfiguring of the lot lines would result in an odd-shaped lot which is also out of character with the neighborhood,
- the proposed massive size of a readjusted parcel size is also out of character with the Rubicon area statement,
- the proposed lot line adjustment will have a significant effect on the neighborhood and development intensity, and environment, especially on the stress the existing trees will be subjected to during excavation of the massive foundations.
- the proposed home will be exponentially larger than the existing home sizes in the neighborhood,
- the 15,000 sq ft plan make the proposed structure akin to a small hotel, and not a SFR, with a high occupancy rate.
- the resultant increased traffic and congestion on a road that is not designed as a thoroughfare
- the driveway slope is too steep to drive on during winter months with increased snowfall (like we had this last winter) which will make it impassable.
- not enough off road parking
- there will also be a very large impact to the view of the shoreline from the lake.

As a result, the enjoyment, safety and welfare of neighbors and their properties will be significantly diminished. We hope you do not approve the current project proposal without scaling it down substantially.

Thank you,
Elizabeth Pintar & Kelly Ramsey
8531 Alice Lane
Tahoma, CA 96142

Brandy McMahan

From: Tara Brown <taralbrown32@gmail.com>
Sent: Monday, May 29, 2023 3:13 PM
To: Brandy McMahan
Subject: Comment re 8307 Meeks Bay Avenue, Meeks Bay, Tahoma

To Whom it May Concern

I am very concerned about the proposed development at 8307 Meeks Bay Avenue, Tahoma, CA. The massive scale of the “residence” is completely out of character with the larger neighborhood. The Meeks Bay home my family has owned for 40-plus years is three doors south of 8307. It’s a supportive, connected community to which the ostentatious nature of the proposed structure seems totally wrong! I understand that the Rubicon Plan Area Statement requires that the area remains residential and maintains the existing character of the neighborhood. It is clear to anyone who lives there that this development does not!

And, evidently the owner has two permits to rent the place! This too is not in character with the neighborhood community!

We as a family spend time on the water regularly (on paddle boards, kayaks, and waterskiing with our boat). We follow the stringent rules required by TRPA and other agencies about the “visuals” from the lake and appreciate the rationale. We recently repaired our deck and learned well the regulations keeping the view from the lake gentle and clean! This new proposed “home” will be a major eye sore! Glaring from the water! The idea that it will be shielded from the lake by the one tree trunk between the site and the water is a joke!

I can only imagine the environmental impact of the nine bedrooms, 12 baths, multiple washing machines, and all that vehicular emissions. Why would you ever approve such an exorbitant “home” when you are trying to “be a leader in sustainability”?! As you note on your website: “An alpine ecosystem as fragile as Tahoe’s can suffer even from small changes.” This development would be a major change to the neighborhood and would set a precedence for other such unnecessarily large “family” structures! I thought your mission involved curbing such excess!

In the winter, cars get stuck regularly right at the intersection where the 8307 driveway intersects Meeks Bay Avenue. The number of cars needed to support 22 residents at proposed home sounds like a nightmare — especially in the winter! And parking is already a problem on the road. We have friends carpool to our home since only a handful of cars fit in our driveway and there is absolutely no roadside parking in the area. Where will 22 people park at the newly proposed 8305/07??

Thank you for your attention. I hope you are inspired to say “no” to this development in order to say “yes” to the character and environmental health of Lake Tahoe and the Meeks Bay community.

Sincerely,

Tara Brown

Brandy McMahan

From: Ron Stephens <ronaldstephens@schoolsafety.us>
Sent: Wednesday, May 31, 2023 9:22 AM
To: Brandy McMahan
Subject: Opposition to Lot Line Adjustment and Approval of Plans for 8307 Meeks Bay Avenue

As a local resident on Meeks Bay Avenue, I am opposed to the massive structure being proposed at 8307 Meeks Bay Avenue to add nine more bedrooms and 14,644 additional square feet to this property, on top of the 5,000 plus square footage of the guest house at 8305 Meeks Bay Avenue. These two properties together seriously impact the environmental integrity of the neighborhood. The proposed 204'5 width and 50'6 height of the structure are inconsistent with the single family residences in our community. The traffic, parking, congestion and safety in this area is of great concern.

This project is out of character with the community. Mr. Buccola already has two Vacation Home Rental Permits for each structure (at 8305 and 8307) which makes this property development more like a hotel than a private residence. TRPA used to be concerned about environmental impact. This does not seem to be the case now. TRPA even charges "Buoy mitigation" (visual impairment fees) for buoys. These two massive structures create visual impediments along with visitor density and congestion that cannot be mitigated. The impact of this project on the neighbors and the entire Meeks Bay Community is unacceptable and incompatible with current zoning. Please step us to the plate and disapprove the Lot Line Adjustment and this entire project.

Cordially,

Ronald D. and Kathleen Stephens
Meeks Bay Avenue Residents

Brandy McMahon

From: kellinunn@pacbell.net
Sent: Wednesday, May 31, 2023 9:39 AM
To: Brandy McMahon; Julie Regan; Paul Nielsen; Wendy Jepson
Cc: 'Nunn Stan'
Subject: TRPA filing: LLAD2022-1420 and ERSP2022-2023 and File No.: ERSP2021-1500 - Meeks Bay Avenue - May 30, 2023

Subject: TRPA filing: LLAD2022-1420 and ERSP2022-2023
8305 & 8307 MEEKS BAY AVE, TAHOMA, EL DORADO COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBERS (APNs) 016-063-001 & 016-063-016

As property owners on Meeks Bay Avenue in Meeks Bay on the shores of Lake Tahoe, we continue to be very concerned about the demolition and construction activity at 8305 and 8307 Meeks Bay Avenue.

This is our second official correspondence to the TRPA in regards to this project and we are more worried now than when we wrote the first time in hopes of the TRPA hearing our concerns. The property owner is seeking to move the existing lot line in order to accommodate the next giant structure he is hoping to build. This is disheartening news. The first new structure at 8305 Meeks Bay Avenue was constructed very quickly. Now that it has taken shape it appears larger than we feared. We have been warned the next structure will be three times the size of the first structure. It is our strong opinion that this is not in keeping with the character of our neighborhood and creates a number of specific concerns regarding the suitability and legality of such a project. It is logical to decrease the size of the next proposed structure so that it fits the existing lot – there appears to be thousands of exorbitant square feet that could be eliminated. We are very worried about the traffic and congestion that will be generated by this mega complex. As you probably know, the property in question is right at the tricky and narrow entrance to Meeks Bay Avenue. We are also concerned that a project of this size will either immediately or eventually become a commercial enterprise, i.e., a rentable convention center or retreat destination. This sort of development would definitely and permanently negatively affect this quiet residential neighborhood.

We have also learned that the TRPA must consider the restrictions of the Rubicon Plan Statement in regards to LLAD2022-1420 because the Rubicon Plan Statement applies to this property. Certain findings must be made by the TRPA to justify this project and these findings have not been made. We have learned that these findings include but are not limited to:

- 1) This project violates the Rubicon Plan Statement because it would create a bizarrely large parcel that would streamline the efforts to dramatically change our Meeks Bay Avenue neighborhood. The proposed parcel that would be made possible by this lot line adjustment is requested for the purpose of accommodating a giant structure similar to a conference center. This will forever dramatically degrade the character of our neighborhood.
- 2) The giant structure may indeed have a significant negative effect on a variety of environmental issues. We know of no findings that have been presented to prove otherwise, especially in consideration of long-term effects. Lake Tahoe is a beautiful place with many advocates who work tirelessly to protect its unique gorgeous environment. Surely the TRPA should support the efforts to ensure the lake's environmental protection.
- 3) This project could adversely affect implementation of the regional plan, including all applicable goals and policies, plan area statements and maps, the code and other TRPA plans and programs. No finding that we know of has been made that this will not be the case. It seems this reason alone gives the TRPA the power to discourage monster-size residential development that will impact hundreds if not thousands of neighbors.

In closing, we have tried to present factual reasons why the TRPA should deny this application and curtail the building of this gigantic property. Beyond the facts, we are devastated that such a project could be approved on our street. It is completely out of place and not in keeping with the wonderful character of our neighborhood. We are additionally concerned about the permanent alteration to be done to the shoreline and the degradation of the onshore view from the lake. What was once a peaceful little sub-bay will now be the setting for a very visible giant structure which will look like a commercial hotel. The historic charm will be gone. We have always believed the TRPA had the power to protect the unique charm of Lake Tahoe. Please do not let us down. You have the power in your hands. Thank you for your consideration.

Kelli and George (Stan) Nunn
Property Owners, Meeks Bay Avenue
8264 Meeks Bay Avenue
8245 Meeks Bay Avenue
925-550-1846/415-309-8845/530-525-7407

Brandy McMahan

From: Anita Harper <the2harpers@att.net>
Sent: Wednesday, May 31, 2023 2:06 PM
To: Brandy McMahan
Cc: Wendy Jepson; Julie Regan; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us; bosthree@edcgov.us
Subject: 8305 and 8307 Meeks Bay Ave Proposed Property & Lot Line Adjustment

Brandy McMahan

Dear Brandy,

I have owned 8327 Meeks Bay Avenue since 1982. I have seen many houses built, renovated, and rebuilt during my nearly 40 plus years but nothing of the magnitude proposed at 8305 and 8307 Meeks Bay Avenue.

This subdivision was developed for residential and vacation homes, not high-density commercial use. This proposed development would have a detrimental effect on adjacent and other properties in this area as well as increasing the traffic in and out of Meeks Bay Avenue, a one-lane road. As a result, I am completely opposed to Mr. Buccola's request for a Lot Line Adjustment. He is a savvy attorney. He knew what he planned to build in his original application (which I also did not support) and this Revised Application is just a ploy to circumvent the intent of the application process and further his own personal interest in the properties.

I urge TRPA to deny his request for a Lot Line Adjustment.

Sincerely,

Leslie V. Harper

Brandy McMahon

From: TRPA
Sent: Thursday, June 1, 2023 10:02 AM
To: Brandy McMahon
Subject: Fw: 8307 Meeks Bay Ave Project

Hi Brandy,

Public comment for your Meeks Bay project below.

Best,
TRPA Staff

From: Ron Grassi <ronsallygrassi@mac.com>
Sent: Thursday, June 1, 2023 8:39 AM
To: TRPA <trpa@trpa.gov>
Cc: Dana Schneider <danafschneider@gmail.com>; Judy and Jerry Winters <Jmtornese@aol.com>
Subject: 8307 Meeks Bay Ave Project

TRPA: It's difficult to imagine this project getting this far attempting to project itself as a mere home in Meeks. I've seen different accounts of what it will consist of, such as:

- 9 bedrooms total
- 9 baths & 3 powder rooms = 13 toilets!!!
- 3 Laundry rooms
- 2 elevators
- 1 kitchen & 1 back kitchen (3 sinks, 3 dishwashers, 2 ranges w hoods)
- 1 rec room w bar
- 1 gym
- 1 study
- 1 library

This is not a home. This is a Bed and Breakfast; a commercial establishment or maybe a boutique hotel. You need to decide ahead of time what you may be permitting. The most egregious aspect involves the parking, or more accurately, the lack of parking and the complications arising in the event of an evacuation. We're talking about 2 alleged homes with one having 4 bedrooms which seems ok. The 2nd one is the commercial structure with no dedicated parking. So let's be reasonable. 9 bedrooms will often be occupied by couples in each so 9 cars. With no dedicated parking spots. So where will they park?? Answer: they will have no alternative except to part along the narrow lane. I. Personally don't know the width of a fire truck but let's say it's 9'. So the Fire truck goes up the narrow road but encounters the first of maybe 6, 7, 8 or 9 cars partly on the road and partly on the side of the road. So with homes and occupants at extreme risk (serviced by this narrow lane), how can fire trucks get up the hill While others on the hill are trying to evacuate and only have the narrow road to drive down on?? Why are you even considering this application?

I have not even mentioned how this commercial establishment, call it what you will, is 100% inconsistent with the neighborhood in which it's proposing to be built. It's projects like this that make all of us wonder what is TRPA even thinking? Why wasn't this proposed project stopped in the beginning? If you swallow the home owner's non-credible claim this is just your average home to be evaluated by the normal home rules in Tahoe, then at least add a provision to

the permit clearly stating: If this home is used in any way in the future as a Bed and Breakfast establishment or pursues a commercial use, the owner understands and agrees it shall be in violation of this Permit and shall be torn down upon a showing of a use inconsistent with this permit.

please distribute this letter to the Hearing Officer and to the TRPA Board as soon as possible. Thank you,

Ron Grassi, Esq.(retired)
Member FOWS
40 yr. resident Tahoe City