

Katherine Huston

From: Doug Flaherty <tahoesierracleanair@gmail.com>
Sent: Wednesday, June 22, 2022 12:08 PM
To: Marja Ambler; Alexis Hill; Mark Bruce; Cindy.Gustafson; Shelly Aldean; Barbara Cegavske; Ashley Conrad-Saydah; Belinda Faustinos; John Friedrich; Vince Hoenigman; Jim Lawrence; bosfive@edcgov.us; Hayley Williamson; Bill Yeates; Katherine Hangeland
Subject: Opposition To Consent Item 7-TRPA Governing Board Meeting 6/22/22-Please Pull Item

RE: Please Pull Consent Item 7. on Today's Governing Board Agenda and Schedule a Public Hearing

7. PAL CAP FFIF TAHOE 1, LLC ("Nine 47 Tahoe") Mixed-Use Development Approval Page 207
40 multi-family units; 925 square feet Office (Commercial), 941 and 947
Tahoe Boulevard, Incline Village, Washoe County, Nevada,
APN 132-231-09 and 132-231-10, TRPA File Number ERSP20

Dear TRPA Governing Board:

I request that you pull consent Item 7. on today's Governing Board Agenda for the following reasons:

1. This is a highly controversial project within the community of Incline Village, NV and the size and potential environmental impacts in connection with the project deserve a Public Hearing.
2. The project will add human capacity, thereby posing a significant cumulative fire evacuation health and safety impact on the community. This item needs to be discussed in a public hearing and should not be part of a Consent item. The project will cause substantial adverse effects on the Incline Village and North Shore population during Wildfire Evacuation.
3. The TRPA Environmental Checklist was completed in an Arbitrary and Capricious manner without substantial historic Monitoring data connected with Air, Water, Noise and Traffic, including the lack of a workable public Wildfire Evacuation Plan.
4. The Tahoe Basin is out of equilibrium and out of harmony as required by the Bi-State Compact. This is due to the failure on the part of the TRPA to identify the true environmental cumulative impacts from all private and governmental projects over the last 15 years. Instead the TRPA offers up a sham environmental checklist which actually prevents the true identification of environmental cumulative impacts in the Lake Tahoe Basin. This size of this project represents a significant cumulative environmental impact on Incline Village, NV and the entire Lake Tahoe Basin. Due to it's size and the cumulative impact this project will have, I request this item be pulled from the Consent calendar today and request the project be scheduled for a public hearing.

Sincerely,

Doug Flaherty, Pres

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

Dear Mr. Bruce-

I am writing to you to share thoughts in the search for a new ED director at TRPA. At a minimum this person should:

- Be an advocate for the Triple Bottom Line as a way to keep the communities financially strong (local wealth retention) and therefore able to steward the Lake. They must support incremental redevelopment and remove barriers to allow small reinvestment.
- Have motivation to handle the nuts and bolts of the Lake Tahoe environmental thresholds. They should be strong on noise, emissions, parking, and understand that the driver of impacts is recreation.
- They would be an advocate for parking reform and switching from parking minimums (thou shall have no less than) to parking maximums (thou shall have no more than).
- They should support a strong Transit Authority (like TTD) and empower them to make regional transit decisions that cross jurisdictional boundaries.
- They must optimize access to the lake for transit and limit the amount of personal vehicles or at minimum find a way for those that elect to use personal vehicles to pay/offset their impacts.
- They must be a visionary that desires for this area to set a national standard for emissions, transit, garbage management, parking, and vmt. As an example, TRPA famously banned two-stroke engines in the late 1990s and changed the industry overnight while protecting the Lake.
- They need to bring common sense management to STRs and recognize the impacts they have caused. TRPA has allowed neighborhoods to be commercialized without amending the TAU commodity requirements since modifying the Code of Ordinances in 2004.
- They need to support innovation and provide space for new ideas in BMPs, coverage, water quality, and land use management/mitigations.

I am concerned about the current ED staying on as an "emeritus" or a consultant for the following reasons:

- When it's time to move on it's time to move on. In high profile public positions, succession planning should happen before one leaves, not after.
- Having the former ED looming over the new hire will discourage smart and capable people from applying. It's important to set up the incoming hire for success.
- Given that we have an affordable housing crisis, a worker crisis, a small business crisis, severe STR impacts, blighted communities, weak transit, lack of broadband, over tourism, lake warming, and increasing congestion we need to create room for this new leader to improve these problems and not have them held back with the departing leadership's strategy.
- In my opinion, the leadership strategy (over the last 15 years) has been reactionary vs. proactive, more concerned with defensible compliance than implementing community desired results.
- The MOU agreements with other Agencies have not born fruit. With local jurisdictions processing TRPA purview I have experienced:
 - project review efficiency has plummeted
 - there is rote implementation of standards with little to no nuance or understanding of flexibility within TRPA requirements to achieve common community goals
 - TRPA has lost its presence in the local community as a community stakeholder (North Lake)

- costs have increased multifold on the smallest projects exacerbating housing crisis and small business crisis

Change is an opportunity and this is not an easy task to accomplish given the complexities of the Basin. Thank you for considering these thoughts.

I recognize that the above does not capture the good accomplishments that have happened in the last 15 years but, I wanted to keep the letter succinct and focused on the present needs. I wish the current ED the best in her new well earned retirement.

Sincerely,
Andrew

--

Andrew T. Ryan PE

PR Design and Engineering, Inc.
8889 N. Lake Blvd. Box 1847
Kings Beach, CA 96143-1847



June 6, 2022

Joanne Marchetta, Esq., CEO
Tahoe Regional Planning Agency
128 Market Street
Stateline NV 89410

Dear Joanne,

I am writing on behalf of the leadership of the Lake Tahoe Marina Association (LTMA) to thank you for the thirteen years of your leadership at the helm of Tahoe Regional Planning Agency.

The period of your leadership may come to be known as the golden years of this organization. Through your thoughtful and cooperative approach and your awareness of how the decisions affect thousands of hard-working Tahoe basin residents, you have successfully met the challenge of making recreation possible without compromising lake clarity.

Because you involved the stakeholders in decisions, you were able to achieve results that had eluded the organization for decades. Case in point is the passage of the Shorezone ordinance. You brought together all those having Shorezone interests in common. We are grateful that you reached out to the LTMA to participate in the process.

When quagga mussels were about to become a nuisance, once again cooperatively you put in place boat inspections that have been so successful that we do not anticipate having that problem occur here.

You have also inspired the decision makers at TRPA to work cooperatively with all applicants without sacrificing lake clarity. This is indeed remarkable, and it is a pleasure to work with your staff who take their responsibilities seriously,

You also inspired the Lake Tahoe Marina Association. At this point we are all either certified clean marinas or completing the task towards certification.



We are further delighted that you will be staying on to train staff further so that history is not lost, and the cooperative approach will forever become part of the TRPA modus operandi.

We ask you to make this letter part of the TRPA Governing Board records.

Sincerely,

Mansoor "Elie" Alyeshmerni, President
Patrick Bagan, Bob Hassett, Jim Phelan, and Cathy Walsh, officers
Charles Remington Goldman, Science Advisor to LTMA

Date: 6/12/22

To: TRPA Governing Board

From: Kevin Drake, Placer County Lay Representative, Advisory Planning Commission

Re: TRPA Executive Director search and next steps

Hello Governing Board members. I am emailing you today to share my recommendations regarding the departure of Joanne Marchetta and the search and hiring of a new TRPA Executive Director.

Cutting the Cord

I strongly recommend that you do not approve Joanne Marchetta's proposal to remain on staff at TRPA in any capacity, particularly as it relates to leadership development. Staff leadership development should be the purview of the incoming Executive Director, not the outgoing ED, who has had 13 years to develop stronger leadership among TRPA staff. The Tahoe Basin needs a fresh start with strong, visionary new leadership at the ED level. The last thing a new Executive Director needs is for the former ED to be on staff and any potential resistance to changes in TRPA operations that may come along with that. If the former ED were to remain on staff, I believe it would have a negative effect on our ability to attract top talent for the ED role. I also recommend that you do not approve the ED's proposal to carry the "Emeritus" title after her departure from her current role. Although this is common in academia, I believe it has little relevance in this context. Joanne Marchetta has dutifully served her time in this role, and it is time to fully cut the cord upon her departure at the end of June.

ED Search and Hiring Process

I believe this is the most critical hiring decision in the history of TRPA. The Basin economy is crumbling. Our communities are starving for affordable housing, progressive redevelopment, and policies that truly support local entrepreneurship. TRPA policies are often preventing, rather than supporting, significant progress in these areas for our Tahoe Basin communities. As a long-time North Tahoe homeowner and local business owner employing 60 people, I speak from first-hand experience. We desperately need a new results-focused ED who will deliver triple bottom line results for the entire Tahoe Basin. To this end, I strongly suggest that you engage a subcommittee of Advisory Planning Commission members to help create the search and hiring criteria for the new TRPA ED, and to potentially review and vet applicants.

Thank you for your consideration and your service to the people of Lake Tahoe.

Kevin Drake

Placer County Lay Rep, TRPA APC

Kings Beach resident since 2004

Owner of Alibi Ale Works

Dear Mr. Bruce-

I am writing to you to share thoughts in the search for a new ED director at TRPA. At a minimum this person should:

- Be an advocate for the Triple Bottom Line as a way to keep the communities financially strong (local wealth retention) and therefore able to steward the Lake. They must support incremental redevelopment and remove barriers to allow small reinvestment.
- Have motivation to handle the nuts and bolts of the Lake Tahoe environmental thresholds. They should be strong on noise, emissions, parking, and understand that the driver of impacts is recreation.
- They would be an advocate for parking reform and switching from parking minimums (thou shall have no less than) to parking maximums (thou shall have no more than).
- They should support a strong Transit Authority (like TTD) and empower them to make regional transit decisions that cross jurisdictional boundaries.
- They must optimize access to the lake for transit and limit the amount of personal vehicles or at minimum find a way for those that elect to use personal vehicles to pay/offset their impacts.
- They must be a visionary that desires for this area to set a national standard for emissions, transit, garbage management, parking, and vmt. As an example, TRPA famously banned two-stroke engines in the late 1990s and changed the industry overnight while protecting the Lake.
- They need to bring common sense management to STRs and recognize the impacts they have caused. TRPA has allowed neighborhoods to be commercialized without amending the TAU commodity requirements since modifying the Code of Ordinances in 2004.
- They need to support innovation and provide space for new ideas in BMPs, coverage, water quality, and land use management/mitigations.

I am concerned about the current ED staying on as an "emeritus" or a consultant for the following reasons:

- When it's time to move on it's time to move on. In high profile public positions, succession planning should happen before one leaves, not after.
- Having the former ED looming over the new hire will discourage smart and capable people from applying. It's important to set up the incoming hire for success.
- Given that we have an affordable housing crisis, a worker crisis, a small business crisis, severe STR impacts, blighted communities, weak transit, lack of broadband, over tourism, lake warming, and increasing congestion we need to create room for this new leader to improve these problems and not have them held back with the departing leadership's strategy.
- In my opinion, the leadership strategy (over the last 15 years) has been reactionary vs. proactive, more concerned with defensible compliance than implementing community desired results.
- The MOU agreements with other Agencies have not born fruit. With local jurisdictions processing TRPA purview I have experienced:
 - project review efficiency has plummeted
 - there is rote implementation of standards with little to no nuance or understanding of flexibility within TRPA requirements to achieve common community goals
 - TRPA has lost its presence in the local community as a community stakeholder (North Lake)

- costs have increased multifold on the smallest projects exacerbating housing crisis and small business crisis

Change is an opportunity and this is not an easy task to accomplish given the complexities of the Basin. Thank you for considering these thoughts.

I recognize that the above does not capture the good accomplishments that have happened in the last 15 years but, I wanted to keep the letter succinct and focused on the present needs. I wish the current ED the best in her new well earned retirement.

Sincerely,
Andrew

--

Andrew T. Ryan PE

PR Design and Engineering, Inc.
8889 N. Lake Blvd. Box 1847
Kings Beach, CA 96143-1847

Date: 6/12/22

To: TRPA Governing Board

From: Kevin Drake, Placer County Lay Representative, Advisory Planning Commission

Re: TRPA Executive Director search and next steps

Hello Governing Board members. I am emailing you today to share my recommendations regarding the departure of Joanne Marchetta and the search and hiring of a new TRPA Executive Director.

Cutting the Cord

I strongly recommend that you do not approve Joanne Marchetta's proposal to remain on staff at TRPA in any capacity, particularly as it relates to leadership development. Staff leadership development should be the purview of the incoming Executive Director, not the outgoing ED, who has had 13 years to develop stronger leadership among TRPA staff. The Tahoe Basin needs a fresh start with strong, visionary new leadership at the ED level. The last thing a new Executive Director needs is for the former ED to be on staff and any potential resistance to changes in TRPA operations that may come along with that. If the former ED were to remain on staff, I believe it would have a negative effect on our ability to attract top talent for the ED role. I also recommend that you do not approve the ED's proposal to carry the "Emeritus" title after her departure from her current role. Although this is common in academia, I believe it has little relevance in this context. Joanne Marchetta has dutifully served her time in this role, and it is time to fully cut the cord upon her departure at the end of June.

ED Search and Hiring Process

I believe this is the most critical hiring decision in the history of TRPA. The Basin economy is crumbling. Our communities are starving for affordable housing, progressive redevelopment, and policies that truly support local entrepreneurship. TRPA policies are often preventing, rather than supporting, significant progress in these areas for our Tahoe Basin communities. As a long-time North Tahoe homeowner and local business owner employing 60 people, I speak from first-hand experience. We desperately need a new results-focused ED who will deliver triple bottom line results for the entire Tahoe Basin. To this end, I strongly suggest that you engage a subcommittee of Advisory Planning Commission members to help create the search and hiring criteria for the new TRPA ED, and to potentially review and vet applicants.

Thank you for your consideration and your service to the people of Lake Tahoe.

Kevin Drake

Placer County Lay Rep, TRPA APC

Kings Beach resident since 2004

Owner of Alibi Ale Works



June 6, 2022

Joanne Marchetta, Esq., CEO
Tahoe Regional Planning Agency
128 Market Street
Stateline NV 89410

Dear Joanne,

I am writing on behalf of the leadership of the Lake Tahoe Marina Association (LTMA) to thank you for the thirteen years of your leadership at the helm of Tahoe Regional Planning Agency.

The period of your leadership may come to be known as the golden years of this organization. Through your thoughtful and cooperative approach and your awareness of how the decisions affect thousands of hard-working Tahoe basin residents, you have successfully met the challenge of making recreation possible without compromising lake clarity.

Because you involved the stakeholders in decisions, you were able to achieve results that had eluded the organization for decades. Case in point is the passage of the Shorezone ordinance. You brought together all those having Shorezone interests in common. We are grateful that you reached out to the LTMA to participate in the process.

When quagga mussels were about to become a nuisance, once again cooperatively you put in place boat inspections that have been so successful that we do not anticipate having that problem occur here.

You have also inspired the decision makers at TRPA to work cooperatively with all applicants without sacrificing lake clarity. This is indeed remarkable, and it is a pleasure to work with your staff who take their responsibilities seriously,

You also inspired the Lake Tahoe Marina Association. At this point we are all either certified clean marinas or completing the task towards certification.



We are further delighted that you will be staying on to train staff further so that history is not lost, and the cooperative approach will forever become part of the TRPA modus operandi.

We ask you to make this letter part of the TRPA Governing Board records.

Sincerely,

Mansoor "Elie" Alyeshmerni, President
Patrick Bagan, Bob Hassett, Jim Phelan, and Cathy Walsh, officers
Charles Remington Goldman, Science Advisor to LTMA

Georgina Balkwell

From: Georgina Balkwell
Sent: Wednesday, June 22, 2022 12:19 PM
To: Georgina Balkwell
Subject: FW: GB public Comment for Agenda Item VIII Administrative Matters

From: Shay Navarro <snavarro@trpa.gov>
Sent: Wednesday, June 22, 2022 12:18 PM
To: Georgina Balkwell <GBalkwell@trpa.gov>
Subject: FW: GB public Comment for Agenda Item VIII Administrative Matters

Hi Georgina

I'm forwarding this to you per Tracy's request since Katherine is out of the office to be included as public comment.

Thank you!
Shay

From: Shay Navarro
Sent: Wednesday, June 22, 2022 12:11 PM
To: Marja Ambler <mambler@trpa.gov>; Tracy Campbell <tcampbell@trpa.gov>
Subject: GB public Comment for Agenda Item VIII Administrative Matters

Hello

My name is Shay Navarro, I am the Stormwater Program Manager at TRPA and have worked at the Agency for the past 15 years. I am unable to participate in person/virtually this afternoon at today's Governing Board meeting and would like to submit the following as **public comment** for Agenda Item VIII. ADMINISTRATIVE MATTERS Item A. Executive Director, Joanne Marchetta Retirement Transition Discussion and Separation agreement and Item B. Appointment of Ad Hoc Committee to Facilitate Executive Director Selection Process.

The Executive Director position/role at TRPA provides an essential link between the Governing Board and TRPA staff. As such, I think it is important that some staff representation be included in the selection process for the new Executive Director.

Thank you for the opportunity to comment and I appreciate your consideration.

Sincerely,
Shay Navarro

Shay Navarro, CPESC
Stormwater Program Manager
(775) 589-5282