

April 26, 2021

To: TRPA Governing Board

Re: Delayed Release of the 2021 Allocations

Agenda Item VIIC

This is to address the upcoming disaster for the hard working tax paying residents of South Lake Tahoe in reference to the upcoming construction season beginning in May of this year. So many contractors, residents. local suppliers, hard working painters, carpenters, cement workers, electrical workers, plumbers along with lumber yards, cement companies, all whose livelihood depends upon the construction industry opening up and breaking ground in May. Needless financial hardship can be eliminated simply by the TRPA governing board's sensitivity and concern for the needs of all of those mentioned above by not delaying the release of the 2021 allocations.

Thank you in advance for your dedication and compassion for the loyal citizens of our great city.

Louise Wigart

2178 Lindenwood Drive

South Lake Tahoe, CA 96150

wigfam@aol.com

From: [rwigart](#)
To: [Marja Ambler](#)
Subject: Allocations for county 2021 building season.
Date: Monday, April 26, 2021 3:11:19 PM

I am a General contractor in South Lake Tahoe
I have been planning all winter to start building a residential home in the county. The planning process is very difficult blueprints,submitting, organizing all my sub contractors and having all my loan payments in order.
Our building season is very short so time lines and exact dates from start to finish is crucial. Myself and my employees depend on the may beginning of the season as our work runs out by spring.
It has been brought to my attention that no allocations will be distributed till the end of June. This will devastate the season for me my employees and many contractors in the south lake Tahoe area.
Please understand that this action will have a big effect on many in our community.
We as contractors and community members would really like to have a good relationship with the trpa.
Randall wigart
Rwigart construction
Lic. 802266.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Matthew Mapes](#)
To: [Marja Ambler](#)
Subject: 2021 allocations
Date: Monday, April 26, 2021 11:28:48 AM

Matthew Mapes
Mapes Construction
Lic# 1016382
P.O. Box 13796
South Lake Tahoe, CA 96151
530-307-5034

Re: Comments to Governing Board on Agenda item VIIC “2021-2022 release and distribution of residential allocations to El Dorado County, City of South Lake Tahoe, Placer County, Washoe County, and Douglas County”

TRPA Staff and Board,

It is our understanding that TRPA may not release 2021 allocations until July because of a required code amendment triggering a 60 day delay from the date of Board approval anticipated on April 28, 2021. The implications this has on our local workforce, economy and staff that are required to carry out needed work will have compounding consequences. The construction season in Tahoe is already very short and by delaying an early start will force work later into the wet season and could result in unintended environmental consequences. Not allowing a timely construction start contradicts the TRPA mission of “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.” With the less than average winter and rapid snowmelt the conditions, we have before us ideal conditions to start construction.

Economy and environment are two of the key components to a successful program and it simply cannot be sacrificed due to a technicality within an agency compact. Below find impacts directly related to us as community members.

- 1.) Short construction season – Having a limited construction season will not allow ample time to complete projects therefore creating massive loss of revenues to the community and causing environmental harm from those constructing into the wet season / Fall.
- 2.) Grading deadline – October 15 is the deadline complete grading / winterization. With this delay many variances will be needed causing inadvertent environmental and economic harm
- 3.) Loss of work - Delaying the allocation release will not allow ample time to complete construction forcing many contractors out of work or having massive loss of revenues. Already struggling contractors will suffer losses and work will not be able to be completed in a single field season.
- 4.) Loans / Penalties – Many of the hard money loans individuals’ work with require hard money loans in which are tied to strict construction timelines and the needing of a certificate of occupancy prior to sell or habitation. Much of these require monthly payments in advance which will be made without completing any work on the project. This could bankrupt or send local struggling owners bankrupt or suffering massive losses.
- 5.) Scheduling - Not having any idea when construction will take place makes scheduling a project nearly impossible. This will create a massive rush of disorganized construction leading to failure of the program and its intended purpose.
- 6.) Flow of work – If every contractor is initiating construction at the same time in a rush to complete work, it will make the owner / builder suffer and not allow timely construction sequencing to take place in an already short building window. This is the case for tree removal, grading, foundation, framing, finish work etc.... This will put every project months behind schedule and create massive loss to the community. And at who’s cost?
- 7.) Allocations – Agencies completed great work to secure these and land owners spent a large amount of time navigating a cumbersome and expensive process in anticipation of award.
- 8.) Building Costs – The cost of construction is going up monthly. Delaying project initiation will create elevated cost to the community and unneeded debt.

With the allocation process it is already difficult enough to navigate. Getting on the list, applying for permits, completing engineering/design/architecture, paying the elevated fees, dealing with permit constraints and having no responsive point of contact that responds in an efficient time manner is frustrating enough. And now being a responsible landowner and not having the ability to schedule / complete a project in a building season will cripple those already struggling in this community. The process needs to have more transparency and accountability to the community. Delaying this due to what appears to be negligence of government process is unacceptable. If allocations are anticipated / awarded they must be delivered by the date that grading can be initiated. This can't be held hostage by bureaucratic process and there must equitable, equal, transparent and accountable guidelines for how / when this occurs.

Please do not withhold this release for an additional 60 days past Governing Board approval, due to a government technicality and oversight. These allocation are due to the community for doing great work in water quality and should be released immediately to avoid losses to the community and environment.

Sent from my iPhone



April 26, 2021

To the Tahoe Regional Planning Agency (TRPA) Governing Board

Mark Bruce – Chair

Cindy Gustafson -Vice Chair

James Lawrence

Shelly Aldean

Alexis Hill

Casey Beyer

A.J. Bud Hicks

Belinda Faustinos

A.J. Bud Hicks

John Friedrich

Wesley Rice

Barbara Cegavske

Sue Novasel

Bill Yeates

CC: Joanne Marchetta TRPA Executive Director, John Marshall TRPA General Counsel, Marja Ambler Clerk to the Board

RE: 4/26/28 TRPA Governing Board Meeting, Agenda Item XII.C. – Release and Distribution of 2021 and 2022 Residential Allocations

Chair Bruce and Members of the Governing Board:

Thank you for this opportunity to comment on the proposed release of the 2021 and 2022 Residential Allocations. The Contractors Association of Truckee Tahoe (CATT) is composed of 400 member companies - builders, specialty contractors, engineers, designers, professional services, and suppliers.

We strongly support your release of both the 2021 and 2022 residential allocations as recommended in the staff report and the Performance Review Committee findings regarding: 1)

residential permit review and code compliance; 2) Lake Tahoe Total Maximum Daily Load (TMDL) implementation; and 3) short-term rental neighborhood compatibility (TRPA Code, Section 50.5).

As was discovered last week, the unexpected required waiting period after passage of a code amendment to update the vehicle miles traveled (VMT) threshold will result in an unanticipated 60 day delay of release of allocations (TRPA Code, Section 50.5.3). This delay will result in upending the building season and will negatively affect the construction and related industries in the Tahoe region. New construction directly provides hundreds of jobs, generates sales tax, and supports the Tahoe economy and workforce. With an already short building season limited by regulatory timeframes and dependent upon weather, cutting it in half makes it difficult and in some cases impossible for planned projects to move forward this summer.

Waiting until early July is far too late in the building season and impacts the construction industry operations and investments. This delay will result in negative impacts including:

- Insecurity in workforce staffing and furloughed or laid off employees
- Building material ordering considerations: cancellations, uncertainty in pricing, storage and shipping, volatile demand
- Loan and funding costs borne by the homeowner
- Overhead on carrying costs for stymied building sites
- Overall uncertainty for construction and related industries
- Impacts to construction related businesses income
- Interruption of businesses ability to provide services and execute carefully planned timeframes

Because of this unseen delay, CATT requests that TRPA staff continue to work with local staff and the public in order to find an emergency solution that will allow for construction to break ground in a timely manner for the 2021 building season. Currently, the demand and waiting lists are within the El Dorado County and City of South Lake Tahoe jurisdictions.

There has been some discussion as to if the jurisdictions in need can “borrow” allocations from other jurisdictions or their existing pools in order to release allocations for projects that are ready to go. Those allocations could then be returned once the code amendment timeframe has passed and allocations are released. We encourage the TRPA to facilitate those conversations and the brainstorming of a timely

process, so that property owners are not waiting two more months to build - which is a costly and harmful impediment.

CATT continues to be an interested stakeholder and community organization that advocates for the vitality of the Lake Tahoe Region. We appreciate your time in reviewing our comments and hope to be included in policy making that affects the real estate and construction related industry.

Respectfully Submitted,



Natalie Yanish
South Lake Tahoe Government Affairs Manager
Contractors Association of Truckee Tahoe
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<mailto:natalie@ca-tt.com>
www.ca-tt.com



Our Mission: “To promote a positive business environment for the building and housing industry and enhance opportunities for its members and the community”

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From: [Russell Wigart](#)
To: [Marja Ambler](#)
Subject: Comments to Governing Board Agenda item VIIC - Allocations
Date: Monday, April 26, 2021 5:27:26 PM

To: TRPA Governing Board
From: Russell Wigart
Re: Public Comment, Agenda Item VIIC, 2021 Allocations

Dear TRPA Governing Board,

The Governing Board needs to release the 2021 allocations and find some way to create an emergency authorization / fix to allow residential construction starting in May 2021. It is my understanding that an oversight from TRPA on a VMT threshold required an amendment and according to the compact requires a 60 day appeal delay. With the already short building season this will push construction projects out 2-3 months, promoting land grading longer into the fall and having impacts on water quality, construction timing and economic hardships. With the cost of material increasing daily and the short window to complete construction this will have a massive negative impact on many facets of the community including owners, contractors, suppliers, materials, realtors etc. The allocations should not be held hostage due to an Air Quality Threshold as they are separate and rely on TMDL implementation and permit monitoring / compliance.

For over 20 years I have been working on pollutant load reduction strategies, research and compliance with the TMDL and the Lake Tahoe clarity program... my entire life and careers work is dedicated to Tahoe, pollutant load reductions and meeting compliance with regulatory objectives. My program in my professional career is not only critical to the health and clarity of Lake Tahoe but also serves as one of the main items to acquiring residential allocations through its compliance.

Unless an administrative fix is made, we could have hundreds of contractors out of jobs, losing work and money, as a result of some executive oversight. And this doesn't just apply to contractors, it is suppliers, manufacturers, people producing products, and realtors. And we are talking millions of dollars from production, contracting, supply, materials, and not to mention housing sales and marketing. The survival of our community depends on it! We absolutely need a public comment period for contractors who are not able to participate in online forums. And yes many of our contractors are not technologically savvy people. Most of our contractors are not zoom and goto meeting friendly individuals. This makes it such that most have no voice. Something to consider for future... That said, we have to have the allocations released immediately. The survival of our community depends on it.

Thank you,

Russell Wigart
[2520 Cold Creek Trail](#)

[South Lake Tahoe, CA 96150](#)

Sent from my iPhone