

From: [Aaron](#)
To: [Marja Ambler](#); [Alexis Hill](#); [Julie Regan](#); [Shelly Aldean](#); [Cindy Gustafson](#); [Vince Hoenigman](#); [John Friedrich](#); [Wesley Rice](#); [Bud Hicks](#); [Hayley Williamson](#); [TRPA](#); [Francisco Aguilar](#); [Ashley Conrad-Saydah](#); jdiss.trpa@gmail.com; [Belinda Faustinos](#); [James Settelmeyer](#); [Brooke Laine](#)
Subject: Public Comment TRPA Governing Board Feb 22nd
Date: Tuesday, February 21, 2023 4:29:39 PM

Please make this comment part of the record and minutes fo Agenda Item X of the TRPA Governing Board meeting on February 22, 2023.

The proposed changes recently are not serving the best interest of the Lake Tahoe community. The current TRPA proposals with Placer County and now Washoe County are the exact opposite of what would make our community better. You don't fix the problems caused by too many people and over development with pro-development changes that increase wealth inequality.

The way to fix affordable housing is to start taxing and going after wealth and real estate investment vehicles through policy changes. We must address the wealth inequality that is getting insane! It is insane that with the growing wealth gap, fewer and fewer people are owning and controlling more and more land.

The TRPA was a national leader in an experiment to have a sustainable and healthy region. The current direction no different than the rest of the world with business as usual.

Please be the leaders we need in the world again and set an example on tackling the huge problems this country faces, not followers and sell-outs pandering to developers. The growth dependent economic system is confined to limited resources. Exponential growth is impossible in a finite system. Now is the time for you to make a real difference in the world and set an example. Please educate yourself to be the leaders we need by [learning about addressing wealth inequality in conjunction with Nobel Prize winner in economic, Elinor Ostrom's 8 Principles for Managing A Commons.](#)

Thank you,
Aaron Vanderpool
Incline Village, NV 89402



February 21, 2023

To: TRPA Governing Board and the TRPA Regional Plan Implementation Committee

Re: Public Comment – Agenda Item X – TRPA Governing Board Meeting 2/22/23 - Public Comment

Dear TRPA Governing Board Members:

Please make these comments part of the record and minutes in connection with Agenda Item X of the TRPA Governing Board meeting on February 22, 2023.

A. TRPA continues to fail its own Mission Statement as the Lake Tahoe Basin freefalls out of harmony and equilibrium degrades before our eyes.

*TRPA Mission Statement: The Tahoe Regional Planning Agency leads 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.*

It is self-evident that TRPA's current policies and project approvals have caused the Lake Tahoe basin to become **out of equilibrium and harmony** as the TRPA and its governing "partners" increasingly create opportunity for more growth, more building height, density and coverage, more human and traffic density, more vehicle miles traveled, more out of control neighborhood and regional adverse impacts, more algae/invasive weed and species growth, more degradation of our streams, more micro plastics in the Lake, decreased lake clarity.

Additionally, TRPA's mindset of more, more, more is exponentially contributing to what is already widely recognized as a dire public safety peril. This, in the face of current unworkable and inadequate wildfire evacuation and winter travel safety capability due to human overcapacity.

B. TRPA continues to fail to provide adequate Public Safety "Environmental Threshold Carrying Capacity's ", as required by the Bi-State Compact.

Any reasonable person would conclude, in light of the reality of the wildfire threat and inadequate evacuation capacity, the TRPA Regional Plan Chapter 6 Policies and Goals: Public Services & Facilities Element falls woefully short of providing an "Environmental Threshold carrying capacity", "to maintain public health and **safety** within the region", as discussed in the Bi-State Compact.

It is self-evident, and the TRPA is well aware, that the Lake Tahoe Basin and associated street and highway routes are dangerously deficient, when it comes to workable and adequate wildfire evacuation. Yet, the TRPA continues to place its pro-growth, pro-developer boot squarely on the backs of residents and visitors alike, robbing them of an adequate Public Safety "**Environmental Threshold Carrying Capacity**". This, as the agency relentlessly pursues support and approval of Area and Regional Plan additional height, density and coverage code amendments.

While various elements of public safety, within the Basin, may be undertaken by local, state and federal "partners" when it comes to Public Safety in relation to analyzing the impacts from increased height, density, coverage and Area Plan and Regional Plan code amendments, TRPA must, through substantial evidence analyze the impact on Public Safety wildfire

evacuation, considering cumulative analyses of prior, current and future increased capacity and safety impacts on the region.

Excerpts from the Bi-State compact below, clearly charge the TRPA with the responsibility to create a safe and workable **Public Safety “Environmental Threshold Carrying Capacity.**

- *“Maintenance of the social and economic health of the region depends on maintaining the significant scenic, recreational, educational, scientific, natural and public health values provided by the Lake Tahoe Basin.*
- *There is a public interest in protecting, preserving and enhancing these values for the residents of the region and for visitors to the region.*
- *“Environmental threshold carrying capacity” means an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific, or natural value of the region or to maintain public health and safety within the region. Such standards shall include but not be limited to standards for air quality, water quality, soil conservation, vegetation preservation and noise.*

Therefore, before any proposed Area or Regional Plan amendment associated with increasing height, density and coverage, TRPA and its Area Plan partners, must provide the proper environmental documentation based on the following comments:

1. TRPA must provide a supplemental cumulative effect/impact Environmental Impact Statement/Report (EIS/EIR) to the 2012 Regional Plan EIS/EIR, taking into consideration thirteen years of basin wide cumulative effects/impacts from all private and public projects. This, based on new information and circumstances (Item C. below), since the 2012 Regional Plan adoption, which have had a cumulative effect/impact on Lake Tahoe’s environment, equilibrium, and harmony. This includes cumulative changes effecting/impacting the relationship between the Lake Tahoe Basin built environment, man’s environment, and the natural environment, including adverse impacts on Lake Tahoe water clarity.

A. Based on recent witnessed wildfire and winter mass public peril events, since the 2012 Regional Plan, a supplemental EIS/EIR must provide a workable public health and safety wildfire and winter weather mass evacuation assessment, based on scientific roadway by roadway evacuation capacity analyses data, and must include accurate intersection data traffic studies in order to analyze the cumulative impacts/effects on all basin wide environmental and traffic safety effects/impacts during mass evacuation and on a daily basis.

B. TRPA’s continued reliance on an eleven-year-old Regional Plan EIS/EIR for current and future planning and project decision making, in order to protect Lake Tahoe’s environment under the Bi-State Compact, represents prejudicial abuse of discretion, is subjective, arbitrary, and capricious.

C. The following evolving and new Lake Tahoe Basin wide substantial changes and information has risen to a level that requires the TRPA to perform a supplemental EIS/EIR to the 2012 Regional Plan EIS/EIR of which effects/impacts, the TRPA has failed to adequately monitor.

- Epic increases in human over capacity, causing demonstrated public safety peril transportation gridlock, not only during day-to-day transportation use, but also during witnessed and demonstrated mass wildfire and winter evacuation, as well as unparalleled increases of deposits of plastic and garbage on land and water.
- Continuing emerging and new scientific data from UC Davis, including the 2022 UC Davis State of the Lake report data which indicates, despite TRPA’s responsibility and actions under the Bi-State Compact, Lake Tahoe waters continue to degrade in relation to alarming increases in algae, invasive species, invasive weds, micro plastics, garbage, and all additional reasons noted within the report.
- For the first time in our cherished lake water history, highly controversial chemicals are being used to treat what is now a significant widespread algae/invasive weed situation, with no end in sight and no definitive action taken to end the source cause.
- The increased proliferation of 4G and 5G installations blanketing the basin, including a plethora of new scientific information supplied to the TRPA by public opposition, regarding the adverse effects/impacts of 4G and 5G radiation on humans, wildlife, insects and cell tower land disturbance and plastic waste.

- Construction of the destination East Shore trail, causing dramatic and unbridled adverse human over capacity, parking impacts on neighborhoods, animal waste and health and safety peril from crowd impacts, along with adversely impacting Nevada's pristine east shore with increased algae, including manmade bridge spans impacting east shore erosion and agency use of significant amounts of degrading plastic sheeting.
- Significant increased approval of basin wide trail projects, including increased land disturbance, use of human powered and electric bikes with increasing conflict impacts with neighborhoods and hikers as exemplified by the controversial Lilly Lake trail approval.

2. Based on basin wide substantial changes and information contained in item C. above, the Washoe Tahoe Area Plan, and Placer County TBAP, must provide a supplemental EIS/EIR, or if an EIS/EIR has not been developed, provide a new EIS/EIR discussing the cumulative effects/impacts of each plan amendment in relation to local and basin wide cumulative effects/impacts from other projects developed, since the 2012 EIR/EIS was approved. The EIS/EIR public health and safety wildfire and winter mass evacuation assessment and traffic studies, described in Item 1. A. above, must be included in the cumulative impact EIS/EIR.

3. Even though TRPA and its Area Plan partners are well aware and have witnessed past obvious wildfire evacuation and winter peril, due to human and roadway over capacity, TRPA and its partners negligently fail to warn basin residents and visitors of public safety peril, including possible injury or loss of life during mass evacuation. This, since roadway capacity is not sufficient to achieve successful mass evacuation if needed.

4. By continuing to claim that proposed Area and Regional Plan code amendments to increase height, density, and coverage, will result in substantial workforce, affordable and/or achievable housing is highly controversial, subjective, arbitrary, and capricious, and stated outcomes are highly unlikely and require a crystal ball to make such claims.

TRPA and its Area Plan partners have provided no substantial evidence to justify such claims. This includes the failure to provide substantial evidence that Accessory Dwelling Units, (ADU's), will create workforce housing. Additionally, said proposed increases within the California portion of the Lake Tahoe Basin are not exempt from the California Environmental Quality Act (CEQA), since the said amendments add human capacity, thereby endangering public safety, and adversely affect the environment, and any allegations that said amendments will increasing workforce or affordable housing are also subjective, arbitrary and capricious.

Sincerely,

Doug Flaherty, President

Tahoe Sierra Clean Air Coalition (DBA TahoeCleanAir.org)

A Nevada 501(c)(3) Non-Profit Corporation

774 Mays Blvd 10-124

Incline Village, NV 89451

TahoeCleanAir.org Organizational Purpose

Tahoe Sierra Clean Air Coalition (DBA TahoeCleanAir.Org) is a Nevada 501 (c) (3) non-profit corporation registered to do business in the State of California. Our organizational purpose extends beyond protecting clean air. and includes, among other purposes, protecting and preserving natural resources, including but not limited to clean air, clean water, including lake and stream clarity, soils, plants and vegetation, wildlife and wildlife habitat including wildlife corridors, fish and fish habitat, birds and bird migration, insects, forest and wilderness from adverse environmental impacts and the threat and potential of adverse environmental impacts, including cumulative adverse impacts, within the Nevada and California Sierra Range, and its foothill communities, with corporation/organization geographical purpose priority being that of the Lake Tahoe Basin. Our purpose further extends to all things incidental to supporting environmental impact assessments and studies, including the gathering of data necessary to analyze the cumulative adverse environmental, health and safety impacts from public and private projects inside and outside the Lake Tahoe Basin, and addressing and supporting safe and effective evacuation during wildfire. Our purpose further extends to supporting transparency in government to ensure that our purpose and all things incidental to our specific and primary purposes are achieved.

From: Amanda Adams <amanda@tahoadams.com>
Sent: Saturday, February 18, 2023 8:38 PM
To: Duane Wallace <duane_wallace@hotmail.com>; Karen Fink <kfink@trpa.gov>
Cc: Joe irvin <jirvin@cityofslt.us>; Hilary Roverud <hroverud@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; creegan@cityofslt.us; srobbins@cityofslt.us; cbass@cityofslt.us; Heather Stroud <hstroud@cityofslt.us>
Subject: Re: Tahoe Housing Updates and Events

I agree. Remote workers are a huge boom for us in some ways. They bring outside money into our town to spend. It's like tourists but without the negatives. And brings families into our community which means more year round folks to support local businesses.

Amanda Adams

President - South Tahoe Chamber of Commerce
CA & NV REALTOR® - Paradise Real Estate | Compass

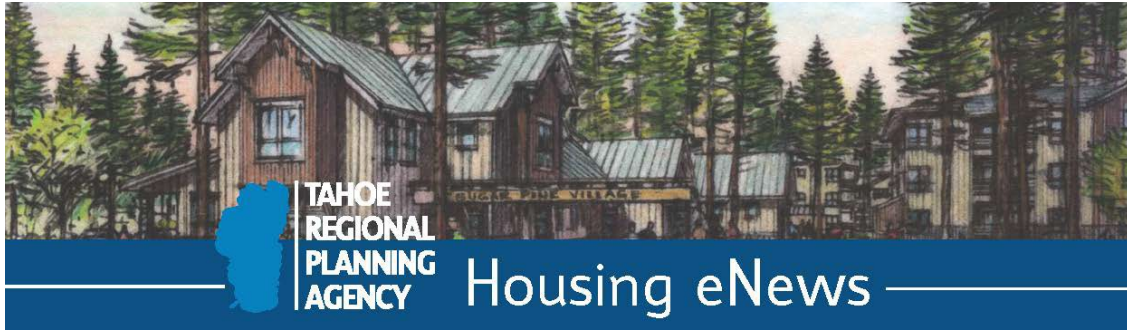
From: Duane Wallace <duane_wallace@hotmail.com>
Sent: Saturday, February 18, 2023 5:28:01 PM
To: Karen Fink <kfink@trpa.gov>
Cc: Joseph Irvin <jirvin@cityofslt.us>; 'Hilary Roverud' <hroverud@cityofslt.us>; jfriedrich@cityofslt.us <jfriedrich@cityofslt.us>; Amanda Adams <amanda@tahoadams.com>; creegan@cityofslt.us <creegan@cityofslt.us>; srobbins@cityofslt.us <srobbins@cityofslt.us>; cbass@cityofslt.us <cbass@cityofslt.us>; Heather Stroud <hstroud@cityofslt.us>
Subject: Re: Tahoe Housing Updates and Events

Karen,

I personally am OK with remote workers being able to get equal treatment. Their pay check comes here, they spend their money here and their children go to school here. In some ways they may create less traffic if they work from home. If they are here full time but working remotely from home, I don't see the distinction.

Duane

From: Karen Fink <kfink@trpa.gov>
Sent: Friday, February 17, 2023 3:18 PM
To: Duane Wallace <duane_wallace@hotmail.com>
Subject: Tahoe Housing Updates and Events



Tahoe Affordable Housing Updates and Events



"Achievable" Definition Updates

On **February 22**, TRPA will hold an informational hearing with its Regional Plan Implementation Committee on updates to the definition of "[achievable](#)" housing to include a local employment component, closing a loophole that allowed achievable units to be used by remote workers. In 2022, the [Tahoe Living Working Group](#) and Local Government and Housing Committee recommended advancing these

updates for approval to the Governing Board. This item will also include a short briefing on how TRPA incentivizes local resident housing within its growth management system. The RPIC meeting will start no earlier than **1:30 PM**.

[February 22 Meeting Materials](#)

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