

Honorable TRPA Local Government Housing Committee Members,

In paddling the east shore, I'm saddened to look down and see a murky lake beneath me. The crystal clear waters are becoming cloudy. The beautiful boulders are covered in algae. When I walk the waterline, I fill my hands with pieces of plastic within a few yards. We appear to be losing our pristine Lake Tahoe.

Agenda items 4 a & b do nothing to aid our lake, but instead allow for more run off through reduced coverage requirements and increased human impacts due to proposed higher housing density and additional dwelling units.

Before any action is taken on either of these items, TRPA needs to access the current condition of the lake, which is continuing to deteriorate. Please take no further action to reduce coverage requirements and increase housing capacity until the environment stabilizes or improves.

The capacity of the basin used to be based on the capacity of the hotels. With the plethora of short term rentals, it seems the capacity is without limit, however our environment is telling us things aren't good.

I understand the housing concerns, however if Short Term Rentals were reduced, more housing would become once again available.

Please take a pause for lake.

Sara Schmitz
Incline Village, Nevada

From: Carole Black <carolejblack@gmail.com>

Sent: Monday, May 23, 2022 11:34 PM

To: Brandy McMahon <bcmcmahon@trpa.gov>

Cc: Hill, Alexis <ahill@washoecounty.gov>; Mark Bruce <mbrucetrpa@gmail.com>

Subject: Governing Board Mtg 5.25.2022 TRPA Consent Agenda item#2

Good Morning, Thank you for speaking with me last week to answer some process questions. In further reviewing the materials for this week's TRPA's meetings, I wish to raise a concern: The TRPA GB consent calendar item #2 listed as " Oak Angel LLC proposed ..." references the property owner's name incorrectly as does supporting documents. We found no such NV registered LLC on the Nevada Sec'y of State database and the Washoe County Real Property system lists the property as owned by Oak Angle LLC, not Oak Angel LLC. Additionally, the Oak Angle LLC lists Archipelago 7 LLC as its managing Officer; however, on the NV Sec'y of State database we found no such listed/registered LLC.

Thus, should this item be deferred pending corrections? In addition, because there may be questions related to project quals for the added allocations, please consider listing as a formal agenda item to allow Public Interest comment when the proposal is again agendized.

Thank you for considering, Carole Black (*Incline Village resident*)

Public Comment re Consent item #2 Permit for Warehouse on Tahoe Blvd, Incline Village, NV
5.25.2022

I am commenting as a resident of Incline Village. I am concerned about the proposed use of this property located in the center of IV and very visible from the highway for a large private warehouse. I gather that Governing Board approval is required because of the large numbers of allocated coverage units. I appreciate staff's providing me with some detail regarding the process and I have read the materials provided on line with the agenda packet

My concerns include:

I. Process > Two Elements:

- there were I believe errors in the posted materials regarding owner name and perhaps agent registration which I flagged via a prior email requesting that the item be removed from the agenda for correction – I gather that these are being assessed
- anticipating potential public interest comment, I also requested that the item be moved to a regular agenda item

II. Content > Allocations: I understand that, of the approximately 8000 coverage units allocated to potentially allow permitting for this project, approximately 3000 were obtained from another TRPA covered site elsewhere in the Basin and approximately 5000 were obtained from Washoe County banked units. And I understand that Washoe County transfer was considered under “green” or “sustainability” criteria.

As noted in the application, this parcel is in a scenic area which currently does not meet standards. The presumption appears to be that, by demolishing old structures and improving landscaping, this new much more imposing structure would make a substantial scenic and environmental difference.

I question this approach as follows:

- a fuel pump and fuel storage is being maintained which seems non-essential to the proposed use and is likely non-scenic and potentially an environmental risk.
- the trade-off of so much allocation for the use of this centrally located land in a scenic area for such a large, metal, apparently imposing and private structure which will apparently provide little or no direct overall community benefit seems unbalanced.

Thank you for your consideration, Carole Black

From: Philip GilanFarr <phil@gilanfarrarchitecture.com>
Sent: Tuesday, May 24, 2022 9:57 AM
To: Brandy McMahon <bcmahon@trpa.gov>; Carole Black <carolejblack@gmail.com>
Cc: Hill, Alexis <ahill@washoecounty.gov>; Mark Bruce <mbrucetpa@gmail.com>
Subject: RE: Governing Board Mtg 5.25.2022 TRPA Consent Agenda item#2

Brandy,

Looks like the GB notice is a typo. The Owner is Oak Angle, LLC which is an active LLC in NV along with the resident manager LLC, Archipelago 7. See attached NV SOS report that shows both as active.

We do not want to postpone for a clerical issue and would prefer that it is not removed from consent as a result.

Washoe County issued 5,449sf of CFA from the community pool after full review of the project and its merits.

Much appreciated.

Phil GilanFarr



GilanFarr
Architecture
Interiors
Construction

Post Office Box 6987
785 Southwood Blvd. Suite 3
Incline Village, NV 89451
(775) 831-8001 office

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

OAK ANGLE LLC

Entity Number:

E11029182020-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

12/15/2020

NV Business ID:

NV20201967081

Termination Date:

Perpetual

Annual Report Due Date:

12/31/2022

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

CORPORATION SERVICE COMPANY

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Commercial Registered Agent

NV Business ID:

NV20091285031

Office or Position:**Jurisdiction:****Street Address:**

112 NORTH CURRY STREET, Carson City, NV, 89703, USA

Mailing Address:**Individual with Authority to Act:**

Paul Mathews

Fictitious Website or Domain Name:**OFFICER INFORMATION** **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	Archipelago 7 LLC	9650 Gateway Drive, Suite 200, Reno, NV, 89521, USA	12/15/2020	Active

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TAHOE LAKEFRONT OWNERS' ASSOCIATION

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PRESIDENT

Todd Lowe
Incline Village

May 24, 2022

SECRETARY/TREASURER

Gordon Hooper
Tahoe City

VIA EMAIL ONLY

DIRECTORS

Bob Boldt
Tahoe Pines

Board of Governors
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449-5310

Eleanor Killebrew-Brown
Zephyr Cove

Re: TRPA Governing Board Meeting May 25, 2022

Dale A. Frost
South Lake Tahoe

Greetings:

Max Messmer
Carnelian Bay

We are writing in support of Agenda item VIII.A. on behalf of our lakefront members and Board of Directors. As issues become known related to the updated shorezone ordinances, we believe our collaborative efforts are vitally important to correcting, clarifying, and amending the shorezone plan as needed for consistency and fairness.

Gary Sitzmann
Tahoma

Ned Spieker
Rubicon

Judy Swanson
Rubicon

Thank you for your attention to the proposed amendments and we urge your favorable vote on this item.

William S. Thompson
Rubicon

Sincerely,

Executive Director
Jan Brisco

Jan Brisco
Executive Director

Doug Flaherty

Local Government & Housing Committee

The comments below are to be considered comments made by me as an individual and separately representing TahoeCleanAir.org, a Nevada 501(c)(3) non profit corporation registered to do business in both Nevada and California. Our by-laws extend to the protection of the Lake Tahoe basin under all aspects required of the TRPA under the Bi-State Compact, including the protection of clean air and water.

Please consider this email in opposition to the adoption of support or direction for the following agenda items in connection with the TRPA Local Government Housing Committee Meeting today May 26, 2022:

4a) Discussion and possible action/recommendation of height, density, and coverage options to encourage affordable and workforce housing, including amendments to Chapters 30, 31 and 37 (action); (Page 287) 4b) Discussion and possible action/recommendation of changes to the achievable housing definition, including amendments to Chapter 90 of the TRPA Code of Ordinances (action).

My opposition is due to the following:

The TRPA continues to **mismanage** the Lake Tahoe Basin and their responsibilities under the B--State compact (including cumulative and incremental implementation of Code changes and projects (similar to Agenda Items 4a) and 4b) as follows:

- TRPA continues to fail in it's responsibility under the B-State Compact to protect Lake Tahoe clarity by arbitrarily, capriciously and egregiously allowing overwhelming cumulative code changes, government agency "Partner" projects, and increased human capacity private development without adequate Environmental Impact review and analyses based on substantial evidence and adequate monitoring. TRPA continues to fail to adequately monitor these arbitrary and capricious code changes and project approvals without adequate monitoring as required by the B--State Compact.
- Continues to violate the Bi-State Compact by failing to provide substantial Environmental Impact analyses accessing the true **cumulative impacts and effects** of code changes, increased growth and increased human capacity within the Lake Tahoe Basin. This by continuing to utilize a "sham" environmental checklist in place of the required Bi-State Compact Environmental Impact Study. This TRPA sham environmental checklist circumvents the process of adequately ensuring that **cumulative impacts** are adequately analyzed. **Cumulative impact** is the impact on the environment which results from the **tyranny of incremental impact** of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts result from individually minor but collectively significant actions taking place over a period of time."
- Under the former and past leadership of the TRPA Director, TRPA has adopted a process usurping transparent public policy adopting a process known as a "Leading Small Group" process that allows centrally ideology to flourish and prosper eventually creating central policy change across regulatory boundaries.

Thank you for receiving and reviewing my comments.

Doug Flaherty, Individual
TahoeBlue365@gmail.com
President, TahoeCleanAir.org