

**From:** [Aaron](#)  
**To:** [Marja Ambler](#)  
**Subject:** Gov Board Mtg Comment Addendum  
**Date:** Tuesday, June 27, 2023 9:40:19 AM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
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[image.png](#)  
[TRPA comment 062823.pdf](#)

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Hello Marja Ambler,

Please add this addendum of evidence to my comment for June 28th Meeting.

Correction to just submitted comment.

I was personally almost hit and killed myself **(3 times)** walking and driving on Oriole Way in just the past 10 days.

I have many pictures but I just pulled out a couple to backup my comment.

Direct evidence of Tahoe Transportation Districts lack of upkeep up of the Old Elementary School property.

First picture Dated April 24th 2023. The second picture is May 22nd 2023. I could go down and take the time to take a picture today and it looks exactly the same. It's been like this for about 6 months! This adds to the broken windows effect of our neglected neighborhood. Do I really have to police myself and tell TTD about this stuff? (Images reduced in size for email.)



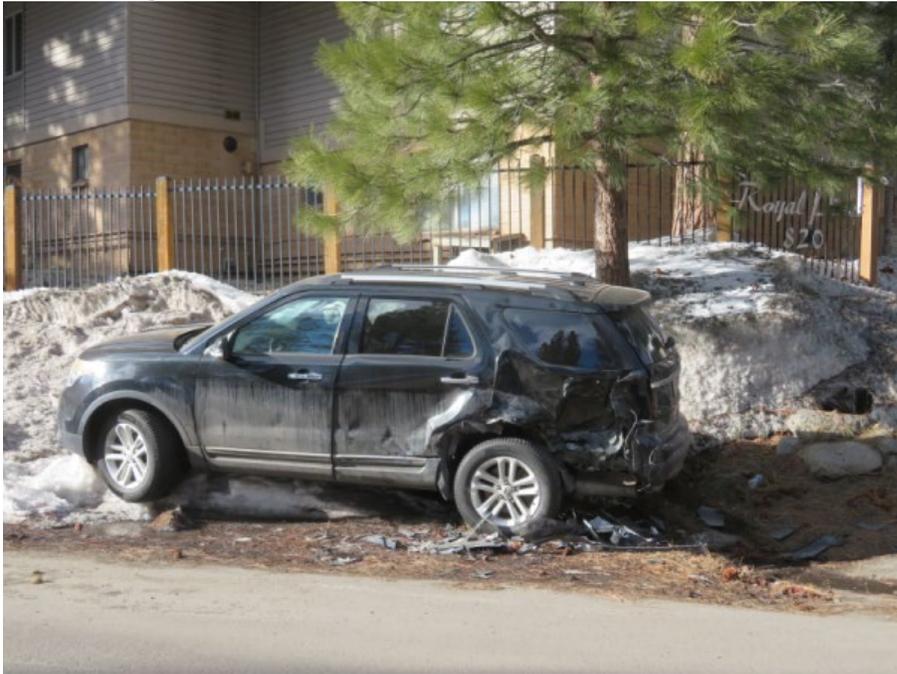


Two of multiple images I have of people working on their cars all over the neighborhood.





One of multiple images I have of cars left for months and abandoned all winter being struck by snow plows because Washoe County filled in and created parking in snow storage areas that need proper drainage to prevent runoff into the lake. Take note of all the microplastics and debris that goes into the watershed.



Just submitted comment

From: **Aaron** <[renotahoesky@gmail.com](mailto:renotahoesky@gmail.com)>  
Date: Mon, Jun 26, 2023 at 8:47 PM  
Subject: Gov Board Mtg 06 28 23 Public Comment  
To: <[Mambler@trpa.gov](mailto:Mambler@trpa.gov)>

Dear Marja Ambler,

Please distribute my comments to all members and ensure they are in public record. Thank you very much. PS: I am also forwarding this comment to those that may be concerned.

Please enter this into record for

TRPA Governing Board Meeting June 28<sup>th</sup> 2023

I can't be at this important meeting because I have to work.

Item VI. A. abbr. TTD Use of the OES Site for ESE.

The neighborhood adjacent to the old elementary school continues to degrade. The noise can be horrendous from intentionally loud exhaust system that sit idling for over an hour sometimes. Every morning, weekdays, weekends I can't sleep past 6-7am from vibrations shaking objects inside the house. Speeders increase in number as highway 28 is often blocked due to road work while people take back streets. People are changing their motor oil while parked along the side of Oriole Way. People work on their vehicles along the side of Oriole Way. People are teaching their children how to change oil and work on cars while they play right on Oriole Way as cars zip by. More families around me have small children playing. Cars are speeding more by them while the police force is primarily focused on wealthier neighborhoods as evidence of their patrols and installing digital speed signs in those areas. Car batteries and litter is increasing. I am listening to an intentionally LOUD car vibrate my home as I type this making it difficult to even think straight!

This is sure to be another intense summer of tourists. This neighborhood is rapidly going down the gutter and tourists that I witnessed last season racing around trying to catch the bus and parking all over are going to add to this burden. I was personally almost hit and killed myself walking and driving on Oriole Way in just the past 10 days. There was a "sideshow" a few days ago and I can't get the police to respond unless I am willing to risk my own life and property by filing a citizen citation and taking them to court. This East Shore Express is going to add to the growing danger here and it's only a matter of time before someone is killed.

I come home from work to this situation and it's already intolerable at times without adding the East Shore Express traffic.

I submitted a lengthy report last year and I have pictures, videos and recordings to back up everything I said here and more. The Old Elementary School site IS NOT SUITED FOR THE EAST SHORE EXPRESS!

Item VI. B. abbr. Tahoe Area Plan

I am 100% against item VI. B. No action should be taken. Action taken will make things worse. TRPA needs to seek further input and evidence for making these arbitrary and capricious actions that have cumulative effects. IF residential is to be included in mixed use, 100% should be "affordable" whatever that is and 0% moderate. I don't think mixed use should be allowed anyway because it is a slippery slope to the zoning codes that are meant to protect society's right to "peaceful enjoyment of their home". You often can't have peaceful enjoyment of your home in a business district. You can't even have peaceful enjoyment of your home in financially oppressed neighborhoods like next to the Old Elementary School evidentially. Mixed use violates "peaceful enjoyment of your home" laws.

How are affordable housing requirements going to be monitored and enforced anyway? It sounds ridiculous when citizens are increasingly becoming their own enforcement to deal with AirBNB enforcements and all the other stuff I have to file a citizen citations and take violators to court documenting evidence in their already difficult full lives. It also overburdens the already hard working and strained police.

I am against eliminating parking requirements. The forces that be continually create tourism demand, increase vehicle miles driven, have no adequate plan for public transit, their only plan for public transit is to bring more people here by creating more services, more recreation opportunities of trails and facilities, more parking lots for people to drive here to park and continue to push bus hubs in low income neighborhoods that erode affordable housing further because it incentivizes short term rentals where the services and attractions are. If you eliminate parking requirements for these developments it burdens us even more as people seek parking that are driving here for these very businesses and developments you are trying to make!

Furthermore. My representative on the TRPA committee and my county commissioner that I voted for does not represent me and I wanted to recall my vote immediately. I also believe there is an unethical conflict of interest for these people to sit on so many boards increasing their single influence. This matter of Tahoe Area Plan should not go forward at this time.

Sincerely,  
Aaron Vanderpool  
Incline Village

**From:** [Alexander Tsigdinos](#)  
**To:** [Cindy.Gustafson](#); [Hayley Williamson](#); [Shelly Aldean](#); [Francisco Aguilar](#); [Ashley Conrad-Saydah](#); [jdiss.trpa@gmail.com](#); [Belinda Faustinos](#); [John Friedrich](#); [Meghan.hays9@gmail.com](#); [Alexis Hill](#); [Vince Hoenigman](#); [James Settelmeyer](#); [Brooke Laine](#); [Wesley Rice](#)  
**Cc:** [Marja Ambler](#)  
**Subject:** Comment-Tahoe Area Plan Amendments to Re-Zone Special Area 1 of Incline Village  
**Date:** Tuesday, June 27, 2023 10:47:48 AM

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My name is Alex Tsigdinos and I'm a full-time resident of Incline Village.

I urge you to oppose changing zoning in Special Area 1 in Incline Village, specifically to accommodate a luxury condo development.

I'll stress three points in support of my position:

First, describing Special Area 1 in Incline as "urban" – as a zone ripe for high-density, high-rise development -- is specious. We often joke that there is no real village in Incline Village. There are just some one- to two-story strip malls along SR28, occupied by local businesses, supermarkets and restaurants that serve our community.

Second, Special Area 1 is zoned for mixed-use commercial and affordable housing. If this change is made, it is highly unlikely that affordable housing will ever be built in this area. And it is highly likely that the existing small businesses in this area will eventually be replaced by more lucrative high-rise developments. That would be bad for Incline and a bad precedent for the Tahoe Basin.

Like the rest of the Tahoe Basin, Incline has a lack of affordable housing. There is no shortage of luxury condos in the \$2.5 million-plus price range as proposed in this development. Furthermore, the vast majority of these condos will be part-time vacation homes and/or short-term rentals.

If your objective truly is to create more affordable housing options, cap the percentage of housing units available for short-term rentals across the Tahoe Basin. Doing so would actually conform to previous residential zoning regulations, not re-write them.

Third and finally, it can't be stressed enough that ingress and egress from the Tahoe Basin is highly constricted. In the North Shore we have one two-lane road in and out. That's it. And that is not going to change.

According to TRPA, this is just one of 15 to 20 – again, 15 to 20 – large commercial development proposals you will review in the near future. Given the wildfire risk, you have to start thinking about the impacts of these projects in sum, not just on an ad hoc basis. And, in the interest of public safety you have to start thinking about how to get people out of the Basin, not just about how to pack more in. That's of paramount importance no matter how you vote today.

Again, please vote against this amendment. Thank you.

Alexander P. Tsigdinos (Alex Sig-din'-us)  
1080 Oxen Rd.  
Incline Village, NV 89451

**From:** [Diane Heirshberg](#)  
**To:** [Marja Ambler](#)  
**Subject:** Fwd: Opposition to Agenda Item VIB, June 28, 2023 Governing Board Meeting  
**Date:** Tuesday, June 27, 2023 2:21:24 AM

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Dear Marja,

Please make the email below part of the public comment for the June 28, 2023 Hybrid Governing Board Meeting and please forward to each of the Governing Board and other Board members. Thank you,

Diane Becker

----- Forwarded message -----

**From:** **Diane Heirshberg** <[dbheirshberg@gmail.com](mailto:dbheirshberg@gmail.com)>  
**Date:** Tue, Jun 27, 2023 at 2:19 AM  
**Subject:** Opposition to Agenda Item VIB, June 28, 2023 Governing Board Meeting  
**To:** Cindy Gustafson <[cindygustafson@placer.ca.gov](mailto:cindygustafson@placer.ca.gov)>, Hailey Williamson <[hayley.a.williamson@gmail.com](mailto:hayley.a.williamson@gmail.com)>, Shelly Aldean <[shellyaldean@gmail.com](mailto:shellyaldean@gmail.com)>, <[cisco@gov.sos.nv](mailto:cisco@gov.sos.nv)>, Ashley <[ashleyc@alumni.princeton.edu](mailto:ashleyc@alumni.princeton.edu)>, <[jdiss.trpa@gmail.com](mailto:jdiss.trpa@gmail.com)>, Belinda Faustinos <[belindafastinos@gmail.com](mailto:belindafastinos@gmail.com)>, John Friedrich <[jfriedrich@cityofslt.us](mailto:jfriedrich@cityofslt.us)>, [meghan.hays9@gmail.com](mailto:meghan.hays9@gmail.com) <[meghan.hays9@gmail.com](mailto:meghan.hays9@gmail.com)>, Hill, Alexis <[AHill@washoecounty.us](mailto:AHill@washoecounty.us)>, Vince Hoenigman <[vhoenigman@yahoo.com](mailto:vhoenigman@yahoo.com)>, <[jsettelmeyer@dnr.nv.gov](mailto:jsettelmeyer@dnr.nv.gov)>, Sue Novasel <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>, Wesley Rice <[wrice@douglasnv.us](mailto:wrice@douglasnv.us)>  
**Cc:** <[jregan@trpa.gov](mailto:jregan@trpa.gov)>

Re: TRPA Governing Board Meeting, June 28, 2023, Agenda Item VIB

June 26, 2023

Re: Opposition to June 28, 2023 TRPA Governing Board Meeting, Agenda Item VIB

Dear Members of the Board of Governors and Regional Planning Committee of TRPA

I write this email in opposition to the proposed Amendment to the Washoe County Tahoe Area Plan to allow single family condominium uses in Special Area 1 of the Incline Village Commercial Regulatory Zone.

Exhibit A to Attachment C is seriously flawed because:

1. There must be Minimum Parking Requirement for every development in Special Area 1, and the Exhibit provides that there are no minimum parking standards.
2. The definitions of what “non-luxury” housing is included are flawed. Since the definition of affordable and moderate DOES NOT HAVE A BASIN EMPLOYMENT REQUIREMENT, and achievable has no maximum income restriction, **it is possible** that all the workforce housing encouraged by this Amendment could go **either** to lower income defined as under \$116k for 4) **who do not work in the Basin, or to very affluent people who do work at least 30 hours in the Basin. This potentially loses the local workforce component entirely.**

3. There is no definition of mixed-use or specific percent for commercial requirement, unless I missed it.

**Many residents ask that before TRPA approves the proposed Washoe County Tahoe Area Plan Amendment, or take any other action that adds or allows new developments in Incline Village Crystal Bay, TPRA consider doing the following:**

1. **Direct that Washoe County (hopefully in coordination with TRPA) develop a comprehensive executable Tahoe Basin-wide evacuation analysis and plan; and**
2. **Require that Washoe County execute amendments to its short-term rental Ordinance to cause some rental housing to be left for long term rental, adopt its proposed ADU amendments to hopefully limit ADUs to workforce housing (and use by family members of and caregivers for the parcel owner), and adopt development code provisions to incentivize workforce housing for the workforce that is hourly and often minimum wage; and**
3. **INCLUDE MINIMUM PARKING REQUIREMENTS IN ANY BUILDING OR TOURIST ATTRACTIONS TO BE BUILT IN INCLINE VILLAGE CRYSTAL BAY. PLEASE DO NOT ELIMINATE MINIMUM PARKING REQUIREMENTS FOR AT LEAST INCLINE VILLAGE AND CRYSTAL BAY.**
4. **The conclusions in the Environmental Checklist at items 10b, 12a2, 13b and f, and 19a are factually and legally unsupportable, and arbitrary and capricious.**

**A. Safe Evacuation.**

We interested community members gain no financial benefit and are not NIMBYs as asserted by developers and some staff; this is an unfair and dismissive characterization of our legitimate concerns for our public safety due to a failure of TRPA and the local jurisdictions around the Lake to undertake a fulsome analysis of emergency evacuation around Lake Tahoe as part of the process of reviewing approval of further development. The citizens of Incline Village Crystal Bay (and other areas around the Lake) have been asking for an updated current rigorous evacuation plan for a long time for the protection of the public.

The TRPA mission is succinctly stated as: “Our mission is to lead 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.” Isn’t a fundamental part of “enhancing the human environment” and “improving local communities” for TRPA and the local jurisdictions to do their utmost to provide safe evacuation from our small rural mountain community?

**B. Require a full coordinated Plan, wherein Washoe County adopts to encourage local workforce housing which includes amendments to the County’s Short Term Rental Ordinance, adopts an ADU ordinance that requires that ADUs only be rented to caregivers, family members of registered owner or local workers, and put in new Development Code provisions that incentive workforce housing for the workforce that the community desperately needs, before approving a change in the Washoe County Tahoe Area Plan that deletes an affordable housing requirement and substitutes permission to build luxury condominiums with a mere “promise” to support workforce housing in Incline Village Crystal Bay; MAKE IT A FULL PACKAGE.**

Our local community has been pleading for assistance from TRPA in a strategy with supporting Ordinances to support the development of workforce housing for our lowest earning workers, as there are not enough people to work in our community at the entry level, in part because the short-term rental ordinance destroyed the long-

term housing market for employees around the Lake. Washoe County declined to participate in the initial TRPA discussions on how to address short term rental problems around the Lake which began in 2017, by incorrectly representing to TRPA in the 2017 and a few years thereafter that there were no short-term rentals in Incline Village Crystal Bay and thus no need to participate. Then when Washoe County did adopt its own Short Term Rental Ordinance, it rejected adopting the recommendations of the TRPA Short Term Rental Guidelines developed by TRPA and the other local jurisdictions and community members living around Lake Tahoe over several years of listening to community member's horror stories. The TRPA Guidelines recommended limiting concentration, density, etc. of short-term rentals and the number of people per bedroom, but Washoe County did not follow those Guidelines stating it was not obligated to do so, and has not done so to date. In the past Washoe County stated to TRPA and the local community that in Incline Village Crystal Bay there was no need for additional TRPA development approvals which was the only regulatory action that TRPA was taking, **NOW TRPA FINALLY CAN HELP TO PROTECT Incline Village Crystal Bay from the excessive number of short-term rentals and help to return some rental properties to the long-term rental market.**

Please ask yourselves, what is this rush to Ordinance. The Incline Village Crystal Bay community asked Washoe County to adopt a Tahoe Area Plan amendment for the benefit of the community, not just for the benefit of a single developer, but we were told by the County that the first action was to amend the Tahoe Area Plan to put in luxury condominiums in Special Area 1 because it was urgently needed by the 947 Tahoe Blvd. developer, and then there would be a second amendment to address community needs for workforce housing, etc. That second part still has not happened. And why is the County insisting that the change in Special Area 1 now **MUST BE FOR ALL OF SPECIAL AREA 1** instead of just for 947 Tahoe Blvd. Originally the community was told that this amendment to govern all Special Area 1 was an amendment that the developer of 947 Tahoe Blvd. wants. But I am sure that the developer would be happy if TRPA just modified the TAP for the one property at this time, and not for all Special Area 1. The County will not be prejudiced if consideration of all Special Area 1 is separated from 947 Tahoe Blvd, and thus there is absolutely no urgency to adopting an amendment covering all Special Area 1 now.

**C. Incline Village Crystal Bay needs minimum parking requirements for EVERY residential development and for every commercial development.**

Incline Village Crystal Bay has identified the lack of parking as a critical need since its 2012 Community Plan was adopted. Because Nevada State Lands owns most of the adjacent undeveloped land, there is no land for expansion...or for building parking lots or areas. As you know, there is no parking on most our streets in the winter due to the need for snow storage. In the summer the streets are parked with tourist vehicles, legally and illegally, including illegal parking on many of the rock linings on the sides of the streets that were put in to trap silt and debris in order to keep the lake clear. Getting people out of cars is a worthwhile endeavor, but allowing for development with no parking requirements for residential or commercial units is a disaster in Incline Village Crystal Bay and does not make people stop having personal automobiles.

Lastly, I must ask how you can approve Exhibit A to Attachment C without public informational meetings or any public input or knowledge, with just a few interested parties drafting and agreeing to the rushed, ill-conceived proposed mitigation language at Exhibit A to Attachment C. It is respectfully submitted that an Amendment to the Washoe County Tahoe Area Plan should be a community effort with the participation and input of Incline Village Crystal Bay residents and workers,

as was done in the past with the 2012 Community Plan and the 2020 Tahoe Area Plan drafting and adoption.

- D. The Environmental Checklist is not accurate in among others, the following:
- a. Item 10b. **THIS IS THE MOST IMPORTANT INACCURACY IN THE ENVIRONMENTAL CHECK LIST AND ENTIRE PROPOSAL.** This proposed amendment change potentially dramatically alters emergency evacuation in several ways. First, providing for no parking means residents will park their vehicles in unknown locations, leading to potential additional traffic hazards that need to be analyzed considering the current lack of adequate parking for the numerous projects in Incline Village which were built in the early days of development here without adequate parking . To assume that luxury condominiums (instead of workforce housing) being placed on currently vacant land, with no current evaluation of the total current evacuation capacity, does not alter emergency evacuation is arbitrary and capricious and lacking substantial evidentiary support.
  - b. Item 12 a 2. This proposed change will decrease the amount of housing in the Tahoe Regions that can be rented at rates affordable by lower and very low-income households by causing workforce housing to no longer be built in Special Area 1.
  - c. Items 13 b and f. It is arbitrary and lacking in substantial evidentiary support to state that the proposed amendment through Exhibit A to Attachment C will not change the demand for new parking. What does TRPA think will happen with residential and commercial vehicles when some of the units have no minimum parking requirement? The assertion in the second paragraph of the discussion is a bunch of assumptions that the public has never seen, discussed, or been given the opportunity to give input on.
  - d. Item 19 a. The proposed change will likely create additional demand for recreation facilities. It potentially results in an increase in demand for IVGID Recreation passes for each currently existing parcel in Special Area 1, from 5 Recreation Passes per existing commercial parcel to 105 Recreation Passes per those currently existing commercial parcels in Special Area 1, since there are now 20 condominium parcels and 1 commercial parcel (times 5 passes per parcel equals 105 Recreation passes. This is a huge additional increase of 100 Recreation Passes per current parcel, and will place an additional burden on the golf courses, beaches, etc. It is unsupportable to suggest that this is not a change in demand for recreation facilities, and a prejudice to the community. IVGID is currently in such a state of disarray, there is no general manager present to even analyze or advise on this, and I have never heard this issue come to the attention of the Board, and I do attend the public meetings.
- E. **Conclusion. In my March 19, 2023 email to the Board in connection with the RPIC meeting of March 22, 2023 I more fully briefed the following arguments:**
- a. **There were no public informational meetings on the proposed TAP Amendment in IVCB , just the public comment at the Board of Commission meetings and Planning Committee Meeting.**
  - b. **The proposed amendment is contrary to the current Tahoe Area Plan goals and provisions,** which I detailed in my March 19, 2023 email to the Board.

I thank you in advance for your kind consideration of my public comment and urge you to vote no on the amendment to the Washoe County Tahoe Area Plan at this time.

Very truly yours,

Diane Becker  
Full Time Incline Village Crystal Bay Resident  
805-290-2779

**From:** [kathie.julian](mailto:kathie.julian)  
**To:** [Cindy.Gustafson](mailto:Cindy.Gustafson); [Hayley.Williamson](mailto:Hayley.Williamson); [Shelly.Aldean](mailto:Shelly.Aldean); [Francisco.Aguilar](mailto:Francisco.Aguilar); [Ashley.Conrad-Saydah](mailto:Ashley.Conrad-Saydah); [jdiss.trpa@gmail.com](mailto:jdiss.trpa@gmail.com); [Belinda.Faustinos](mailto:Belinda.Faustinos); [John.Friedrich](mailto:John.Friedrich); [Meghan.hays9@gmail.com](mailto:Meghan.hays9@gmail.com); [Alexis.Hill](mailto:Alexis.Hill); [Vince.Hoenigman](mailto:Vince.Hoenigman); [James.Settelmeier](mailto:James.Settelmeier); [Brooke.Laine](mailto:Brooke.Laine); [Wesley.Rice](mailto:Wesley.Rice)  
**Cc:** [Marja.Ambler](mailto:Marja.Ambler)  
**Subject:** Comment-Tahoe Area Plan Amendments to Re-Zone Special Area 1 of Incline Village  
**Date:** Tuesday, June 27, 2023 4:04:02 AM

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Dear Board of Governors:

As a full-time resident of Incline Village, please consider my comments on the proposed **Tahoe Area Plan (TAP) Amendments**. Rather than approve these TAP Amendments, please conduct a **comprehensive review of the TAP for Incline Village** to determine how to best contribute to **improvements along SR28** while enhancing opportunities for **affordable housing for our workforce** and maintaining **viable commercial space for our small businesses**.

Thank you for considering the detailed comments below:

1. **Environmental finding unmet.** It is unclear how the Governing Board can find that the TAP Amendments (with their weak mitigations) will have no significant environmental impact. Re-zoning **Special Area 1 with 42 parcels, comprising 37 acres**, to allow multi-story, high-end condos (in an area that has no such development now) will certainly have an impact on the environment. **This needs proper environmental assessment and that has not yet been done.**

2. **Regional Plan compliance finding unmet with respect to housing – rental unit needs ignored.** The TAP Amendments neither remove barriers to nor encourage **affordable housing**. Workers earning income at 80% of AMI (\$54,000) cannot afford a condo purchase or monthly HOA payments in high-end developments in Incline Village. In the context of Incline Village, affordable housing for workers means rental units. But the TAP Amendments do not promote rental units. **Re-zoning 37 acres of Incline’s center to allow high-end condos will discourage long-term rental unit development, the only option for our service industry workforce.** Staff should re-visit their work and devise how to encourage construction of rental units. And **the percentage allocation should be far greater than 10%.**

3. **Regional Plan compliance unmet with respect to housing – achievable unit loophole.** The “mitigations” allow for developers to allocate 10% of their units to those who work within the Tahoe Basin **without limit on their income** (TRPA Code of Ordinance, Chapter 90.2). **How does Alternative 3 (b) encourage housing for persons with affordable or even moderate incomes if there is no limit on annual income?** Further, **Alternative 3 (a)**, while aimed at households with incomes up to 120% of AMI (\$116,000 for family of 4), **has no requirement that owners work within the Tahoe Basin.** Since the definition of affordable and moderate housing has no work in Tahoe Basin requirement, and achievable housing has no maximum income restriction, it is possible that all of the deed restricted housing encouraged by the TAP Amendments could go to individuals making up to \$81,000 (120% AMI) who do not work in the Tahoe Basin, or to high-income persons who work at least 30 hours in the Basin. **The mitigations provide no housing solutions for the vast majority of our Incline workforce.**

4. **Public hearing finding unmet.** How can TRPA claim that there have been sufficient public hearings on the TAP Amendments as mitigated? The mitigation proposals were only noticed to the community 7 days before this Governing Board meeting. **Public consultation on the specifics of the TAP Amendment have not been held.** There is need for broader consultation with the Incline community on definitions and minimum standards for affordable housing and mixed-use requirements. **The concerns of working families who need to rent and of small businesses who currently lease shops along SR28 (and will likely be displaced) have not been considered.** Given the significant impact the zoning change will have on our community, **simply including proposed “mitigations” in the Governing Board Packet for public comment is not sufficient consultation.**

5. **Allowing developers to include “lobby space/gyms/sales offices” of luxury condos as “mixed use”** where these spaces are “open to the public” is a **massive loophole in the definition of “mixed-use”** that negates any serious attempt to support our small business community. Staff advises that condo complexes may not be financially viable otherwise. We should not re-zone this critical commercial area of Incline without a plan for how small businesses will be housed. Residents are concerned that our main street will be transformed into a string of 4-5 story luxury condo complexes with perhaps just a few specialty businesses catering to tourists below. **How does the proposed mixed-use definition help ensure that our existing small businesses — the locksmith, cleaners, modest eateries — will continue to find retail space to lease when their older properties are re-developed into luxury condos complexes ala 947 Tahoe?** Why is TRPA catering to high-end condo developers at the expense of our small business community. See attached list of these businesses/parcels in Special Area 1.

6. **Deed restrictions are not a silver bullet.** Housing experts have advised that **one needs a dedicated housing entity to ensure effective enforcement** of such deed restrictions. **TRPA does not have the capacity to effectively monitor and enforce the scale of deed restrictions envisaged in Incline and elsewhere in the Basin.** Where is the evidence that TRPA has effectively enforced deed restrictions? And that those deed restrictions have maintained workforce housing? In Incline Village, we have some 56 deed restricted units that have been poorly monitored and enforced by TRPA. There is little transparency as to where they are and how effective they have been in supporting affordable housing. Much more work needs to be done on examining how to make deed restrictions effective in delivering results to generate affordable workforce housing **before changes are made to our TAP.**

7. **No limits on STR expansion.** One of the key reasons that Incline has lost workforce housing is the unbridled expansion of short-term rentals --- the hotelification/monetization of our residential home inventory. STRs have replaced long-term rentals for Incline workers. One realtor estimated that units with STR potential sell at a 20% premium. Against this background, **the TAP Amendments are seriously weak in not addressing STR limitations beyond those for deed restricted units.**

8. **Percentage allocations may not work.** Percentage allocations often fail to support housing needs for affordable/moderate income households because of HOA fees. It is not simply the purchase price that dictates affordability. Those with modest incomes can be forced out because of increasing HOA fees. Has TRPA considered this weakness of owner-occupied condos for our workforce? **What is to keep these deed restricted units incentivized through the mitigations from becoming unaffordable due to increasing HOA fees? Has TRPA staff even considered this?**

9. **TAP Amendments ignore wildfire evacuation needs.** TRPA has not adequately considered the implications of re-zoning 37 acres of Special Area 1 for high-end condos on community evacuation. These condos will generate hundreds of additional residents and visitors. **Where is a roadway by roadway, data-based wildfire evacuation capacity assessment to ensure that such development will not lead to tragedy as in Paradise, CA?** Note that Washoe County's evacuation plan for the area, approved in 2022, undercounted residents and completely ignored the visitor numbers. **Wildfire evacuation from North Tahoe needs immediate attention and cannot be ignored when re-zoning to encourage more dense re-development.**

Please consider these concerns as you review the TAP Amendments.

Sincerely,

Kathie M. Julian  
 PO Box 5477  
 Incline Village, NV 89450  
 E-mail: [kathiejulian@gmail.com](mailto:kathiejulian@gmail.com)

Parcel ID	Parcel Name	Address	Current Zoning	Proposed Zoning	Notes
001-001-001	...	...	...	...	...
001-001-002	...	...	...	...	...
001-001-003	...	...	...	...	...
001-001-004	...	...	...	...	...
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June 27 2023

Tahoe Regional Planning Agency  
Governing Board  
128 Market Street  
Stateline, NV, 89410

*Submitted via email to [mambler@trpa.gov](mailto:mambler@trpa.gov)*

**Re: Item 6B Amendments to Washoe County's Tahoe Area Plan to Allow Single Family Condominium Uses in Special Area 1 of the Incline Village Commercial Regulatory Zone**

Dear TRPA Staff and Governing Board,

The League to Save Lake Tahoe (League) is dedicated to protecting and restoring the environmental health, sustainability, and scenic beauty of the Lake Tahoe Basin. In connection with our mission, we advocate for the implementation of policies contained within regional land use and planning documents, including the Bi-State Compact, the 2012 Regional Plan Update (Regional Plan, or RPU) and Area Plans. Since supporting Area Plans as part of the Regional Plan Update in 2012, the League has continued to track and share good practices from Area Plans as they are developed around the Basin to ensure regional environmental goals are met and safeguards maintained.

Washoe County is proposing an amendment for permitting single-family condominiums in Special Area 1 of the Incline Village Commercial Zone, allowing the proposed condominium subdivision at 947 Tahoe Boulevard along with future mixed-use condominium uses in Special Area 1. The County is also proposing to codify a policy requiring condominiums to be allowed in the Incline Village Commercial regulatory zone when part of a mixed-use development or affordable housing.

If these are the types of projects we would like to see within town centers because they would help reach regional goals, then we should consider analysis and code changes, versus one-off Area Plan Amendments. The League does not necessarily object to the project itself, but rather the precedence of amending Area Plans to allow for the development of one project that is not in line with the RPU and existing Area Plan. If the Washoe County Tahoe Area Plan can be amended to support one condominium project, a bad precedent is set for amending Area Plans for other development projects that are inconsistent with Area Plans.

We appreciate that TRPA has considered mitigating actions as part of approval for this amendment, however, we do not support project level amendments to the Washoe County Tahoe Area Plan. An Area Plan, defined by TRPA, is a plan that "guides community development, ecosystem restoration, transportation planning, and revitalizing the Region's economy. It aims to create a place where people can live, work, and thrive while attaining and maintaining environmental standards." Amending the Washoe County Tahoe Area Plan to include a condominium project is not within the definition or intent of an Area Plan or associated amendment as this project does not meet this standard.

The League is not supportive of project level amendments to Area Plans because:

- Area Plan amendments need to be well-researched, comprehensive, necessary, and environmentally protective. This proposed amendment fails to provide environmental protection or provide adequate analysis of the impacts of the amendment.
- Project-driven amendments are incompatible with the purpose, intent, and substantive provisions of the Regional Plan Update, TRPA's Bi-State Compact, and Area Plans.

- TRPA's Area Plan Handbook states: "Frequent, piecemeal amendments to area plans are discouraged. Amendments should instead be packaged together and submitted as a single proposal." This is a piecemeal amendment.
- It's unclear if the Amendment and project will help to achieve RPU performance measures and benchmarks.
- The Regional plan has overarching goals and policies around housing that Area Plans must adhere to. It is unclear which Regional Plan goals and policies this amendment is supporting.

We will continue to work with TRPA on Area Plans and Area Plan Amendments and find solutions to update these plans periodically if they are consistent with the Regional Plan Update, Bi-State compact, and intent of these plans. We recommend that TRPA work more closely with the Washoe County Commissioners to identify barriers and opportunities for developing a more comprehensive plan for Area Plan Amendments moving forward.

Please don't hesitate to contact me with further questions.

Sincerely,

A handwritten signature in cursive script that reads "Laura Patten".

Laura Patten  
Senior Science Policy Analyst  
League to Save Lake Tahoe

**From:** [Linda Pittman](#)  
**To:** [Marja Ambler](#)  
**Subject:** Regarding meeting today  
**Date:** Tuesday, June 27, 2023 11:58:37 AM

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Dear Marja,

As a resident for 35 years of Incline Village, and previous director of the Chamber of Commerce and assistant to the Visitor Bureau, I am familiar with our changing community and environmental needs. Having also worked for the Incline Village General Improvement District (IVGID) as the founder of Waste Not, our local recycling and water conservation program, I value this precious National Treasure which houses many local people and invites numerous guests to our shores. We must preserve this jewel and it is part of TRPA's mission. It belongs to all, not just those who have been blessed with wealth.

We need to think carefully about planning for future development and transportation. At this time we have low income housing deeded to be sold at a restricted price so our workforce can live here rather than commute, which coincidentally adds to additional traffic inside the basin.

It is TRPA's responsibility to enforce these deeds which doesn't appear to be happening. Investors who pay cash have found work arounds and purchased low income housing. This doesn't help the matter.

Our community suffers from lack of employment as few can afford the rents or mortgages for first time homebuyers. For example IVGID can't hire enough life guards to keep our beaches staffed 7 days a week through summer so it has been reduced to 5 days a week.

We have limited egresses for emergency exits, like when wildfires go rampant. Having evacuated myself due to smoke on the North Shore and sharing my home with others from South Shore fleeing previous fires, this is a genuine concern. Part of my reason for leaving the basin ahead of a mandate was concern about getting off the hill in time had the fire spread from the southern perimeter to the North Shore. People die this way and none of us want to see that happen.

TRPA is in a unique position to keep our rural areas just as they are, rural and safe.

Please focus attention on solutions with proper planning. Large scale condominiums keep going up in Incline Village Crystal Bay. We don't need more luxury condos, we need housing for people who provide the services many wish to enjoy. Here are some suggestions to help promote going forward:

- 1) TRPA first develop a comprehensive, executable Tahoe Basin-wide evacuation plan and strategy with verifiable evacuation times and routes for peak summer visitation that also coordinates all relevant county and state public safety notification systems, first responder assets, decision chain of command, and transportation resources and responsibilities.
- 2) Further, to address the housing shortage for the region's workforce we ask TRPA to amend its ordinances, guidelines and policies on permissible uses of existing housing inventory (e.g. altering these to encourage long-term rental rather than short-term rental of existing housing units in the Tahoe Basin).
- 3) Enforce deed restrictions and not allow investors to buy low income properties by seeking loopholes to the rules.
- 4) Seek community input from the North Shore residents whose needs and wants may differ from other communities around the Lake and help us keep open spaces rural and discourage large scale luxury properties.

Thank you in advance.

Linda Pittman

335 Ski Way Unit 303

Incline Village, NV 89450