

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.

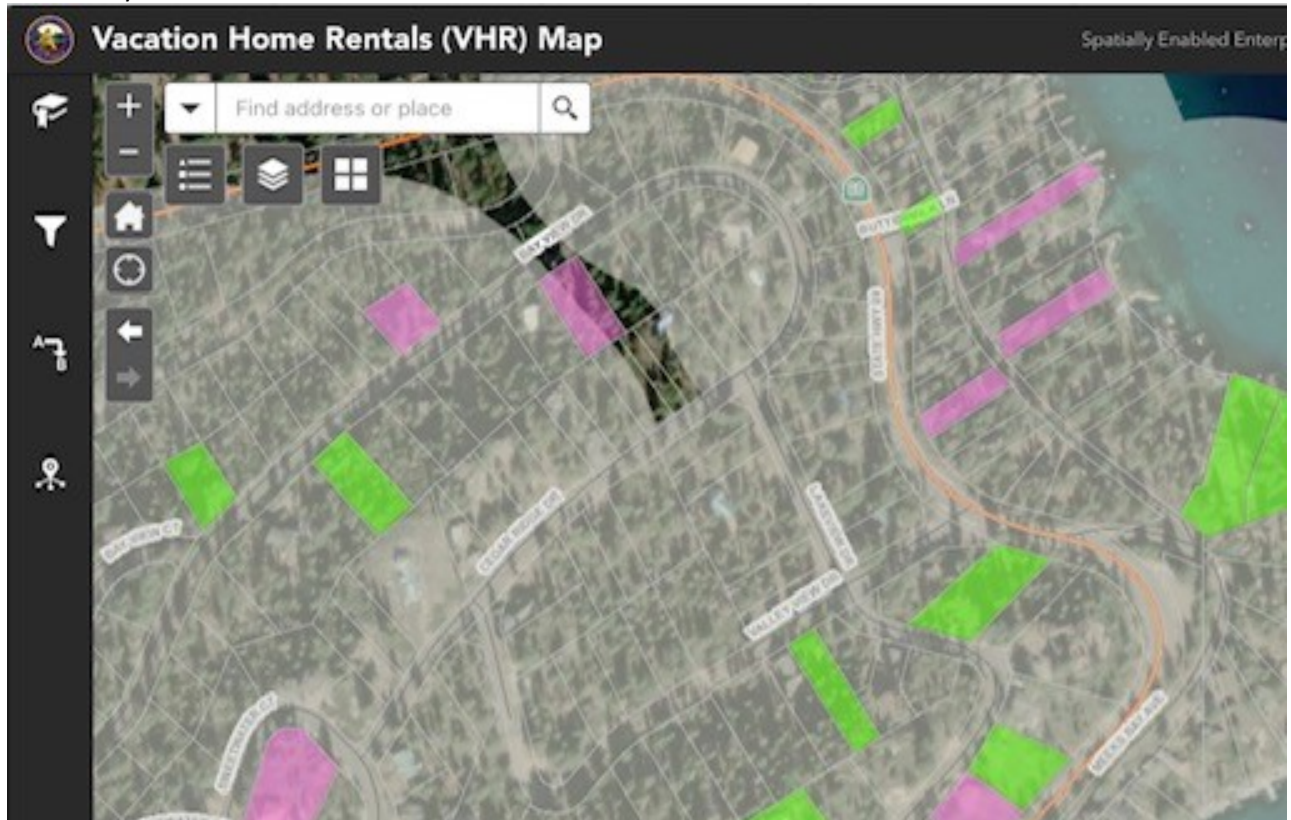
As a reference, please look at the VHR permit photo below showing the size of these combined lots in comparison to neighboring VHR permitted properties.

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.

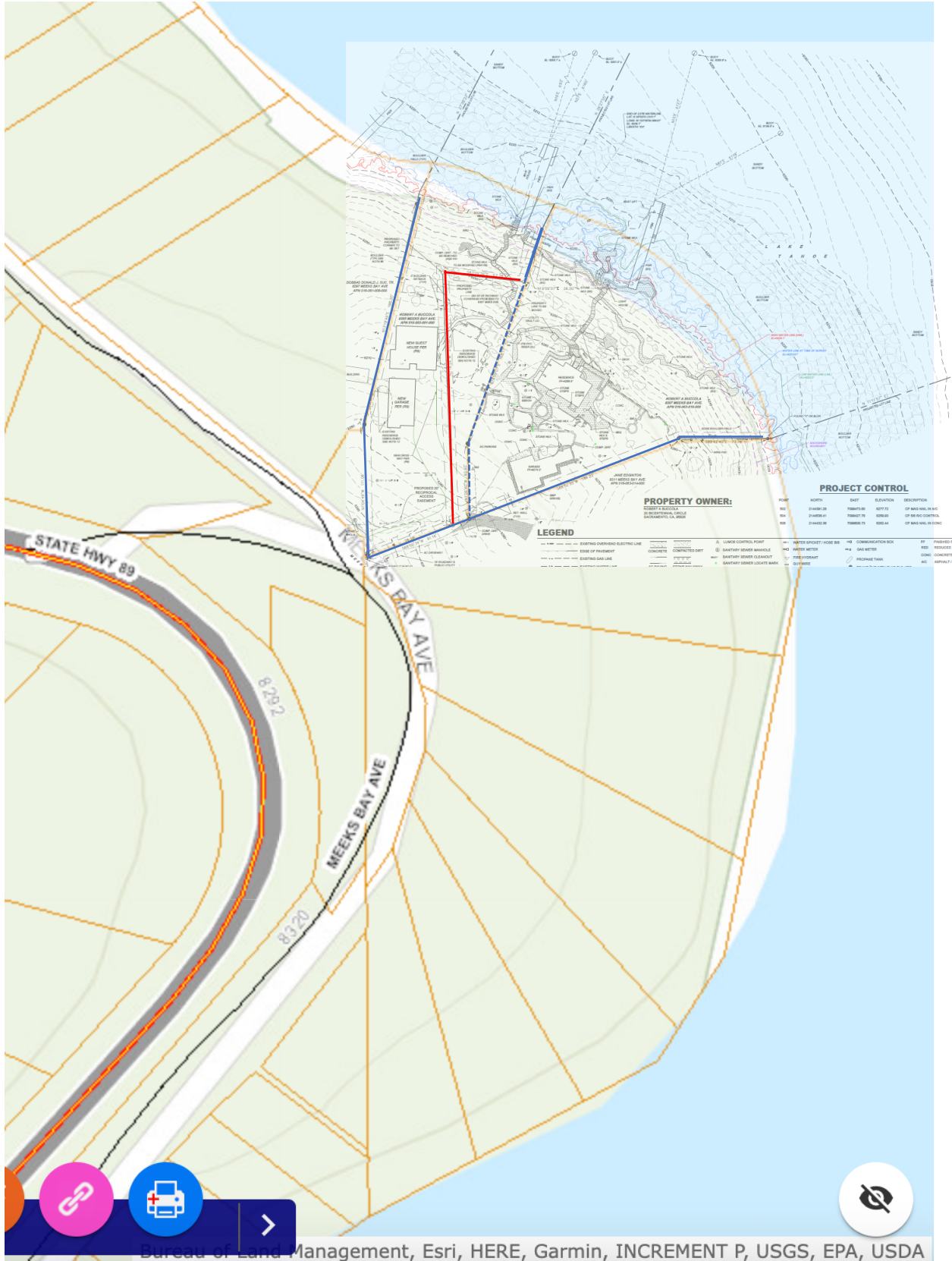
Our detailed analysis is below:

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.



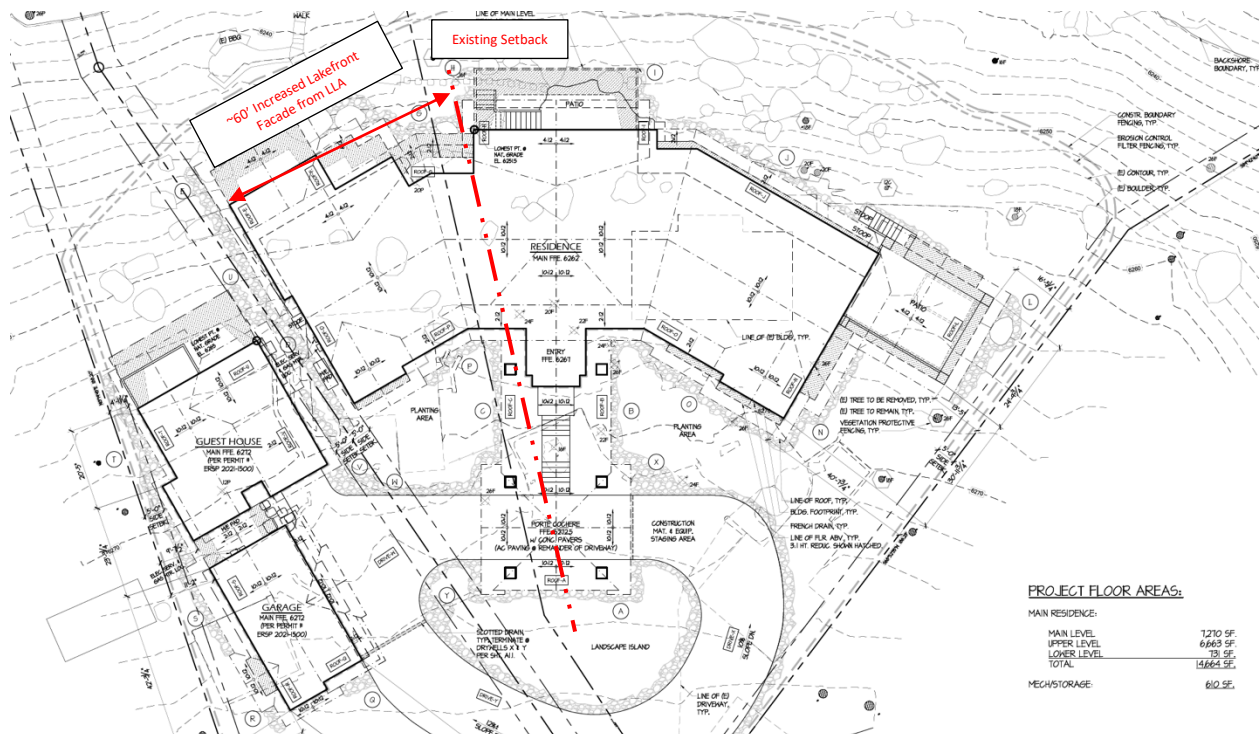
There are required findings that need to be made for a Lot Line Adjustment based on the TRPA code as follows:

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 McMahan

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

Esteemed Mr. McMahan 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: Pamela Radsch <pamela.radsch@gmail.com>
Sent: Thursday, June 1, 2023 6:39 PM
To: Brandy McMahon
Subject: Lot line adj. Meeks Bay Ave
Attachments: 8305_8307 LLA Lack of Findings.pdf

Please see the attached letter.

I am a property owner on Meeks Bay Ave, near the bay. I object to the lot line adjustment.

Thanks for reading the attached.

Pamela Radsch
626-347-7569

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.

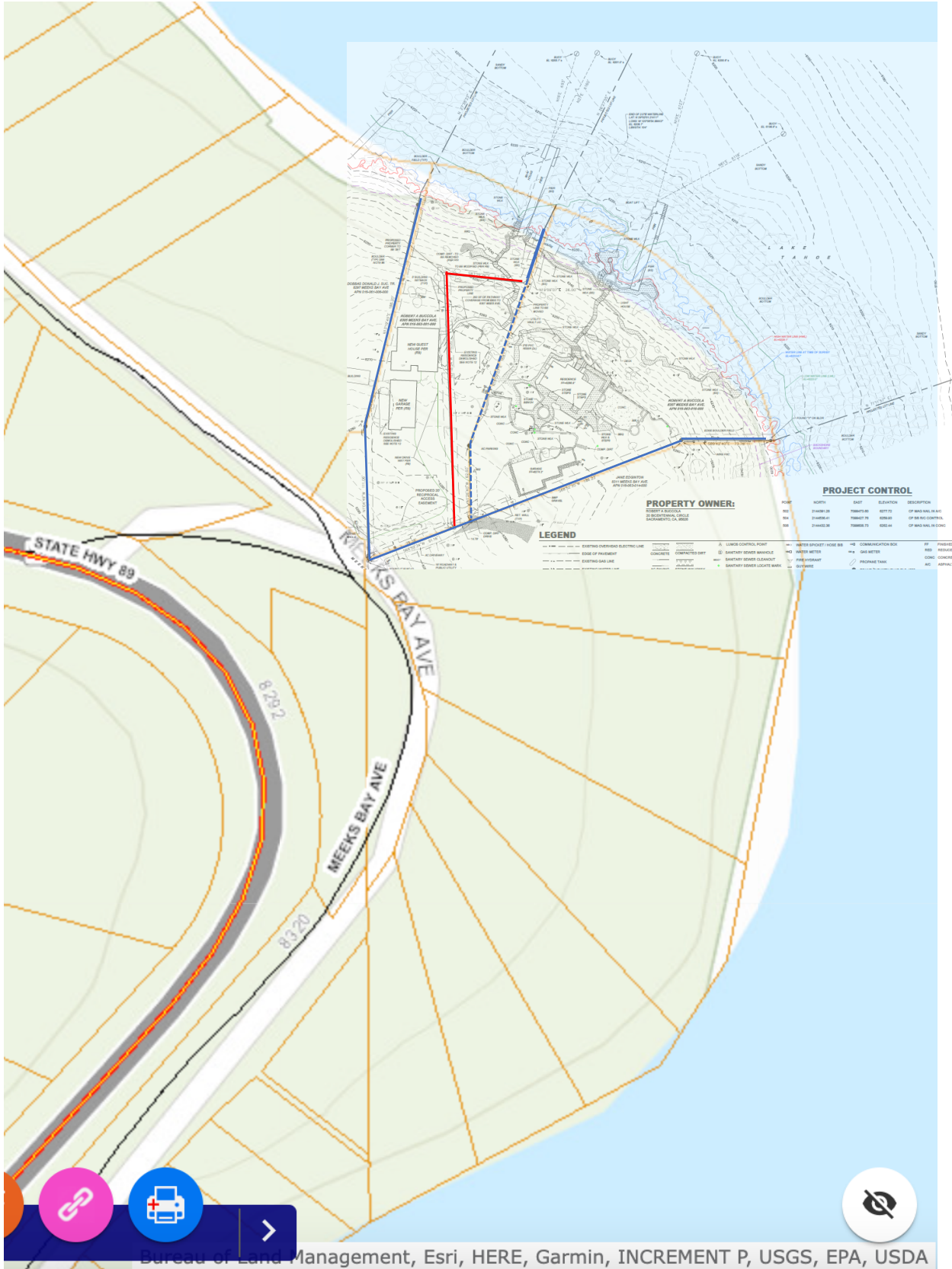
Our detailed analysis is below:

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.



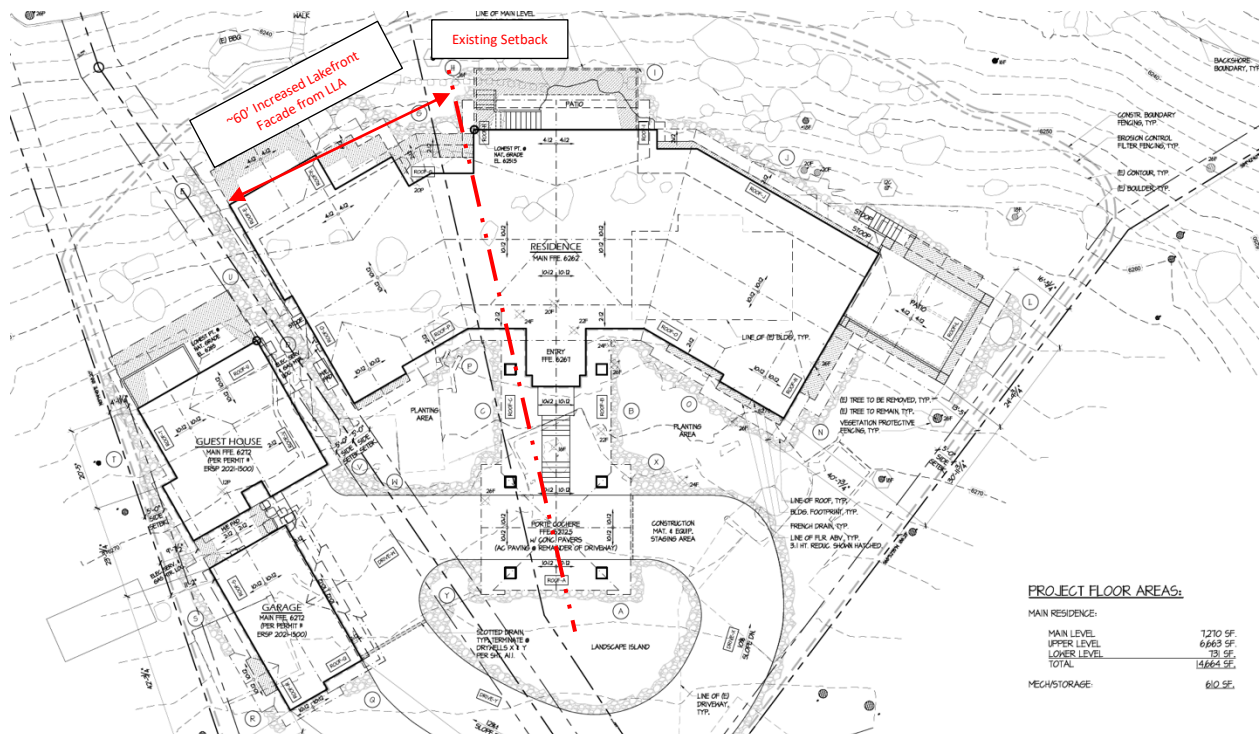
There are required findings that need to be made for a Lot Line Adjustment based on the TRPA code as follows:

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 McMahon

From: Mark Daughters <daughtersmark@gmail.com>
Sent: Friday, June 2, 2023 10:11 AM
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: 8305 & 8307 Meeks Bay Ave Lot Line Adjustment (LLA)
Attachments: TRPA LLA 6_23.docx

Please see the attachment regarding the Lot Line Adjustment located at 8305 & 8307 Meeks Bay Ave. Thank you.

Mark Daughters

TRPA,

As a member of the Meeks Bay Vista Property Owners Association, I am opposed to the Lot Line Adjustment (LLA) proposal located at 8305 & 8307 Meeks Bay Ave. Allowing the LLA to build the 14,664 sq. ft. residence will have a negative impact on Meeks Bay Ave and the community. Listed below are some of my concerns.

- Where will the parking be for 17 bedrooms?
- Where will the construction parking be for contractors, subcontractors, delivery trucks and other material suppliers be?
- A congested street will make it more difficult for fire fighters and other first responders to do their job.
- Scenic views from Lake Tahoe will be altered and disrupted by this massive 200 ft. wide building.
- A 17-bedroom rental facility is inconsistent with the 100-year history of the Meeks Bay Vista Subdivision of single-family homes.
- The main entrance off State Route 89 to the Meeks Bay Vista Subdivision and Meeks Bay Ave. will be permanently altered and compromised.
- Increase of traffic, noise and natural resources will negatively impact the surrounding properties.
- Increase in the environmental impact on the Lake. For example, an increase in waste water run-off, vehicular emissions, erosion, and roadway wear and tear.

Thank you,
Mark Daughters

Brandy McMahon

From: Dana Schneider <danafschneider@gmail.com>
Sent: Friday, June 2, 2023 12:50 PM
To: Brandy McMahon; Paul Nielsen; Wendy Jepson
Subject: Letter to TRPA re: Hearing June 8 - 8307 Meeks Bay Avenue
Attachments: TRPA- 8307 Meeks Bay Avenue Letter.pdf

Dear Brandy, Wendy and Paul,

Please see attached letter regarding the property at 8307 Meeks Bay Avenue. I've appreciated your availability and clarifying communications with us in this community.

Thank you for taking your time reading this.

See you June 8th on Zoom.

Best regards,
Dana Schneider
Tahoe Hills
FOWS Board Member

--

Dana Schneider LMFT
License #M13811
danafschneider@gmail.com

<http://danaschneidermft.com/>

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Dana Schneider
482 Sweetwater Drive
Meeks Bay, Ca. 96142
danafschneider@gmail.com

Tahoe Regional Planning Agency
Attn: Hearings Officer
128 Market St. / P.O. Box 5310
Stateline, NV 89449

June 3, 2023

*Subject : Buccola, Demolition of a Historic Resource (Single Family Swelling)
and Construction of a New Single-Family dwelling at 8307 Meeks Bay Avenue;
Meeks Bay, California El Dorado County; Assessors' Parcel Number APN 016-
063-016/TRPA File Number ERSP2022-2023*

Dear Hearings Officer,

I appreciate the opportunity to share my concerns about 8307 Meeks Bay Avenue.

My concern, shared by other community members, is that this is an event center/venue masquerading as a private residence, in order to obtain permits – building and short-term vacation rental permits – that might otherwise not be granted.

My concern is that the applicant requires the income from the event rentals to make the project financially viable; and that applicant is not legally bound by any statements he has made regarding how often he will rent out the venue, number of guests, the nature of the renters or their activities.

I wonder if the applicant would proceed with the building if he knew in advance that if he tears down an existing structure, the original rental permit would not be granted to the new structure.

Similarly, I wonder if the applicant would proceed with the plan in its current form if he was told that the permit would be granted to a new structure, but limited to the 8 renters permitted by the original permit.

I believe these issues are inextricably entwined, and need to be considered for the way each decision by the county affects the other, and thus, impacts the neighborhood around it.

The description of the mostly still existing three buildings on the two adjacent properties comes from Appendix 1, California Department of Parks and Recreation Historic

Resources Record Forms; and Supplementary Architectural Resources Record Forms: Update re: 8305 Meeks Bay Avenue; 8307 Meeks Bay Avenue; 8305 and 8307 Meeks Bay Avenue, Landscape Features.

Applicant proposes that he be able to demolish and replace three relatively small buildings constructed in 1932, one 1012 square feet, a second of 1010 square feet, and an A frame guest house of 408 feet and a boat house (unspecified square footage, described as “a frame one story structure”, and 85-foot pier (apparently modified later, with Trex decking) – and replace it with

A “Single-Family dwelling” identified as a 15,000 square foot, 9 bedrooms, 9 bathrooms, 3 half baths, 3 laundry rooms, elevator, lounge, two kitchens (one front kitchen and one back kitchen), gym, sauna and steam room, recreation room/bar and full size shuffle board.

Plus, a theater with 4 tiers of seating, recreation room, study, library, two lake facing patios and a deck, lastly two piers and a boat house (this includes 8305’s pier).

At 8305 Meeks Bay Avenue a “garage” was previously approved and has been built with 5 bedrooms.

The applicant’s proposed project has significantly better amenities and will provide a much more luxurious experience for your wedding, bachelor party, anniversary, or corporate team retreat. It is an excellent way to reward that outstanding achiever.

Unless there’s a fire. Because getting out of there, along with everyone who already lives there, on a narrow little road, will be, well, either a terrifying experience leaving your party with a great story to tell, or a tragedy. There are enough Paradise Fire like parallels to the West Shore evacuation risks without gratuitously adding another.

At least Sunnyside and West Shore puts you right on 89; which as the Caldor fire evacuation pictures indicate, you will be stuck in traffic that is not moving that much sooner.

It is out of scale for the neighborhood as a truly private dwelling, let alone an event venue masquerading as another short-term vacation rental.

Let me underline what I stated above: applicant is not legally bound by any statements he has made regarding how often he will rent out the venue, number of guests, the nature of the renters or their activities.

At the last TRPA Hearing date for 8305 Mr. Buccola was incredulous no one had approached him about their concerns directly. People have told me privately that they are under the impression that Mr. Buccola is an attorney, with resources, who can sue them for costing him rental income, or otherwise thwarting his plans, with little cost to him, and attorney fees for them.

It is my hope that you will state at public hearings and/or in writing, that California has a strong anti-SLAPP law, that protects the right to free speech on matters such as this one.

Under the statute, the rights of free speech or petition in connection with a public issue include four categories of activities: statements made before a legislative, executive or judicial proceeding; statements made in connection with an issue under consideration by a governmental body; statements made in a place open to the public or a public forum in connection with an issue of public interest; and any other conduct in furtherance of the exercise of free speech or petition rights in connection with “a public issue or an issue of public interest.”

I hope that Mr. Buccola will publicly reassure people that their fears in this regard are groundless, that he intends to state his case strongly and passionately and welcomes others to do the same.

I’m not an attorney, but I can read a statute. This is a matter of public interest, affects large numbers of people beyond the direct participants, and statements about project concerns contribute to debate on a topic of widespread public interest

The proposal does not reflect the impact of noise, additional impact on lake clarity, increased motorized boat activity, light pollution, noise, parking for potentially more than 30 occupants on a one lane road with a steep and dangerous curve turn off from Highway 89, nor the increased sewer requirements for 13 bathrooms, 2 kitchens and irrigation.

Below are excerpts from the

TRPA Rubicon Plan Area Statement – 149 Rubicon

Existing Uses: *The existing use is residential, primarily at a density of one single family dwelling per parcel. The planning area is approximately 50 percent built out and is currently zoned low density residential and general forest.*

PLANNING STATEMENT: *The Rubicon area should remain residential, maintaining the existing character of the neighborhood.*

USE MAXIMUM DENSITY Residential

Single Family Dwelling 1 unit per parcel

8307 Meeks Bay Avenue's project application, in its present form, is not consistent with the current plan and the neighborhood. A project more on the scale of the neighborhood could be submitted.

It is understandable that the applicant would want to update, modernize, expand the current structures to better suit his and his family's needs and dreams. It should be consistent with the current plan and scale of the neighborhood, and consider its impacts, even as a without a short-term rental.

In reality, I believe the proposed project is an event venue masquerading as a vacation rental permit and should not be granted a permit. The area is not zoned for such a venture nor has it had to meet the EIS requirements of an event venue. The board may decide to eliminate the possibility as a venue by not granting a permit to the 15,000-foot structure.

The vacation home rental permit was granted to a completely different set of structures, occupying approximately 2500 square feet. I think that if the applicant decides to demolish and replace his existing structures that it is only fair that he gets on the list for people requesting new vacation home rental permits.

Please deny this application in this form.

Establish a community forum to begin public conversations with the neighbors and Mr. Buccola to explore better options that enable him to better meet he and his family's needs, wishes and aspirations than the current structures allow, in a way that considers negative impacts on the immediate and larger neighborhood.

Lake Tahoe is a treasure and we should be treating it as such. The health of the Lake and safety of those who come to visit, live near it, be renewed by it, require this.

Thank you,



Dana Schneider

Tahoe Hills

FOWS Board Member

Cc: Brandy McMahon: bcmahon@trpa.gov

Paul Nielsen: pnielsen@trpa.gov

Wendy Jepson: wjepson@trpa.gov

Melanie Sasha: melanie.shasha@edcgov.us

Supervisor Brooke Laine: bosfive@edcgov.us

Brandy McMahon

From: Jack Hagler <jackhagler@comcast.net>
Sent: Friday, June 2, 2023 11:50 AM
To: Brandy McMahon
Cc: Wendy Jepson; Julie Regan; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us
Subject: Lot Line Adjustment Request for 8305/8307 Meeks Bay Ave
Attachments: 8305_8307 LLA Lack of Findings.pdf

Hi Brandy,

As a homeowner on Meeks Bay Avenue, (8565 Meeks Bay Avenue), I request that you would not approve of the Lot Line Adjustment and gigantic home proposed at 8305/8307 Meeks Bay Avenue for all the reasons outlined in the attached letter that you received from our homeowner's association.

Thank you for your consideration,

Jack Hagler

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.

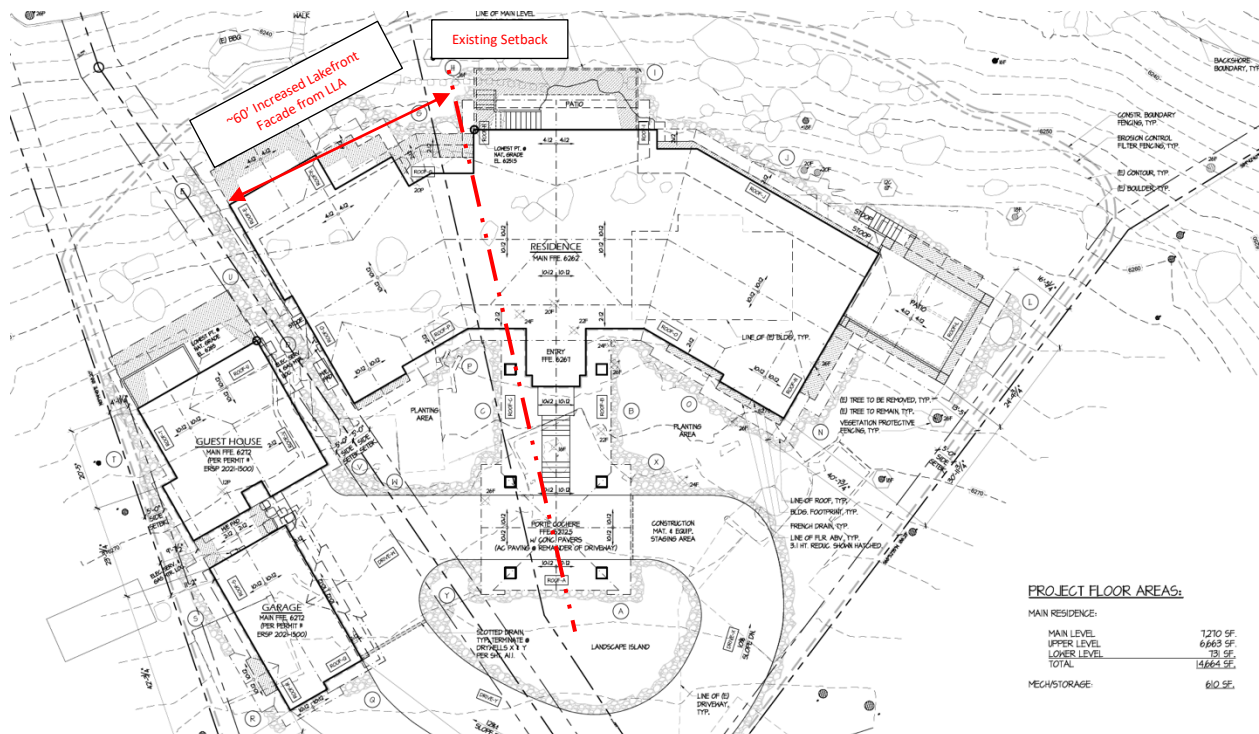
There are required findings that need to be made for a Lot Line Adjustment based on the TRPA code as follows:

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 McMahon

From: Ned Pike <npike@npike.com>
Sent: Friday, June 2, 2023 8:30 PM
To: Brandy McMahon
Cc: William A. S. Magrath II
Subject: 8305 Meeks.docx
Attachments: 8335 Meeks.docx

Please get real on the proposed development at 8305 Meeks Bay Avenue. As currently planned it would be a disaster for the neighborhood.

Ned Pike
925-383-9894
npike@npike.com
925-299-4877 FAX

Re: 8305 Meeks Bay Ave. TRPA File No: ERSP2021-1500
Assessors Parcel Number: APN 016-063-001

Brandy McMahon,

My name is Edward Pike and I live much of the time at 8335 Meeks Bay Ave. Like my neighbors, I oppose the current lot line adjustment proposal for the APN number listed above.

I understand that the applicant submitted a proposal to TRPA seeking permits for:

1. Boundary Line Adjustment to make 8305 MBA smaller and 8307 MBA larger
2. Demolish the existing cabin and garage at 8307 MBA and construct a 9-bedroom/12 bath main residence (14,500+ sq. ft.).

Prior to this proposal the applicant received a permit to tear down the existing garage and residence at 8305 Meeks Bay Ave. and build a guest house/garage. Currently, the 4200+ sq ft guest house is under construction. A site visit would show what a huge impact this build/rebuild has on this scenic corridor for anyone traveling on Hwy 89, let alone the visual from the lake and a massive structure is proposed moving forward.

The applicant is requesting a change in the lot line to allow the construction of a very large residence (14,500+ sq ft) on this prominent point between Meeks Bay and Rubicon Bay. The drawings accompanying the application show substantial "existing" tree coverage that simply misrepresents reality. There should be concern by TRPA that the scenic corridor from Hwy 89 and the view from the lake will be affected in perpetuity. This is a protuberant spot on one of the most beautiful sections on Lake Tahoe.

Meeks Bay Ave. is essentially one-lane and this property is located at a precarious entrance off Hwy 89. We are all very concerned about the significant challenges of additional traffic entering from the highway as well as the ongoing struggle of finding parking. Emergency vehicle access on snow days or summer weekends is already formidable. The parking area provided by the applicant is clearly inadequate to accommodate the capacity of this property. Best intentions aside, the obvious result will be on-street parking which will further exacerbate entrance and egress both for emergency vehicles and residents alike.

We have been told that "Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment." - Tahoe Regional Planning Association

This proposed project is the antithesis of the above mission statement. I also firmly oppose the construction of this overly impactful structure and feel his lot line adjustment should be denied.

Please forward this email to all involved staff that are involved in this application.

Sincerely,

Edward Pike
8331 Meeks Bay Ave.
Tahoma, Ca 96142
C 925-383-9894

npike@npike.com

F 925-299-4877

Brandy McMahon

From: Elaine-Maryse Solari <emsolari@yahoo.com>
Sent: Friday, June 2, 2023 8:23 PM
To: Brandy McMahon
Subject: Opposition to Proposed 14,644 sq. ft. Residence at 8307 Meeks Bay Ave (TRPA Hearing, 8 June 2023)

I am a homeowner at 8453 Meeks Bay Avenue. I am opposed to the development of the proposed 14,644 sq. ft. Residence at 8307 Meeks Bay Ave for the following reasons:

1. Safety will be compromised as the roadways will be clogged with on street parking as there is not enough on-site parking capacity for occupants. Since, there is no parking allowed on the roadways in the winter there will be no where for these cars go.
2. Enjoyment of surrounding property will be compromised because of increased traffic noise and use of natural resources.
3. The general welfare of the area will be compromised because the intensity of the development (9 bedroom and 12 bathrooms) will adversely impact the use of natural resources and adversely impact Lake Tahoe's carrying capacity with increased wastewater, run off, vehicular emissions, and roadway wear and tear.

I urge you to deny the application for this proposed development.

Elaine-Maryse Solari
8453 Meeks Bay Avenue

Sent from my iPad

Brandy McMahon

From: rob may <robmay@mac.com>
Sent: Friday, June 2, 2023 5:04 PM
To: Brandy McMahon
Cc: Rob May
Subject: APN 016-063-001
Attachments: MBVPOA 6223.1.docx

Brandy,

Attached is my response regarding APN 016-063-001 Sincerely,

Rob May

Re: 8305 Meeks Bay Ave. TRPA File No: ERSP2021-1500
Assessors Parcel Number: APN 016-063-001

Brandy McMahon,

My name is Robert May and I live full time at 8441 Meeks Bay Ave. I oppose the current lot line adjustment proposal for the APN number listed above.

The applicant submitted a proposal to TRPA seeking permits for:

1. Boundary Line Adjustment to make 8305 MBA smaller and 8307 MBA larger
2. Demolish the existing cabin and garage at 8307 MBA and construct a 9-bedroom/12 bath main residence (14,500+ sq. ft.).

Prior to this proposal the applicant received a permit to tear down the existing garage and residence at 8305 Meeks Bay Ave. and build a guest house/garage. Currently, the 4200+ sq ft guest house is under construction. A site visit would show what a huge impact this build/rebuild has on this scenic corridor for anyone traveling on Hwy 89, let alone the visual from the lake and a massive structure is proposed moving forward.

The applicant is requesting a change in the lot line to allow the construction of a very large residence (14,500+ sq ft) on this prominent point between Meeks Bay and Rubicon Bay. The drawings accompanying the application show substantial "existing" tree coverage that simply misrepresents reality. There should be concern by TRPA that the scenic corridor from Hwy 89 and the view from the lake will be affected in perpetuity. This is a protuberant spot on one of the most beautiful sections on Lake Tahoe.

Meeks Bay Ave. is essentially one-lane and this property is located at a precarious entrance off Hwy 89. I am very concerned about the significant challenges of additional traffic entering from the highway as well as the ongoing struggle of finding parking. Emergency vehicle access on snow days or summer weekends is already formidable. The parking area provided by the applicant is clearly inadequate to accommodate the capacity of this property. Best intentions aside, the obvious result will be on-street parking which will further exacerbate entrance and egress both for emergency vehicles and residents alike.

"Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment." - Tahoe Regional Planning Association

This proposed project is the antithesis of the above mission statement. I firmly oppose the construction of this overly impactful structure and feel his lot line adjustment should be denied.

Please forward this email to all involved staff that are involved in this application.

Sincerely,

Robert May
8441 Meeks Bay Ave.
Tahoma, Ca 96142
C 925-381-4354

robdmay@mac.com

H 530-525-9417

Brandy McMahon

From: Ann Ferrante <ann-ferrante@sbcglobal.net>
Sent: Saturday, June 3, 2023 6:20 PM
To: Brandy McMahon
Subject: Proposed residence at 8307 Meeks Bay Ave

Subject: Opposition to Proposed 14,644 sq. ft. Residence at 8307 Meeks Bay Ave (TRPA Hearing, 8 June 2023)

Our family has owned 8453 Meeks Bay Avenue since 1980, and we are opposed to the development of the proposed 14,644 sq. ft. Residence at 8307 Meeks Bay for the following reasons:

1. We are very concerned about the lack of parking for this development and the impact it will have on neighbors, as well as the ability for emergency vehicles to be able to access all homes if cars clog the street. Safety for the neighbors will be compromised as the roadway will be clogged with on street parking as there is not enough on-site parking capacity for occupants. Since, there is no parking allowed on the roadways in the winter there will be no where for these cars go.
2. The natural environment of the area will be compromised because the intensity of the development (9 bedrooms and 12 bathrooms) will adversely impact the use of natural resources and adversely impact Lake Tahoe's carrying capacity with increased wastewater, run off, vehicular emissions, and roadway wear and tear. In addition, the natural beauty of this section of the lake will be compromised due to this 14,644 sq. ft. structure which will dominate an area predominantly comprised of small cabins and single family homes in the 2,000-4,000 sq. ft. range.

I urge you to deny the application for this proposed development.

Sent from my iPhone

Brandy McMahon

From: John Strickley <jstrickleynz@yahoo.com>
Sent: Saturday, June 3, 2023 10:09 PM
To: Brandy McMahon
Subject: Proposed Lot Split and Construction at 8305 and 8307 Meeks Bay Ave.

Dear TRPA Hearing Officer,

This letter is in regards to the proposed building of a massively oversized residence at 8305 and 8307 Meeks Bay Avenue which my family and I urge you to deny. It is obvious to those of us who live and vacation here that many of the TRPA findings for the Buccola application have not truly been met.

We own a small cabin at 8221 Meeks Bay Avenue that was built by my grandparents almost 90 years ago. We are very concerned about the problems that a "residence" over 17 times larger than ours would cause for our neighborhood. Besides being completely out of character for our historic Meeks Bay area it would most likely lead to unreasonable issues concerning traffic, parking, safety, and noise as well as the sanity and wellbeing of those of us who enjoy the peace and scenery of our homes and vacation cabins.

Building a 14,644 sq. ft. residence right across from the main access road onto Meeks Bay Ave. along with the construction of the over 4,000 sq. ft. "guest house" will have a major impact on those of us located both to the north and south of the intersection. Our narrow road already gets congested during the busy times of the year. Parking on the road can be nearly impossible in the summer and is not allowed in the winter. We also worry about access for fire trucks and other emergency vehicles that could be blocked by the traffic and parking congestion.

Also, the claim made in the application that changing the lot lines to allow for the building of this 204 ft. wide and 50.5 ft. tall building will not adversely effect the surrounding homes is completely bogus. It would take decades for the trees to grow enough to alleviate the intrusion of this mega mansion on our local views.

Please don't ignore the folks who live in and enjoy our Meeks Bay Vista neighborhood. Please hold projects like this to the actual TRPA rules and regulations and remember that TRPA's mission statement reads: "Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment." The Buccola project would certainly not preserve, restore, and enhance our unique natural and human environment. Some people say that TRPA stands for "Tahoe Rich People's Agency." Please prove that that is not true and that TRPA works for all of us and really does try to protect our wonderful Tahoe environment.

Sincerely,

John W. Strickley
16313 Bobcat Ct
Grass Valley, CA 95949

June 5, 2023

Brandy McMahon via email (bmcMahon@trpa.gov)
Local Government Coordinator
Tahoe Regional Planning Agency

Subject: TRPA File Number ERSP2022-2023 regarding a New Single- Family Dwelling at 8307 Meeks Bay Avenue

My name is Larry Walker. Since 1991, my wife and I have owned a home at 8281 Meeks Bay Avenue. We feel blessed to have a home in such a special West Shore neighborhood. Our home is two properties removed from 8307 Meeks Bay Avenue.

We are extremely concerned about: (1) the demolition of the historic home at 8307 Meeks Bay Avenue; and (2) the construction of a large, 9-bedroom, 15,000 square-foot “single-family home” in its place. Our comments are presented below.

1. TRPA should deny the request to demolish this historic home.

a. There are only a few residences in the area that can compare with this home from an aesthetics and historic perspective. The Historic Resources Inventory states that the home at 8307 Meeks Bay Avenue exhibits the architecture, craftsmanship, and rustic beauty representative of the 1930s and retains its integrity to a remarkable degree. Walking by this home, as we do every day while at Tahoe, is like walking by a museum exhibit.

b. Approving the demolition of this home would be contrary to TRPA Code 67.7.3. This section of the Code states that historic resources *shall not be demolished* unless TRPA makes one of three findings – A, B or C. Finding B is not applicable because the State Historic Preservation Office has not approved a recovery plan. Finding C is not applicable because demolition is not necessary to protect the health and safety of the public. The only potential finding in this case is A – “*The action will not be detrimental to the historic significance of the resources.*” TRPA staff has evidently concluded that demolition of this special structure will not be detrimental to its historic significance because the Historic Resources Inventory will be available to anyone who in the future may want to review it. This is not a rational conclusion. Many people every year view and admire this historic structure. An inventory may in the future benefit a few researchers. But demolition of the structure would today deprive many people of the pleasure of viewing the architecture, craftsmanship, and rustic beauty of a historic home. (The idea that a written description and photos justify the destruction of anything is not consistent with our nation’s current environmental ethic. For example, we don’t say it’s okay to destroy a scenic wonder as long as we preserve photos of it. Nor do we say it’s okay to destroy an endangered species as long as we leave a description and photos for future generations.)

c. TRPA's past failure to follow its code is not justification for approving the demolition of this structure. TRPA staff reportedly has stated that TRPA has never disallowed demolition of a historic structure. If that is correct, TRPA is saying it has never followed its own code. Irrespective of past practices, TRPA has a legal obligation to follow its code.

d. TRPA should preserve this historic structure, if not by requiring it to be left in place, by requiring that it be moved to another location. The latter option is known to be a practice in some cities. In those cities, one is not allowed to build a new structure on property with a historic structure unless the historic structure is be moved to another, acceptable location. We would argue that TRPA has the authority to impose such a requirement as a condition of approving a new structure at 8307 Meeks Bay Avenue.

2. TRPA should not take any action that would facilitate construction of the currently proposed project.

a. The proposed project would adversely affect the character of the Meeks Bay neighborhood.

The Meeks Bay Avenue neighborhood is dominated by homes on 50- or 100-foot lots. Those few, unusually large homes which exist are generally located such that they blend with the other nearby homes and the neighborhood. Often, those large homes are on a standard 50- or 100-foot lots, but extend a considerable distance away from the road. The home proposed at 8307 is itself more than 200 feet wide.

The building now proposed at 8307 Meeks Bay Avenue and the 5-bedroom building the owner now has under construction at 8305 Meeks Bay, were designed as a single 21,000 square foot 14-bedroom complex, and were originally proposed to TRPA as a single complex. The two properties will obviously be operated as one.

Whereas the owner has defined this complex as a single-family residence, most people viewing the plans would judge it to be more like a small luxury hotel. (It has a lounge, theater, recreation room, library, and gym to go with its 14 bedrooms, and the owner has permits to rent the rooms.)

A complex of this size and nature is not consistent with the character of the neighborhood.

b. The proposed complex will result in serious traffic and safety issues.

There is a single driveway to serve the proposed complex. This driveway also serves the property located next door at 8311 Meeks Bay Avenue. That large, lake-front property currently contains a small, dilapidated house and was recently sold to a real estate broker. The new owner of that property can be expected to propose a large house on the property. It is not unreasonable, therefore, to expect that in the future there could be twenty or thirty cars going in and out of that driveway on any given day.

That driveway exists onto Meeks Bay Avenue at the exact location where cars enter the neighborhood from Highway 89 and where cars from the neighborhood exit to Highway 89. In other words, it is a four-way intersection with no stop signs. Moreover, the visibility is poor in several directions. It is reasonable to expect that the large development proposed at 8307 and that likely to be proposed at 8311 will result in numerous accidents, if not a death or two.

This is potentially a serious situation. At a minimum it needs to be studied by a qualified professional independent of the owner and its consultants. Given the topographic limitations, the likely conclusion of such a study would be that the proposed project at 8307 should not proceed until there are significant modifications to the adjacent roadways.

c. There are serious questions as to whether the proposed complex conforms to TRPA plans and policies.

For example, the following questions are appropriate:

Under PAS 149-Rubicon: Is the 14-bedroom, 21,000 square-foot complex with rental permits a single-family residence?

Under 21.2.2.A: Is the combined 8305-8307 project of such a nature, scope, density, intensity, and type to be an appropriate use for the parcel and the surrounding area in which it will be located.

Under 21.2.2.B: Is there cause to believe that the combined 8305-8307 project will be disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood.

Under 21.2.2.C: Is the combined 8305-8307 project likely to change the character of the neighborhood.

TRPA needs to specifically address these questions prior to approving any aspect of the currently proposed project.

d. This is not a property rights issue.

Property owners should be allowed to develop their property as they like. However, developments must be consistent with applicable policies. We Tahoe property owners are continually subjected to TRPA policies, often dealing with what many view as minutia. But we comply because it is TRPA policy. On the proposed project, it appears to many of us that, for whatever reason, TRPA is overlooking both its policies and its responsibilities with respect to far more significant issues. This project will have significant adverse impacts. It will adversely affect the character of an entire neighborhood and it will result in significant traffic and safety issues. As a responsible planning agency, TRPA needs to address these issues.

Signed by Larry Walker, June 5, 2023
2302 Fortuna Court
Davis, CA 95616

cc: William Magrath, Meeks Bay Vista POA (wmagrath@mcdonaldcarano.com)
Jay Gudebski, Meeks Bay Vista POA (jay.gudebski@gmail.com)
Wendy Jepson, TRPA (wjepson@trpa.gov)
Julie Regan, TRPA Exec. Director (jregan@trpa.gov)
Brook Laine, El Dorado County Supervisor (bosfive@edcgov.us)



Tahoe Regional Planning Agency
Attn: Hearings Officer
128 Market St. / PO Box 5310
Stateline, NV 89449

June 5, 2023

Subject: Buccola, Demolition of a Historic Resource (Single-Family Dwelling) and Construction of a New Single-Family Dwelling; 8307 Meeks Bay Avenue; Meeks Bay, California; El Dorado County; Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

Dear TRPA Hearings Officer:

The Friends of the West Shore (FOWS) appreciates the opportunity to provide comments on the subject hearing item. FOWS mission is to work toward the preservation, protection, and conservation of the West Shore, our watersheds, wildlife, and rural quality of life, for today and future generations. FOWS represents community interests from Emerald Bay to south of Tahoe City.

While we understand the proposed permit approval is before the Hearings Officer because it involves a historical resource, we are submitting these comments with regards to several aspects of the findings and conclusions in the staff summary associated with this project.

Neighborhood impacts/occupancy:

First, we are concerned with the neighborhood impacts of the enormous 9-bedroom, 14,664 SF Floor Area "residence" that is anticipated to be used as a vacation rental given the owners' VHR permits, especially when combined with the small single family home that was torn down and is being replaced on the same owner's adjacent parcel at 8305 Meeks Bay Ave. The size and accommodation of such a development – which would be comparable to a hotel lodging - is far out of scale and character with the existing single family residential neighborhood and will generate significant parking, traffic, and safety concerns given the limited roadway space and location of the access intersection from State Route 89 (SR 89). These impacts are exacerbated by the rebuilt 5-bedroom residence on 8305 Meeks Ave., also anticipated to be a vacation rental.

El Dorado County Vacation Home Rental (VHR) regulations:

While the staff summary states that the existing maximum occupancy limits will remain applicable (which includes 10 people for the proposed rebuild), there appears to be no limit on the number of people that could be at the 'residence' during daytime hours, which would open the door for more of an event center-type use, especially given the extensive amenities being built. Further, El Dorado County's VHR regulations may change in the future, and/or a new permit could be obtained that could allow a higher occupancy. Thus, TRPA cannot conclude no impacts or mitigated impacts based on something the county may or may not do, or which could change in the future. TRPA's conclusions should be based solely on TRPA's regulation and the size and use of the proposed structure.

Required Findings:

The staff summary claims that all required findings are met by the project.

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.

The applicable PAS states: ***“PLANNING STATEMENT: The Rubicon area should remain residential, maintaining the existing character of the neighborhood.”*** [Emphasis added.] We agree with the 5/2/2023 letter submitted to TRPA¹, which lays out why the proposed project does not meet TRPA’s findings for neighborhood compatibility and therefore believe this finding cannot be made.

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.

Finding Response 21.2.2.A: The Applicant is proposing a single-family residence on a single parcel adhering to the existing and surrounding density and intensity. The nature of the proposed residence is similar to the nature of the surrounding residential units. The Proposed Project adheres to all applicable TRPA and Washoe County Codes and regulations.

The proposed 14,664 SF floor area “residence” - which will be rented as a VHR due to the possession of a VHR permit - will include 9 bedrooms, 12 bathrooms (9 labeled as bathrooms plus 3 “powder rooms” with toilets and sinks), a theater room, an elevator, exterior lakeside decks, a gym, and other amenities. This size and scale go far beyond the “nature” and “intensity” of the surrounding residential units. We believe in order to make this finding, evidence must be presented that shows the size and scale of the proposed home falls within the average of homes within the surrounding community; no such evidence has been presented.

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

Finding Response 21.2.2.B: Single-Family residences are an “Allowed” use in PAS Rubicon and the Applicant is proposing a single-family residence. The surrounding community similarly consists of “Allowed” single-family residences. Single-family residences are not 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. The proposed project adheres to all applicable TRPA and El Dorado County codes and regulatory requirements. The applicable Code and Regulatory requirements were established to ensure the protection of the land, water and air resources of both the Applicant’s Subject Parcel and surrounding parcels. Through adhering, and where possible exceeding applicable Code and regulatory requirements, the Proposed Project has demonstrated that it will not negatively impact the community or immediate adjacent neighbors.

As is noted previously, we believe in order to make this finding, evidence must be presented. A 12-bedroom ‘event’ facility within a quiet, single family residential neighborhood, can be reasonably expected to bring large crowds of people (there is no daytime occupancy limit), noise, vehicles/parking issues, traffic, and other disturbances to surrounding residences. The health and safety of nearby

¹ <https://parcels.laketahoeinfo.org/AccelaCAPRecordDocument/DownloadFromAccela/858224>

residents in the area will also be negatively impacted by the addition of vehicles that would likely impede access and/or evacuation of the residential street in the event of an emergency. An analysis of these impacts associated with the maximum number of people that would be accommodated by such a “residence” should be performed in order to assess whether this finding can be made.

21.2.2.C: The project which the use pertains to will not change the charter 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.

Finding Response 21.2.2.C: The surrounding community character consists of single-family residences. The Applicant is proposing to tear down/rebuild the single-family residence. The Proposed Project adheres to the existing single-family character of the neighborhood. The Proposed Project adheres to the applicable Plan Area Statement (PAS), Rubicon “Allowed” uses.

As with the previous two findings, the proposed SFR is far out of scale with the existing SFR character of the neighborhood. In order to make this finding, evidence must be presented which analyzes the character of the existing neighborhood, including the average size and scale of existing residences, existing noise levels, traffic conditions, and other characteristics. No such evidence has been presented.

Thank you for considering these comments.

Sincerely,



Judith Tornese,
President

Brandy McMahon

From: leah kaufman <leah.lkplanning@sbcglobal.net>
Sent: Tuesday, June 6, 2023 12:53 PM
To: Brandy McMahon
Cc: Gregg Lien; leah kaufman
Subject: 8307 Meeks Bay Ave project

Brandy,

Thank you for talking with us today.

To recap

We have concerns about scenic (No landscape plan or proof of viable screening or conditions that will ensure longevity of trees to survive in a plan area that states the area is difficult to revegetate), the request for an independent review of the scenic analysis and/or to have Melissa Shaw review, inadequate security deposits for both BMPs and Scenic, parking in the right of way intentions, (condition 6),

I.e. is it for construction vehicles or all permanent vehicles?, inadequate findings, character of the plan area and community not addressed, historic mitigation weak with no conditions to preserve homes by advertising them for relocation or using their resources on site, the VRBO aspects of the project, its true intended use, resultant traffic impacts etc.

Also I want to clarify the land coverage analysis.

Is TRPA saying that 15,061 sf of the approx 17,752 sf is unmitigated coverage based on the bailey allowable?

On the conformance checklist

1. reference is made to us 50 at park ave under traffic volume? Is this correct?
2. Under VMT the traffic would be increased by virtue of a larger structure.

Is the 12 feet of excavation essentially another story?

We concluded by saying that this project and TRPA's mission statement seems incongruous. (The trend towards mega mansions and morphing of entitlements was not envisioned in the Regional Plan and is an on going issue)

Thank you again for listening .

Leah Kaufman and Gregg Lien

Brandy McMahan

From: Joan Chevalier <jchevy54@aol.com>
Sent: Tuesday, June 6, 2023 11:13 AM
To: Brandy McMahan
Cc: Brendan Ferry; 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

Brandy McMahan, and TRPA Staff,

I request that TRPA deny the application LLAD2022-1420. This lot line adjustment is out of character with our neighborhood. Parcels and homes on Meeks Bay Avenue are consistent in size and development intensity. The sole intent of the proposed 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'. I believe this is not the true intent for the property, and it looks to be more in the lines of a boutique hotel, which would bring a considerable increase in traffic for which there is insufficient parking.

As a member of the Meeks Bay Vista Property Owners Association, and by family ownership of 8261 and 8265 Meeks Bay Avenue, the proposed changes on 8305 and 8307 Meeks Bay Avenue will affect the quality of our neighborhood.

Please deny this application.

Sincerely,
Joan Chevalier

Brandy McMahan

From: David Coward <davecoward@aol.com>
Sent: Monday, June 5, 2023 9:44 PM
To: Brandy McMahan
Subject: Proposed structure at 8307 Meeks Bay Ave

Hi Brandy

Please accept this letter expressing my concerns as well as a majority of the Meeks Bay community regarding Mr. Buccola's proposed project at 8307 Meeks Bay Avenue. If you have any questions or concerns please feel free to contact me.
David Coward

June 4, 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.

I am writing this letter as a near full-time resident of Meeks Bay since 1992 at 8189 Meeks Bay Avenue. As you are very aware there is significant concern in our Meeks Bay community regarding the proposed lot line adjustment and subsequent development proposal by Mr. Robert Buccola for the parcels at 805 and 8307 Meeks Bay Avenue.

The proposed project would have considerable impact on this priceless scenic corridor of Lake Tahoe. The beautiful vistas looking out at Lake Tahoe, as well as looking in from the Lake Tahoe would be forever adversely impacted by the rather dramatic 14,500 square foot "home" Mr. Buccola is proposing. In addition, he has secured Vacation Home Rental permits for both of his properties. Meeks Bay Avenue is essentially a one lane road. The traffic issues could be rather dramatic. Emergency vehicle access would be a challenge.

I thought the quote directly from TRPA summarizes our communities' concern: "our mission is to lead the cooperative effort to preserve, restore and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interaction with our irreplaceable environment."

The proposed project from Mr. Buccola appears to conflict with the TRPA mission statement.

I, as well as a majority of our Meeks Bay community strongly oppose the proposed lot line adjustment and construction of a 14,500 square foot mega-mansion.

Thank you for your consideration.

David B. Coward

8189 Meeks Bay Avenue

Meeks Bay, CA 96142

davecoward@aol.com

916-947-5691

Tony & Carol Evans
8547 Meeks Bay Ave. / PO Box 176
Tahoma, CA 96142

June 5, 2023

Tahoe Regional Planning Agency
Attn: Hearings Officer
128 Market St. / PO Box 5310
Stateline, NV 89449

Subject: Buccola, Demolition of a Historic Resource (Single-Family Dwelling) and Construction of a New Single-Family Dwelling; 8307 Meeks Bay Avenue; Meeks Bay, California; El Dorado County; Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

Dear Hearings Officer:

We live at 8547 Meeks Bay Avenue and strongly oppose both the proposed lot line adjustment and the construction of a 14,500 sq. ft. "single family residence" at 8307 Meeks Bay Avenue. We know nothing stays the same and change is inevitable. There's a right way to do it and a wrong way. We're asking that our neighborhood's character is recognized and respected.

We also opposed the application from the same applicant at 8305 Meeks Bay Avenue to build a guest house and garage, which is currently under construction, as we could see that this was part of a compound entirely inconsistent with our neighborhood. Unfortunately, we were unaware of the ability to appeal the hearings officer decision on that project to the TRPA Board, but would definitely have done so. It is shocking what a huge impact this project has already made, not only for our street, but also the view from Highway 89. We have not yet had a chance to view the site from the lake, but I am sure it will be a very sad experience. The location of these two parcels is on one of the most beautiful points on the West Shore which formerly had two very charming and modest historical residences nestled among soaring trees and magnificent rocks.

TRPA has been vigilant in mitigating any changes in the upland view from the lake for new construction and remodels of lakefront homes and piers. We can personally attest to this from the addition of a garage (unseen from the lake) and a pier extension. Why has there not been equal vigilance given to protecting the scenic corridor from Highway 89? It is viewed by thousands more people per year traveling around the lake by vehicle and bicycle compared to the relatively few who travel by via water.

Does anyone from TRPA or a hearings officer ever visit the project sites they are reviewing? It would appear not, because if so, there is no way a determination could possibly be made that

this application satisfies the required finding that it is consistent with any Plan Area Statements. The planning statement for the Rubicon Area states "The Rubicon area should remain residential, maintaining the existing character of the neighborhood." These structures are entirely inconsistent with the character of the neighborhood.

Speaking of inconsistency, the requested lot line adjustment is also entirely inconsistent with the existing character of the neighborhood. One view of the neighborhood assessor's parcel map makes this clear. Lot lines consistently run in a straight line from the street to the lake resulting in rectangular and pie shaped lots. The proposed lot line adjustment results in two parcels that look like a gerrymandered political district map. This is wrong.

It is our understanding that the applicant is requesting a lot line adjustment to satisfy two needs: (1) to accommodate the size of the house the applicant desires to build at 8307 and (2) to maintain the existing piers located on 8305 and 8307. If such a huge house is what the applicant wanted, why didn't he buy a lot in a neighborhood consistent with that desire in the first place?

Simply moving the lot line over in a straight line would accommodate the larger house on 8307, but that would result in the 8305 pier also being on the 8307 parcel. Only one pier per parcel is allowed, thus the highly irregular lot line adjustment request. Why can't the applicant simply design a house that fits on the parcel rather than the neighborhood ending up with this tortured lot line in perpetuity, which could set precedent for future massive houses in our neighborhood?

The scale of this construction and the apparent intent to use these properties as short term vacation rentals, as evidenced by the existing permits, would be better suited to a neighborhood of larger parcels, away from scenic view corridors and close neighbors, like in the Ring Roads area further south in Rubicon Bay. Since this is such an old neighborhood, with homes dating back to the 1930's, there obviously have been many extensive remodels and rebuilds on our street. None, however, have been to this scale nor so obvious and disruptive to the character of the neighborhood.

In addition to this project being inconsistent with the character of the neighborhood, there are legitimate parking and safety concerns associated with such a large dwelling capable to house up to 30 occupants at one time. Why is this not subject to commercial requirements for parking and evacuation? The site is clearly unable to accommodate occupants' vehicles. It is irresponsible that there is no minimum parking requirement based on occupancy. Our mostly single lane street, particularly in the immediate vicinity of 8305 and 8307 Meeks Bay Avenue, is already hazardous for bicyclists and pedestrians from spring to fall. Snow season brings obvious additional hazards. Ingress and egress from Highway 89 just above 8305/8307 Meeks Bay Avenue add another set of hazardous conditions, as it is steep and on a blind curve on Highway 89. There are two more blind curves to the north and south on Meeks Bay Avenue past the project site.

We live in one of the worst areas for fire danger and evacuation. Forest fires are most prevalent during the summer months, when our neighborhood is very busy. Historically, fires have started south of us, meaning we have only one way out towards Tahoma. It is contrary to human

nature to travel towards a fire to get on Highway 89, so the most likely egress will be right past the 8305/8307 Compound. Full occupancy of that compound in such a situation would obviously add to the congestion and chaos of neighbors trying to get out of danger.

Again, the scale of this development would be much better suited to a neighborhood like the Ring Roads where egress to Highway 89 in an evacuation would be much safer and less congested with only a few houses per Ring Road needing to evacuate.

As we first stated, we know nothing stays the same and change is inevitable. There's a right way to do it and a wrong way. We're asking that our neighborhood's character is recognized and respected and this application be denied.

Sincerely,

Tony & Carol Evans

Brandy McMahan

From: Michael Zakaras <zakaras@gmail.com>
Sent: Monday, June 5, 2023 1:39 PM
To: Brandy McMahan
Cc: Wendy Jepson; Julie Regan; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; Brooke Laine; daniel.harkin@edcgov.us
Subject: Buccola development - lot line adjustment

Dear Ms. McMahan and others,

I am writing once again to express my deepest concern for the planned development at 8305 and 8307 Meeks Bay Ave, just a few doors down from our family home since 1985. There are many reasons why this development will be damaging to the community and to Lake Tahoe, not least of which is its appalling size -- a combined 20,000 square feet of ostentatious home -- and of course the fact that Mr. Buccola has applied for vacation rental permits. I know you have heard a steady flow of such concerns over the last 18 months plus.

But in reviewing the revised application most recently I noticed that the proposed plot lines seem very unconventional - and perhaps not to code? Are these proposed lines part of his fast-tracking the development across two parcels? I trust that you and the full team will give this the scrutiny it deserves, as so much is at stake and a project of this size and impact should adhere to the strictest standards.

Sincerely,
Michael Zakaras
510-944-8619

Brandy McMahon

From: Pilar Dechet <pwdechets@gmail.com>
Sent: Monday, June 5, 2023 6:44 PM
To: Brandy McMahon; Brooke Laine; bosfour@edcgov.us; bosone@edcgov.us; bosthree@edcgov.us; bostwo@edcgov.us; daniel.harkin@edcgov.us; Julie Regan; Wendy Jepson
Subject: [BULK] LLA petition by Robert Buccola

Dear members of TRPA committee,

We are writing to express our strong opposition to the request by Mr. Buccola, owner of 8307 Meeks Bay Avenue, for change of lot lines to allow for construction of his incredibly large residence. We own the property at 8325 Meeks Bay Avenue, just a few houses south of Mr. Buccola's property, which we purchased in 2021. We specifically sought out a neighborhood with character and smaller homes when we bought our home.

The proposed plans by Mr. Buccola not only go against the character of the neighborhood but seek to build a structure that will appear as a hotel and likely be used as such in our residential neighborhood. Furthermore, with his 14 bedroom capacity for guests and only one small road for access, it will pose a significant risk for accidents as drivers try to access or exit route 89. As it stands, the turn into the road from route 89 when heading south requires quick maneuvering to avoid oncoming traffic since there's limited visibility. The addition of the expected increased volume of vehicles accessing the Buccola properties will make the collision risk multiple times higher.

We count on your organization to preserve the beauty, character and safe access to our beautiful lake. Please do not allow this request to go through.

Sincerely,

Christopher and Pilar Dechet

Brandy McMahan

From: Jan Renard <janrenard9@gmail.com>
Sent: Monday, June 5, 2023 6:53 PM
To: Brandy McMahan
Subject: Opposition to the proposal of 14,644 sq. ft. Residence at 8307 Meeks Bay Ave.

Dear Brandy,

Our family has owned 8462 Meeks Bay Avenue since 1996, and we are opposed to the development of the proposed 14,644 sq. ft. Residence at 8307 Meeks Bay for the following reasons:

1. We are very concerned about the lack of parking for this development and the impact it will have on neighbors, as well as the ability for emergency vehicles to be able to access all homes if cars clog the street. Safety for the neighbors will be compromised as the roadway will be clogged with on street parking as there is not enough on-site parking capacity for occupants. Since, there is no parking allowed on the roadways in the winter there will be no where for these cars go.

2. The natural environment of the area will be compromised because the intensity of the development (9 bedrooms and 12 bathrooms) will adversely impact the use of natural resources and adversely impact Lake Tahoe's carrying capacity with increased wastewater, run off, vehicular emissions, and roadway wear and tear. In addition, the natural beauty of this section of the lake will be compromised due to this 14,644 sq. ft. structure which will dominate an area predominantly comprised of small cabins and single family homes in the 2,000-4,000 sq. ft. range.

I urge you to deny the application for this proposed development.

Till we meet again,
Jan Renard

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

From: peter mcbrien <pj45mcb@gmail.com>

Sent: Tuesday, June 6, 2023 3:50 PM

To: Wendy Jepson <wJepson@trpa.gov>

Subject: Buccola hotel

Barbara and I join in opposition to the lot line reconfiguration that is before you.

Please come and see for yourselves the incongruity with the neighborhood the looming "guesthouse" offers. In addition to issues of traffic, safety and incompatibility that I have previously written to you in opposition to this project, just seeing the rise of such an oversized building brings a perspective of the area's future. And it is not a calming sight.

To grant this adjustment will send a dark message about Tahoe's future.

Please seriously consider denying this adjustment.

Most cordially,

Honorable Peter McBrien

Sacramento Superior Court Judge, Ret.

8200 block of Meek's Bay Ave.

Sent from my iPhone

Wendy Jepson and Julie Regan,

We are writing in opposition to the proposed projects at 8305 and 8307 Meeks Bay Avenue. These proposals are not in keeping with the nature of the neighborhood in size, scale or its surroundings.

The applicant is manipulating the system by piecemealing applications. Once they received approval for the project at 8305 they then requested an approval of the property at 8307 Meeks Bay Avenue. We are wary of their true intentions. They currently have two short term rental agreements with the county that we are sure they intend to use these to 408 836-6263

kerri.mesa@gmail.com

rent this house. We doubt they will ever spend the night there. This piecemeal process by the applicant has been done purposefully to mislead the County and TRPA and it should be reason enough to deny this application.

The initial application at 8305 Meeks Bay Avenue which was approved and the applicant now has under construction must surrender property to the adjoining lot in order to be considered. This is the essence of piecemealing a project. Would your office have approved the initial project with this proposed lot line in place?

The overall scale of the project does not fit with the existing neighborhood. They lack legal access on their existing too-steep driveway. They have not provided adequate parking or maneuvering space on site. In addition there is no parking on Meeks Bay Avenue in the winter and during the other seasons parking is extremely limited. Where will the renters park their vehicles?

We urge you to use common sense and deny this project. Under your own guidelines you cannot possibly find that the applicant is in compliance therefore the project needs to be denied.

Sincerely,

Barry Ludwig and Jenny Ludwig
home owner of 8319 Meeks Bay Avenue

Brandy McMahon

From: Bertie Freeberg <bertiefreeberg@comcast.net>
Sent: Wednesday, June 7, 2023 1:58 PM
To: Brandy McMahon
Cc: Wendy Jepson; Julie Regan
Subject: 8307 Meeks Bay Ave; Notice of Application & Public Hearing

Dear Mr. McMahon and TRPA staff,

My family and I have been homeowners at Meeks Bay Avenue for 70 years. During that time I have seen massive amounts of development along the Vista and Meeks Bay Ave (both North & South Tracks). I do agree with the subjective and objective concerns that many of my neighbors have regarding the proposed Buccola residence at **8307 Meeks Bay Avenue.**, including the lack of onsite parking and visitors to the property parking along Meeks Bay Avenue.

My other concern at this point in time involves public safety. I apologize if this issue has already been addressed, as I have had no time to review all documents and correspondence regarding this project. I am requesting that there be a **contingency for approval** of this project that includes safety measures installed at the intersection to Meeks Bay Avenue from Route 89 (closest to the Applicant's proposed development).

Entering and exiting Meeks Bay Avenue by vehicle at this location has always been dangerous, and will be even more so with the increase in traffic from this development and others. I'm not an engineer or expert on the subject and am not aware of the exact authority or agency to contact in addressing my concerns; TRPA? Caltrans? El Dorado County? All three?

At the very least, the roadside along Meeks Bay Avenue off of Route 89 at this intersection needs to be widened for both vehicular and pedestrian safety due to the blind corner there. It's already difficult for ambulances and fire trucks to fit through. Also, a convex traffic mirror (or other form of safety device) needs to be placed near the entrance to Meeks Bay Ave. as vehicles enter this intersection from traveling south on Route 89 onto Meeks Bay Ave. There is a very dangerous blind-curve here.

I'm not sure if a study needs to be done before these or other safety measures are approved. I don't have the records of those that have been injured, but am very aware and have witnessed many close-calls. Public safety comes first, therefore it is imperative that a **condition for approval** of this project include safety measures at and along the entrance of Meeks Bay Ave. off of Route 89, closest to the location of the proposed project.

Brandy McMahon

From: Peter Turner <threepeter@gmail.com>
Sent: Wednesday, June 7, 2023 12:53 PM
To: Brandy McMahon
Subject: Proposed Residence at 8305 and 8307 Meeks Bay Avenue

Dear Ms. McMahon:

I have received notice of the planned demolition of the historic cabins at 8305 and 8307 Meeks Bay Avenue and their replacement with 14,000+ square foot "residence" right on the lake and completely out-of-sync with the character of the surrounding neighborhood. After reviewing the draft permit and the posted project plans, I have serious concerns about TRPA approving this permit.

My family has a long history at Lake Tahoe that dates back to 1875 when my great, great grandfather Amos Frost, then a tax collector for the U.S. Government, purchased 1,100 acres along what is now known as "The Gold Coast" of Rubicon Bay. I still have the original Deed signed by then President, Ulysses S. Grant. At the time, there was no road around the lake and access to the property was primarily via the Tahoe Steamer. In the 1950s, my father Locke Turner inherited 5 acres of that property at the northern boundary of D.L. Bliss State Park. Along with my mom and another couple, they constructed a simple two room A-frame that is remarkably still standing today. I have since spent time at the cabin every summer of my life and recently put the property in a trust so that it will continue to be enjoyed by my extended family for many years to come. My parents ashes are at Tahoe, as will be mine when the day comes. With that history, Tahoe obviously holds a special place in my heart.

Over the years I've watched as increasingly larger and larger homes are constructed right on the lake. While I understand that people have a right to build homes on parcels of land that they own, we rely on you and the others at the TRPA to ensure that those homes are in character with their surroundings so as to preserve Tahoe's natural beauty for *all* to enjoy. The TRPA draft permit states that scenic scoring, historical structure considerations, land use requirements, height restrictions, etc. have been properly addressed. I defer to the professional judgement of the TRPA staff on these matters. The restrictions on parking during construction are necessary and required, due to the narrow streets, steep slope of the road to the north, three way intersection at the end of the driveway, and the dangerous nature of the limited visibility at the intersection with highway 89.

The plans submitted make it clear that it is designed to host large groups. The exterior design and interior floor plan of the 'Main Residence' includes features characteristic of a conference center, event center or small hotel. Features include a very large dining room, a large lounge, a large theater, gym, and 11 secondary bedrooms in addition to the master, all with ensuite bathrooms. Given that both the 8305 and 8307 parcels currently enjoy Vacation Home Rental permits, the design of these properties would allow one-or-more night rentals to dozens of guests on the combined project. Such quasi-commercial use of this property, in the middle of a purely residential neighborhood with no other commercial development, is profoundly out of character with this long-established residential neighborhood. If the owner's intentions are to develop and use the property purely as a family residence, that intent can be ensured through the permitting process by requiring recorded deed restrictions on 8305 and 8307 parcels prohibiting rental of the properties, in whole or in part, and by requiring the property owners to surrender their Vacation Home Rental permits for the two properties.

Thank you for your consideration of my concerns as a long time member of the West Shore community.

Best regards,
Pete Turner
(415) 297-1316

Brandy McMahon

From: Nancy Parker <nparker09@gmail.com>
Sent: Wednesday, June 7, 2023 11:02 AM
To: Brandy McMahon
Cc: Bill Parker
Subject: TRPA's Violation of its Mission Statement in Regard to the Buccola Property on Meeks Bay Avenue

You have received many comments against the proposed enormous structures on Meeks Bay Avenue proposed by Mr. Buccola. My concern is that as owners and residents at Lake Tahoe we have always done what TRPA has asked of us (including the color of our house on the lake) as the agency was formed to protect Lake Tahoe and we trusted that it was doing just that. As your mission statement clearly states "Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment." One trip down Meeks Bay Avenue and the Buccola building under construction and the next one proposed to see that you have already violated every point in your mission statement. In addition, you have set a precedent that cannot be undone.

I never thought it was going to be the TRPA that destroyed LakeTahoe.

Nancy Parker

Brandy McMahan

To: Wendy Jepson
Cc: John Marshall
Subject: Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

From: CarinBatham <carinbatham@yahoo.com>

Sent: Tuesday, June 6, 2023 9:07 PM

To: Wendy Jepson <wjepson@trpa.gov>; Julie Regan <jregan@trpa.gov>; bostwo@edcgov.us; bostthree@edcgov.us; bosfour@edcgov.us; Brooke Laine <BOSFive@edcgov.us>; daniel.harkin@edcgov.us; bosone@edcgov.us

Subject: Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

June 6, 2023

Tahoe Regional Planning Agency
El Dorado County Board of Supervisors
Attn: Hearings Officer

Subject: Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

Dear Hearings Officer:

I own 8235 Meeks Bay Avenue and strongly oppose both the proposed lot line adjustment and the construction of a 14,500 sq. ft. "single family residence" at 8307 Meeks Bay, California; El Dorado County for the following reasons.

These structures and requested lot line adjustment are inconsistent with the character of our rural neighborhood. Rubicon's planning statement states "The Rubicon area should remain residential, maintaining the existing character of the neighborhood." These structures are entirely inconsistent with the character of the neighborhood.

In addition, Mr. Buccola has stated that he plans to rent these homes which essentially makes his property a small motel or rental compound that creates excessive out of town traffic putting people in our neighborhood at risk and exposing them to excessive partying noise. It's important to remember that most of Meeks Bay Ave is single lane, particularly around the vicinity of 8305 and 8307 Meeks Bay Avenue. It is already hazardous for the numerous bicyclists and pedestrians from spring to fall. Please remember that the planned bike path around

Lake Tahoe would also be nearby. The snow season brings additional hazards. Coming from and to Highway 89 just above 8305/8307 Meeks Bay Avenue adds another set of hazardous conditions, as it is steep and on a blind curve on Highway 89.

My home at 8235 Meeks Bay Avenue is approximately 650 ft.² and was built in the 1920s and represents what I believe the character of this Neighborhood has been and should continue to be. Many of the other homes along this rural section of Meeks Bay Avenue are similar in size and have the same history. The size of this proposed home is not only out of character for the neighborhood but for the lake. Does one family really need 9 bedrooms and 12 bathrooms? It's also going to be an eye sore for people enjoying the lake.

I know nothing stays the same and some reasonable change is inevitable but I'm asking that our rural neighborhood's character is recognized and respected and this application be denied.

Thank you,
Carin Batham

Mimi and Mike Morris
380 Lakeview / PO Box 715
Tahoma, CA 96142
fifthwink@gmail.com

June 7, 2023

Tahoe Regional Planning Agency

Attn: Hearing Officer
128 Market St. / PO Box 5310
Stateline, NV 89449

By EMAIL: bmcMahon@trpa.gov; pnielsen@trpa.gov; wjepson@trpa.gov;
melanie.sasha@edcgov.us;
bosfive@edcgov.us

SUBJECT: Buccola, Demolition of a Historic Resource (Single-Family Dwelling) and Construction of a New Single-Family Dwelling; 8307 Meeks Bay Avenue; Meeks Bay, California; El Dorado County; Assessor's Parcel Number (APN) 016-063-016, TRPA File Number ERSP2022-2023

Dear Hearing Officer:

We live at 380 Lakeview in Tahoe Hills just across Highway 89 from Meeks Bay Vista.

We strongly oppose both the proposed lot line adjustment and the construction of a 14,500 sq. ft. "single family residence" at 8307 Meeks Bay Avenue. We know nothing stays the same and change is inevitable, but there's a right way to allow change and a wrong way. We are asking that our neighborhood's character and safety be recognized and respected.

We opposed the 2022 application from the same applicant at 8305 Meeks Bay Avenue to build a guest house and garage, which is currently under construction, as we could see that this was part of a compound entirely inconsistent with the neighborhood and the Rubicon Plan. It is shocking what a huge impact this project has already made, not only for Meeks Bay Avenue, but also the view from Highway 89. We have not yet had a chance to view the site from the lake, but I am sure it will be a very sad experience. The location of these two parcels is on one of the most beautiful points on the West Shore which formerly had two very charming and modest historical residences nestled among soaring trees and magnificent rocks.

Over the years, TRPA has been vigilant in mitigating any changes in the upland view from the lake for new construction and remodels of lakefront homes and piers. Why has there not been equal vigilance given to

protecting the scenic corridor from Highway 89? It is viewed by thousands more people per year traveling around the lake by vehicle and bicycle compared to the relatively few who travel via water.

Do TRPA or hearing officers ever visit the project sites they are reviewing? It would appear not, because, if so, there is no way a determination could possibly have been made that this application satisfies the required finding that it is consistent with any Plan Area Statements. The planning statement for the Rubicon Area states "The Rubicon area should remain residential, maintaining the existing character of the neighborhood." These structures are entirely inconsistent with the character of the neighborhood.

Similarly, the requested lot line adjustment is also entirely inconsistent with the existing character of the neighborhood. One view of the neighborhood assessor's parcel map makes this clear. Lot lines consistently run in a straight line from the street to the lake resulting in rectangular and pie shaped lots. The proposed lot line adjustment results in two parcels that look like a gerrymandered political district map. This is wrong.

It is our understanding that the applicant is requesting a lot line adjustment to satisfy two needs: (1) to accommodate the size of the house the applicant desires to build at 8307 and (2) to maintain the existing piers located on 8305 and 8307.

Simply moving the lot line over in a straight line would accommodate the larger house on 8307, but that would result in the 8305 pier also being on the 8307 parcel. Only one pier per parcel is allowed, thus the highly irregular lot line adjustment request. The precedent being set for future massive houses is not only inconsistent with the character, but also creates traffic and public safety issues because of the inevitable introduction of dozens of cars on the very narrow Meeks Bay Ave.

In addition to this project being inconsistent with the character of the neighborhood, there are legitimate parking and safety concerns associated with a large dwelling capable of housing up to 30 occupants at one time. Why is this not subject to commercial requirements for parking and evacuation? The site is clearly unable to accommodate occupants' vehicles. It is irresponsible that there is no minimum parking requirement based on occupancy. The mostly single lane street, particularly in the immediate vicinity of 8305 and 8307 Meeks Bay Avenue, is already hazardous for bicyclists and pedestrians from spring to fall. Snow season brings obvious additional hazards. Ingress and egress from Highway 89 just above 8305/8307 Meeks Bay Avenue add another set of hazardous conditions, as it is steep and on a blind curve on Highway 89. There are two more blind curves to the north and south on Meeks Bay Avenue past the project site.

The area is already one of the worst for fire danger and evacuation. Forest fires are most prevalent during the summer months, when our neighborhood is very busy. Historically, fires have started south of us, meaning we have only one way out, toward Tahoma. It is contrary to human nature to travel towards a fire to get on Highway 89, so the most likely egress will be right past the 8305/8307 Compound. Full occupancy of that compound in such a situation would obviously add to the congestion and chaos of neighbors trying to get out of danger.

The scale of this construction and the apparent intent to use these properties as short term vacation rentals, as evidenced by the existing permits, would be better suited to a neighborhood of larger parcels, away from scenic view corridors and close neighbors, like in the Ring Roads area further south in Rubicon Bay. Since this is such an old neighborhood, with homes dating back to the 1930s, there obviously have been many extensive remodels and rebuilds on our street. None, however, have been to this scale nor so obvious and disruptive to the character of the neighborhood.

Please recognize and respect both the neighborhood's character and the overwhelming safety considerations and deny both the lot line adjustment and the construction permit.

Sincerely,

Mimi and Mike Morris

Brandy McMahan

From: Bill <raceboat001@yahoo.com>
Sent: Wednesday, June 7, 2023 6:45 AM
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: Negative impact and safety concerns: Proposed 15,274 sq. ft. Residence at 8307 Meeks Bay Ave. 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 &...

Dear Ms. McMahan and TRPA Staff:

I write to you as a concerned, full-time resident and homeowner (8405 Meeks Bay Avenue) who is deeply concerned by the role of the TRPA and El Dorado County in recent developments at 8305 Meeks Bay Avenue and the proposed development at 8307 Meeks Bay Avenue (MBA). In particular, the proposed lot line adjustment for 8307 MBA, and the transparent strategy behind this maneuver, seems to be an obvious and gross manipulation of intent behind current development restrictions and regulations. It is part of a plan that enables a clear and unmitigated violation of character and safety for our small neighborhood.

The development of these properties, as proposed, in every respect, makes the TRPA look like an agency that has lost sight of its intended and stated purpose. Nothing about this proposed development preserves or protects Lake Tahoe or its shoreline beauty. Further, El Dorado County officials seem to be either ignoring or unaware of very serious safety considerations regarding traffic access and flow, access for fire and medical emergency services, parking and other threats to the welfare of our small community.

The owner (Mr. Robert Buccola), and those working on his behalf, appear to have been either dishonest or deceitful in their representations of this project to the TRPA, to El Dorado County and to the concerned homeowners on Meeks Bay Avenue.

The vehicular flow at the interface between Hwy 89 and this development is already extremely dangerous, particularly in the winter months. There is no more congested or dangerous intersection at or within our community. The proposed development will enable, indeed necessitate, a dramatic increase in vehicular traffic from 5 bedrooms (8305 MBA), plus 9 bedrooms (8307 MBA), and very likely another 4-5 bedrooms (8311 MBA) in a singular location.

What makes this issue worse is the El Dorado Vacation Rental Permits (VRP) currently held by Mr. Buccola. It is not the occasional use by Mr. Buccola and his family a few days per year - but the potential for up to 32 occupants overnight and EVERY NIGHT! This is a hotel and that is the way Mr. Buccola intends to use it!

By what authority can the TRPA and the County of El Dorado enable the transformation of our small, quiet neighborhood into a commercial and dangerous enterprise without consideration of its current homeowners and tax payers?

I strongly endorse the position already outlined to TRPA Staff on May 2 by other concerned homeowners. Please reject the current lot line adjustment proposal.

Thank you,
T. William Hutchens, homeowner
8405 Meeks Bay Avenue

Brandy McMahon

From: Bill <raceboat001@yahoo.com>
Sent: Wednesday, June 7, 2023 7:09 AM
To: Brandy McMahon
Subject: Fwd: 8305 & 8307 Meeks Bay Ave Proposal; TRPA File No. ERSP2021-1500; APN: 016-063-001
Attachments: TRPA Letter re Proposed Development.docx

Please reconsider the issues outlined in our June 9, 2023 letter to you (attached). I believe this is very important to the credibility of the TRPA and our community.

Thank you very much.

Bill Hutchens
8405 Meeks Bay Avenue, homeowner

Begin forwarded message:

From: Mary Jo Hutchens <mojohutch@yahoo.com>
Date: June 9, 2022 at 12:46:28 PM PDT
To: bmcMahon@trpa.gov
Cc: Raceboat001@yahoo.com
Subject: 8305 & 8307 Meeks Bay Ave Proposal; TRPA File No. ERSP2021-1500; APN: 016-063-001

Dear Ms. McMahon,

With regard to the referenced matter, attached is a memorandum with our comments for inclusion in today's hearing.

Thank you,

Bill and Mary Jo Hutchens
Meeks Bay Avenue Residents

MEMORANDUM

TO: bcmahon@trpa.gov

FROM: T. William and Mary Jo Hutchens, Homeowners and full-time residents at 8405 Meeks Bay Ave

RE: Proposed Development at 8305 & 8307 Meeks Bay Avenue

TRPA File No. ERSP2021-1500; APN: 016-063-001

Hearing June 9, 2022, 2:00 pm

We have owned our home on Meeks Bay Avenue for over 20 years. We are full-time residents. This is a quiet community of single-family homes on small lots on essentially a one-lane street. The approval of plans, based on circumstances and considerations that may be appropriate for other communities around the lake, should not necessarily be applied in this case and imposed on this community. The proposed developed under consideration should not be allowed for any number of reasons, all of which should be important to the TRPA.

The TRPA should not, indeed must not, separate the longer-term express intent of the new property owner from its evaluation and consideration of a somehow lesser threatening phased approach as is now before us. The few vacation rentals on our street, with much lower occupancy than anticipated by the present owner's proposed plans, have already created health and safety hazards, including traffic flow issues, serious parking problems, life-threatening obstruction of fire and ambulance service and disregard for bear-safe garbage regulations. Misuse of the lake shore area is an additional issue we see often associated with temporary (short term), unsupervised use by renters unconcerned about the practices necessary to preserve the lake. The addition of the proposed structure(s), coupled with the Vacation Home Rental (VHR) permits will multiply these hazards to a great degree and such a large development should not be permitted, even in stages.

The TRPA should not be a knowing and willing participant in the obvious gamesmanship and deceitful tactics engaged by property owners or developers whose intent is clearly focused on subverting written guidelines behind the longstanding intent of the TRPA – an intent aimed at keeping the quality of regular use around Lake Tahoe from causing the Lake to suffer further decay.

We believe the findings deemed “necessary” to approve the proposed project cannot be achieved knowing the ultimate and express intent behind this project. The proposed project, in spite of the applicant's response and wordsmanship, will not be of a “nature, scale, density, intensity, and type to be an appropriate use for the parcel.” This is especially true given the goal of altering the parcel boundaries.

Key findings, which are incumbent upon the TRPA hearing officer to determine, must not ignore the fact that this project will indeed 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.” The notion that the developer can enable the TRPA and the hearing officer to now hide behind the “single

family residence” argument and the newly phased development plan seems deceptive and absurd on its face.

The holding of El Dorado County Vacation Home Rental (“VHR”) permits allowing short term rentals on one or both of the parcels, and the fact that these adjacent properties are now under common ownership, guarantees that the density, intensity, and type of use for the “parcel” will be injurious, disturbing, and potentially unsafe. The enjoyment of property owners in the neighborhood, and their safety, will be adversely affected. This is guaranteed, if allowed. It is often unsafe now to walk or drive on the narrow Meeks Bay Avenue even when both of the parcels in question are unoccupied. One of primary conditions associated with the anticipated overdevelopment of these properties should be the permanent elimination of vacation home rental permits.

Beyond violating both the expressed and perceived intent of the TRPA, the lot line adjustment proposed, the scale of the building and occupancies proposed, the damage to the visual corridor from the lake, and the density of occupancy imposed on local, fragile infrastructure, make this proposal, whether completed in one phase, two phases, or multiple phases, a gross violation of the intent behind the plan and development of this neighborhood as enjoyed for nearly 100 years.

Thank you for your consideration.

Brandy McMahon

From: Bill <raceboat001@yahoo.com>
Sent: Wednesday, June 7, 2023 7:24 AM
To: Brandy McMahon
Subject: 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
Attachments: Working Group Letter Opposing Lot Line Adjustment at 8305 & 8307 Meeks Bay Ave.pdf

Dear TRPA Staff:

I forward this letter to you dated May 2, 2023 (attached) with my full endorsement. The "findings" required for approval of the subject Lot Line Adjustment SIMPLY CANNOT BE MADE and should not be ignored.

Please consider these issues very carefully.

Thank you,
T. William Hutchens
8405 Meeks Bay Avenue, homeowner

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.

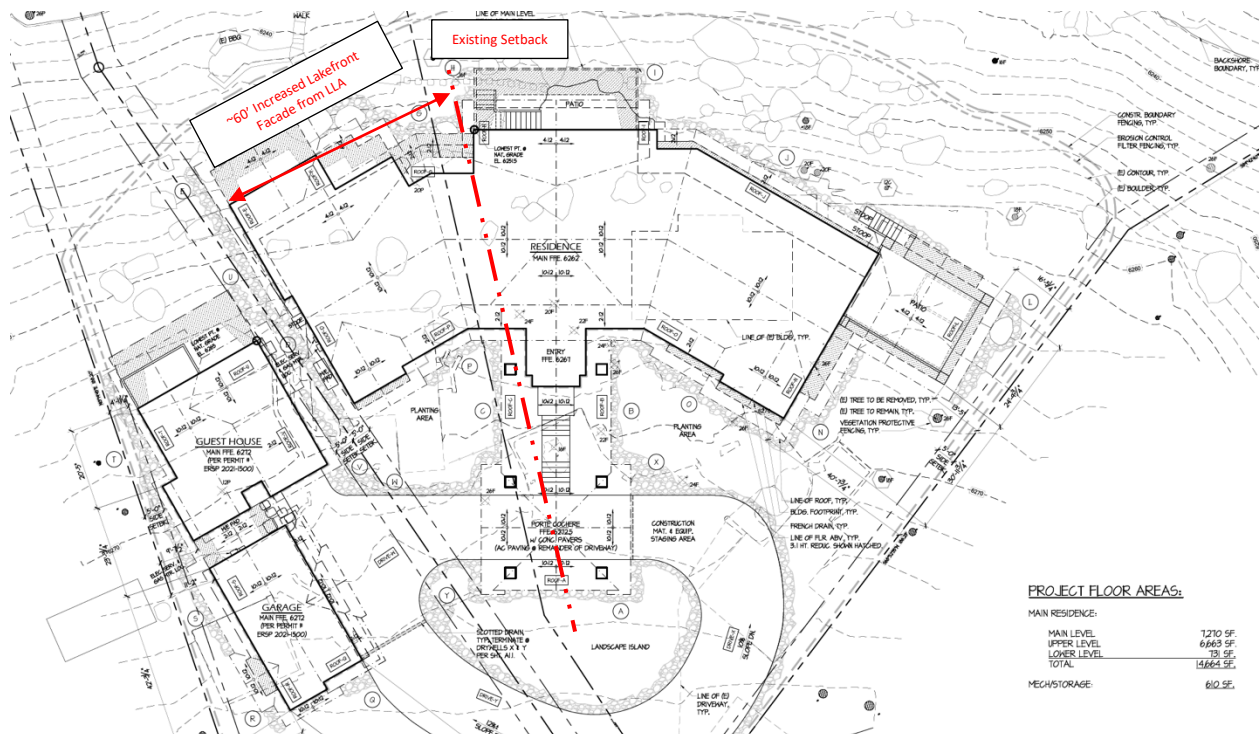
There are required findings that need to be made for a Lot Line Adjustment based on the TRPA code as follows:

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.