

Marja Ambler

From: Tobi Tyler <tylertahoe1@gmail.com>
Sent: Wednesday, December 14, 2022 3:58 PM
To: Marja Ambler
Subject: Latitude 39 project

Hi Marja,

Could you please provide the following comments regarding the above project to the Governing Board members.

"My name is Tobi Tyler and I'm with the Tahoe Area Group of the Sierra Club. I've provided a letter to the Governing Board members, which I incorporate here by reference. We oppose the Latitude 39 project moving forward without much more thorough public review and environmental analysis. We also suggest that this project go back to the drawing board and include **a substantial workforce housing component**. All we hear about is the need for affordable housing up in the Basin, yet this project, a 7-story, 40 massive luxury condominium unit development with commercial space is being fast-tracked without any prior public review process. We do appreciate this item being moved off the consent calendar but would encourage this project not be approved today. The hue and cry for workforce housing just appears to be a smokescreen for just more and more development in the Basin if this project as proposed is approved.

The one question that I had that I didn't mention in my written comments is where the development rights for this project have come from. There isn't any information about this in either the packet or the Initial Environmental Checklist (IEC), which is not even part of the agenda packet. Without more thorough discussion of this and other comments that I made in writing, this project is certainly not ready for approval. This is, in fact, an example of the egregious lack of public involvement in important decision-making processes involving critical environmental issues that your Board has approved and has led to public resentment, distrust and outrage, quite frankly. We agree with and support Bill Yeates' comments.

There seems to be a massive development boom being allowed without regard for the limited carrying capacity within the Tahoe Basin, which is what the TRPA is mandated to control. The present level of development is unsustainable. People who live in the Basin are tired of gridlock on the roads and TRPA continuing to allow more and more development with no regard to the subsequent increases in density, the Basin's carrying capacity limits, sustainability and Lake Tahoe's declining water quality.

The current trend toward placating developers is contrary to the Tahoe [Compact](#), which states that the TRPA was established because "increasing urbanization is threatening the ecological values of the region." We contend that current trends toward ever more urbanization and crowding in the Basin is contrary to the purpose of the TRPA.

Transportation and greenhouse gas emission impacts alone should send this project back to the drawing board and the public be provided ample opportunity to evaluate a much more thorough review of cumulative impacts of increased development. Although the project is in the High Density Tourist District of the South Shore Area Plan, nothing in the IEC for this development project indicates how this project would "improve environmental conditions." **The format of TRPA's IEC is also deeply flawed from the outset due to the lack of analysis of transportation, density, greenhouse gas emissions and water quality impacts.**

Circling back to the deterioration in the public review process, we believe this is partly due to the IEC process and staff working directly with the developer without public involvement, but it's also due to the establishment of "stakeholder working groups," whereby selected individuals or organizations are included in these working groups to discuss and make decisions to the exclusion of the general public. The most recent example of this back-room deal making is TRPA's "Threshold Update Initiative Stakeholders Working Group," which was reported in the newspaper (note: this is the only place notification was provided) to meet on December 12, 2022 but then did not meet after all, again, with no notice.

The TRPA needs to improve its public review processes. Calling members of the public that speak up at these and other public meetings "complainers" and misguided or misinformed is utterly disrespectful and shows an arrogance of power that has taken hold of agencies in the Basin. I'll remind you that you are all public servants who need to show much greater respect to the public going forward.

Lastly, mitigation measures should not be allowed to be bought. Between allowing development rights to be traded, mitigation measures to be bought and very confusing VMT requirements, the public is left scratching their heads as to how these complicated schemes and banking systems truly help Lake Tahoe, which is in an ever-increasing environmental free-fall. If the Governing Board members are confused by this project, then how do you expect the public to understand it. I do appreciate Bill Yeates' comments and agree with public comments today that are opposed to this project."

Thanks
Tobi

Marja Ambler

From: Ellie <tahoellie@yahoo.com>
Sent: Wednesday, December 14, 2022 5:49 PM
To: Marja Ambler
Cc: Julie Regan; John Marshall
Subject: Please send this message to all the Governing Board members: Thank You

PUBLIC TRUST: DISINGENUOUS

I'll make this brief.

There was a process breakdown with the consent item that was pulled today: Latitude 39.

The Governing Board and the public had little to NO NOTIFICATION. With that said, the public nor the GB members had sufficient amount of time to prepare comprehensive comments, get adequate answers and information from staff, etc.

GB member comments ultimately led to a vote to approve today. Providing important statistics, public, health and safety/first responders opinion, mitigation measure information, etc. would have probably ended with the same conclusion to approve. Vice Chair Williamson was on the correct path (my opinion). A one month delay would not have impacted the development schedule. I was happy not to see a unanimous vote.

Time and again, it was mentioned that the developers trust in the system was important.

Today's process breakdown VIOLATED MY PUBLIC TRUST and faith in the system.

Respectfully, Ellie Waller