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Subject: Public Comment to TRPA Advisory Planning Commission meeting 10/11/23 - Flash Survey and coming revision of NEPA guidelines
Attachments: [Fivestory-Bayside.JPG](#)

Please confirm inclusion of this email as Public Comment for the Oct 11 2023 TRPA Advisory Planning Commission meeting

To TRPA Advisory Planning Commission,

It's more than obvious to anyone closely following the presentations by TRPA staff to committees and the public regarding the proposed Regional Plan Amendments, a turning point has been reached and public input isn't being considered and questions are no longer being sufficiently addressed but rather limited if not stifled by time constraints. It's becoming obvious that TRPA's only goal is to steam-roll ahead with these amendments and get them approved by year end. They've even said so!

If one studies the survey results and reads the 681 free text comments from the **2-day** flash survey (link at bottom), it's clear that the **majority of respondents DO NOT WANT increased height. In Question 3** - a majority of 32.4% strongly disagree and 19% somewhat disagree for a **51.4% total disagreeing**. Yet **TRPA staff led the TRPA Regional plan implementation committee (RPIC) to believe that it was "a surprising 50/50 split"**.....a misleading statement.

For the agreed to reach 50%, the "neutral and not sure" respondents (which made up 10%) would need to be included with the agreed. The facts are 22.9% somewhat agree and 15.2% strongly agree for **38.1% total agreeing. See the graph for yourself!**

No where in the question did it indicate that taller means 65' in town centers. Is this also misleading or an incomplete question?

Also, **Question 2** asking which would be the **BEST OPTION** to provide more housing Where **66% (605 of 915) indicated this option:**
Small multi-family buildings (up to 10 units) near town centers, in areas that already allow for multi-family housing

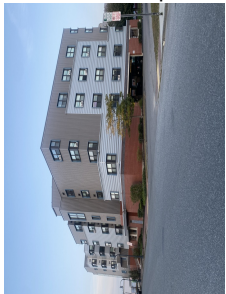
Not once did I hear this option mentioned by TRPA staff as preferred by the public to RPIC. Only the need for these amendments to increase height and density with parking reduced to zero in town centers and .75 parking/unit in multi family zones. Where do the home cleaners, construction workers and hospital employees park their necessary vehicles? **Parking management plans need to be put in place BEFORE any amendments that allow these projects to be considered** without parking, in town centers AND multi family zones. MOUs need to be based on something. Let's start with, where is a dedicated multi-story garage going to happen in Kings Beach?

Please REVIEW the survey for yourself and read the 681 comments. It's quite apparent that the public wants firstly and for immediate results over the next year or two, a limitation cap and phase down of STRs and incentive programs for owners to rent long term/seasonally their empty homes....or have a vacancy tax like other mtn resort areas. This could be an immediate partial solution until housing is available in 3-4 years.

Before any decision making moves forward the following illustrations should be made available for the public and committees to see, and the following questions about the details of the proposed amendments addressed:

1. First **TRPA must have REALISTIC renderings of town center proposals of 65' (5-story) on their "Achievable Housing" webpage and for all future meetings** (see image below).

Here is an example of a 5 story building, this one includes realistic ground floor parking!



In addition, not one rendering in the TRPA materials or affordable housing webinar on Sept 19th has more than 4 stories, which is clearly deceptive information. Even the home page image on the **TRPA Achievable Housing website** explaining the proposed amendment changes is of the current "**Domus affordable housing project**" in Kings Beach that stands at 48'. Nothing on this webpage represents the proposed 65/ 5 stories in fact. Have a look here - <https://storymaps.arcgis.com/stories/62ae9110d85c43ecb381eb3f3ccec196>

And you will notice on this same webpage that the **flash survey results from 1255 people I'm referring to in this email are only represented as a link with NO summary/or screenshots.** While a survey immediately following TRPA's Sept 19th housing webinar had 57 respondents, and they feature it as the primary public input with a screenshot of 30 respondents (barely the majority 53% with 14% needing more information) in favor of taller and denser building (here again, they do not mention HOW tall)

2. **TRPA must have a combined map of Town Centers AND Multi Family zones (in different colors) with township boundaries** to give everyone a realistic idea of the areas affected. **This map should also have zoomed in renderings of each township area for the public to see where their property ownership lies. This map should be referred to in future live meeting presentations.**

3. TRPA must have a **chart explaining the intended allocation of bonus housing units in each township/ zone /county around the lake basin** (which was indicated in the RPIC meeting as a total of 10% of the population). Also stipulating the **allocation within each "Bucket"** of 1/2 affordable - 1/2 moderate and

achievable. And finally, a chart with example rental amounts/sales prices indicated for each bucket in each county for each size unit.

4. **TRPA must clarify the calculation of each income level (affordable, missing middle/moderate, achievable) as % of AMI based on # in household with current AMI information/its source.** They also need to explain **why there is no income cap to qualify for "achievable" housing**, only a requirement to work for a local employer. How do you keep someone from just obtaining a local business license as an employer and qualifying?

5. Will **mixed use projects** be able to utilize these beneficial ordinances if they **have a dedicated workforce housing component**? Commercial/retail and workforce? Workforce and TAUs/STRs or market rate units? **Or will these ordinances ONLY be allowed for 100% workforce housing developments? What percentage will be "deed restricted for sale" versus "affordable rental projects" which is most needed by the seasonal workers? What happens if the units don't sell as "missing middle or achievable" units? Who absorbs the developers shortfall if they then are forced to lower the sales prices? Will TRPA be subject to lawsuits?**

6. **How will compliance be enforced?** - TRPA's track record for enforcing required workforce housing with previous development projects leaves much to be desired.

Details how the Vail program works - 100% reporting versus what TRPA or the jurisdictions will be required to do? **Explain the audit of a 10% sample - will this sample be for each "bucket"?**

7. It's obvious from the flash survey that respondents believe STRs are contributing to a workforce housing shortage and they should be limited or banned. **Why won't TRPA take a more immediate approach** to help relieve the shortage of workforce housing NOW and **mandate a reduced cap on STR permits** like other mountain resort communities have recently done? For instance Placer county has had an average STR permit level of 3400 of the 3900 available for the past year. Why can't this be reduced to 2500 and through attrition be converted to long term/seasonal rental with incentives made available to possibly free up a chunk of housing units?

8. The flash survey also raises concerns about overtourism, environmental scenic thresholds, adequate evacuation studies and news of microplastics and invasive aquatic snails. Explain **how can TRPA substantiate approval of these amendments to the Regional Plan without an updated cumulative Environmental Impact Report** but base it on the ratified EIR for the 2012 Regional Plan? **How can a "Checklist" be sufficient to recognize and mitigate current environmental deterioration issues? There HAS BEEN A CUMULATIVE effect of building development and a substantial number of approved/not built projects since the last completed EIR for the Regional Plan, along with climate change, increased wildfire, pollution and invasive species...is this not obvious? I don't see how TRPA can justify CEQA and NEPA guideline compliance and not complete a current cumulative EIR before these amendments are approved? I do see possible lawsuits.**

Everyone's attention to and explanation thereof the details to these far encompassing amendments needs to be addressed for the public and will be asked at all upcoming meetings.

THE FLASH VOTE SURVEY -

I hope you will read the 681 free text comments (good bed time reading :D) to get a sense of the majority public input within the flash survey and ask your own questions.

It is available here - <https://www.flashvote.com/lake-tahoe-basin-nv-ca/surveys/regional-housing-09-23?filter=invited>

This past week, Attorney General Bonta joined a Comment Letter in Support of Proposal to Strengthen Federal NEPA Regulations (Press Release Oct 3, 2023, [LINK Here](#)),

In their comment letter, the attorneys general supports CEQ's proposal and recommend additional changes to strengthen the rule, including:

- **Strengthening analysis of climate change effects in all types of NEPA review, including requiring consideration of climate change effects when conducting environmental reviews of proposed actions that do not require preparation of an environmental impact statement.**
- **Providing direction to agencies on how to evaluate cumulative disproportionate adverse effects on environmental justice communities.**
- Incorporating provisions of CEQ's previously published greenhouse gas emissions guidance.

Kindly,

Niobe Burden Austere

One of numerous concerned property owners on the north shore of Lake Tahoe



NO PARKING
IN FRONT
OF BUS STOP
8:00 AM
TO 5:00 PM
DAILY

NO PARKING
IN FRONT
OF BUS STOP
8:00 AM
TO 5:00 PM
DAILY

NO PARKING
IN FRONT
OF BUS STOP
8:00 AM
TO 5:00 PM
DAILY

From: Ellie <tahoellie@yahoo.com>
Sent: 10/8/2023 2:20:01 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: [BULK] Oct 11, 2023 TRPA APC and Oct 25, 2023 General Public Comment
Attachments: [APC 10-11-2023 GB 10-25--2023 Gen Comment.docx.pdf](#)

Please provide this "General Public Comment" to all TRPA Advisory Planning Commission and Governing Board members for their respective upcoming October meetings. Thank you ~Ellie Waller

TRPA Planning Commissioners and Governing Board members:

My opinion, many amendments to the 2012 (12-12-12) TRPA Regional Plan and some of the Area Plans amendments have not resulted in environmentally beneficial improvements, development on-the-ground and frankly poor decision-making by TRPA and the local jurisdictions with approvals that don't necessarily meet the criteria TRPA expected to paraphrase Executive Director, Julie Regan when South Lake Tahoe, Douglas County, Latitude 39 project <https://www.collaborativedesignstudio.com/latitude-39> was approved with a contentious Vehicle Miles Traveled (per-capita) analysis challenged. As well as not having an affordable housing requirement. Furthermore, the approval of the Incline Village, Washoe County, 947 Luxury condo project <https://nine47tahoe.com/>. It was stated by TRPA staff and the public that the affordable housing component probably won't get built even though land was dedicated by the developer for an affordable component. And a commercial component suspect allowing the project to qualify as mixed-use.

Non-Profits There are many non-profits and consultants (Tahoe Prosperity Center, Tahoe Fund, Mountain Housing Council, BAE, Cascadia, etc.) and most recently The Lake Tahoe Stewardship Plan (<https://stewardshiptahoe.org/>) providing TRPA and the local jurisdictions studies and suggestions without any viable environmental impact analysis being completed, just conjecture (The act of forming an opinion without definite proof; a supposition made to account for an ascertained state of things, but as yet unverified; an opinion formed on insufficient presumptive evidence; a surmise; a guess.) in my opinion

Tahoe Stewardship Plan Julie Regan, Devin Middlebrook, Jennifer Self, Jeff Cowen-TRPA, Amy Berry Tahoe- Fund, Erick Walker-USFS, Carol Chaplin-Lake Tahoe Visitors Authority, Steve Teshara-Tahoe Chamber, Heidi Hill-Drum- Prosperity Center: members just to name a few members.

This plan has many caveats that will affect the residents through proposed taxation, OFTEN called assessments not taxes. <https://stewardshiptahoe.org/wp-content/uploads/2023/06/Lake-Tahoe-Stewardship-Plan-6-19-23-FINAL.pdf> Info below from the plan and link.

Sales Tax Increment Financing Districts (TIFs) One example of a funding source derived from a reallocation of the growth in a preexisting public funding revenue stream is the Tax Increment Financing (TIF) mechanism. First introduced in 1952, property tax increment financing was designed to create a virtuous cycle of investment. **Property TIF is a tool used by municipal governments to stimulate economic development in a targeted geographical area. Property TIFs are used to finance redevelopment projects, infrastructure or other investments using the growth, or "increment" of property tax revenue.** When a TIF district is established, the baseline amount of tax revenue is recorded using the "baseline" amount of revenue currently received. Over time, the amount of property tax revenue grows, increasing actual tax receipts above the established baseline. While the baseline amount of tax revenue continues to fund existing services, the additional amount in tax revenue above the baseline is used to invest in capital improvements within the designated area. The success of property TIF districts lead to some states implementing a sales TIF mode. **Who decides the additional projects to be funded? The residents do not necessarily know where to find information or are adequately noticed when it's a Tourism Association, for example, deciding or stakeholder groups advising that do not have concerned residents in that group.**

Property and Business Improvement Districts (PBIDs) Another funding mechanism that utilizes a new assessment to generate revenue is a **Property and Business Improvement District (PBID)**. Similar in structure to a TID, PBIDs are a stable funding source designed to provide special benefits to payors. **Unlike TIDs, PBID assessments are levied on real property rather than businesses.** PBIDs are often used to create a funding stream for the installation of trash cans, litter removal, and general maintenance for assessed property owners within a designated geographic boundary. Owners within the PBID work together to implement significant improvements, provide needed services, and improve the area. **Operations of PBIDs are governed by the property owners funding the PBID. The amount of a PBID assessment is determined, within particular legal guidelines, by property owners at the formation of the district.** The assessment may be calculated using a variety of factors such as valuation, lot size, building square footage, parcel frontage along a particular street, or parcel use. Certain types of property can be exempt from all or part of the assessment if they do not benefit from the district services. Funds raised through the assessment must be spent for the benefit of the properties paying the assessment. Like TID revenue, funds raised through a PBID cannot be diverted to other government programs. **Typically, a PBID is managed by an existing nonprofit corporation or one specifically formed to manage the district. The property owners forming the PBID decide the composition of the nonprofit's board of directors. Not all property owners are provided detailed information before signing up or do not understand the legalese (A style of writing or speaking heavily emphasizing the abstruse technical vocabulary of the law, to the point where a speech or document may be incomprehensible to non-specialists.) assigned to the PBID. A non-profit board will be acting as a non-elected, quasi-governmental (supported by the government but managed privately) entity, in my opinion.**

Voluntary Districts Both TIDs and PBIDs are examples of compulsory levies.

If enough of the business or property owners meet the legal threshold of consensus to form a TID or PBID in a certain geographical area, **then all businesses or properties proposed for assessment within the district will be required to pay the assessment.** In some cases, the implementation of such a compulsory levy may not be viable. In such a case, funding may be generated through the creation of a voluntary district. **Voluntary districts are ones in which businesses that wish to be included opt-in through an agreement with the managing entity, e.g. a City or a private non-profit corporation, to receive specified services.** Unlike other compulsory funding mechanisms, not all businesses within the designated geographic area are included - only those who opt-in to pay the charge, and only those paying the charge receive the additional services. **The businesses who wish to be included in the district typically contract with a designated non-profit to manage the assessment funds collected by the businesses.** If businesses can swiftly come to consensus about district parameters, such as the services and the amount of the assessment that will be levied, voluntary districts can provide the benefit of a quicker formation process as opposed to a TID or a PBID because voluntary districts do not require local jurisdiction approval. Furthermore, voluntary districts are subject to few, if any, government regulations, and can be less expensive to form as they typically only require drafting of the agreements. Although voluntary districts offer advantages over compulsory levies, they also have disadvantages. Unlike TIDs and PBIDs, which require that services benefit and are provided to only those paying the assessment, there is an argument that benefits of a voluntary district inevitably spill over to

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those that did not opt-in to the district. Furthermore, voluntary districts may not create the same “level playing field” that a compulsory district creates.

The voluntary structure of the levy means that some may not be paying even though they benefit from the programs. Voluntary districts may also require more time and effort for collection. However, a well-crafted voluntary agreement may help with mitigating these risks. We have seen voluntary districts work quite well in smaller geographical zones where gaining a consensus, or even unanimity, of payors is achievable. **Again, in my opinion, it is never really clear who benefits, oversight is negligible, definition as an assessment versus a tax, etc. Again, how does a non-elected, quasi-governmental non-profit ascertain the wants and needs of a specific TID or PBID and what the entire community benefits?**

Achievable Housing definition and achievable housing polices to possibly be adopted

The TRPA Tahoe Living Working Group and Regional Plan Implementation Committee, and Local Government & Housing Committee members do not always accept and apply some of the concerns from public input.

https://www.youtube.com/watch?v=vJ_TR5hinY8 **September 27, 2023. ALL should listen and if you were a participant re-listen about the housing issues**

TRPA Local Government & Housing Committee June 14, 2023

<https://www.trpa.gov/wp-content/uploads/Local-Government-Housing-Committee-1.pdf>

Public Comment should be read by all

<https://www.trpa.gov/wp-content/uploads/Written-Public-Comments-1-5.pdf>

<https://www.trpa.gov/wp-content/uploads/Written-Public-Comments-2-5.pdf>

<https://www.trpa.gov/wp-content/uploads/Written-Public-Comments-3-3.pdf>

<https://www.trpa.gov/wp-content/uploads/Written-Public-Comments-4-3.pdf>

The Tahoe Living Working Group Working Group Meeting #7 Friday, April 21, 2023

<https://www.trpa.gov/tahoe-living-housing-and-community-revitalization-working-group-2/>

<https://www.trpa.gov/wp-content/uploads/Cascadia-TRPA-Zoning-and-Affordability-Slides-Final-042423.pdf>

Mountain Housing Council

<https://www.mountainhousingcouncil.org/faceoff-why-not-both/> **“Mountain Housing Council (MHC) coined the term achievable local housing in 2016** to help define the range of needs in our region” **“What’s Achievable Housing? The Mountain Housing Council of Tahoe Truckee put forth a policy recommendation in 2018** to expand the defined range of housing needs to include households earning between 80% and 195% of Area Median Income, in addition to those with very low or low income levels up to 80% of AMI.”

Truckee is not Tahoe and outside the TRPA jurisdiction. Some of the reports have risen to the level of TRPA adopting a definition of “achievable housing” Chapter 90 TRPA Code of Ordinances. 1.8.24. Ordinance No. 2018-03, adopted 10/24/2018, Chapter 90: Section 90.2

(Accessory Dwelling Unit, Achievable Housing, Affordable Housing, Development Right, Moderate Income Housing, and Residential Units of Use) Achievable Housing.

CHAPTER 90: DEFINITIONS 90.2 Other Terms Defined Page 90-3

Page 630 of 681 of Code of Ordinances document

Single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents who meet one or more of the following criteria:

1. Have a household income not in excess of 120 percent of the respective county's area median income (AIM) (moderate income households and below); or
2. At least one occupant of the household works at least 30 hours per week or full-time equivalency for an employer with a business license or tax address within the Tahoe region or Tahoe-Truckee Unified School District, including but not limited to public agencies and not-for-profit employers. Full-time equivalency may be confirmed by employer; or
3. Is a retired person who has lived in a deed-restricted unit in the Tahoe Basin for more than seven years. The employment requirement may be waived for accessory dwelling units when the unit is occupied by a family member related by birth, marriage or adoption to the owner of the primary dwelling. TRPA may include asset limits for purchasers of deed-restricted homes.

Achievable housing units shall meet the criteria and restrictions in accordance with Chapter 52: Bonus Unit Incentive Program.

Achievable deed-restrictions issued before June 26, 2023 may utilize this definition or the definition of "achievable" in effect from December 20, 2018 to June 26, 2023

One-size does not fit all

1) North, South, East and West Lake Tahoe are very different when proposing zoning changes, height and density, affordability of housing, etc. come into play. Area Plans can adopt lesser standards but many refer to TRPA maximums with total disregard of public opinion. Most recently, if you weighted comment on these changes the opposition resonates. Of course, public versus developers and developers' representatives always come into play.

2) TRPA and the local jurisdictions will tell you we need relaxed zoning and scenic standards, more density, stream-lined permitting, etc. to make it feasible for developers and home-owners. There are plenty examples of these requests being applied with less than stellar results. This begs the question: How many entitlements are needed? I say too many have already been granted and still projects like the Tahoe City (Placer Tahoe Basin Area Plan provided many changes, entitlements, land purchase etc.) have not broken ground or the Community Enhancement (CEP) program, that preceded the TBAP, which produced zero projects under prescriptive requirements. The Domus Affordable Housing NOW project didn't meet the CEP criteria but received additional coverage entitlement and relaxed vegetation requirements. No play area for children, not enough parking, and no commercial component.

3) South Lake Tahoe Micro-transit <https://ss-tma.org/> program that crosses state lines that **doesn't provide equal service area** as a mitigation for the Douglas County NV, Tahoe Blue Event Center. “Our mission is to support the economic vitality of the South Shore community of Lake Tahoe the South Shore Transportation Management Association provides support and a unified leadership voice for public/private partnerships. We advocate for and improve mobility with innovative solutions to meet resident and visitor transportation needs by fostering collaboration, education and sustainable funding.”

Many recent articles in national and regional news about Lake Tahoe issues that beg the question what is TRPA and the local judications actually accomplishing with ever-changing plans? Please read entire article

1). <https://www.sfgate.com/renotahoe/article/lake-tahoe-robot-hazardous-waste-cleanup-18406175.php>
By [Suzie Dundas](#) Updated Oct 5, 2023

It's no secret that [Lake Tahoe](#) has a [trash problem](#), and local nonprofit [Clean Up the Lake](#) has pulled more than [61,000 pounds](#) of debris from the lake since 2018.

In summer 2023 alone, the organization used the robot to pull nearly 5 tons of hazardous materials from the lake, including about 1 ton of alcohol bottles containing lead and cadmium. The rest included hundreds of action cameras and at least five camera drones with lithium batteries, plus a 16,000-pound electric boat.

A research team in July studying water in Emerald Bay found that Lake Tahoe's lead levels surpassed the EPA-approved limit by more than [2,500 times](#), partially due to deteriorating lead-based telecom cables on the lake floor.

2). <https://www.sfgate.com/renotahoe/article/invasive-species-of-snail-found-in-lake-tahoe-18383662.php>
Very uncommon: New invasive species found in Lake Tahoe. They may not sound threatening, but the exotic invader could devastate Lake Tahoe's ecology By [Suzie Dundas](#) Sep 23, 2023

In an announcement that will come as a disappointment to conservationists, a Tahoe environmental organization [announced on Thursday](#) that invasive New Zealand mudsnails, or NZMS, were recently found in the weeds along [Lake Tahoe](#)'s shoreline.

The snails likely made their way to Tahoe's shores on the bottom of non-motorized boats. “We don't know specifically, but they were all but certainly introduced by people, probably as stowaways on someone's recreational gear.

Though Tahoe began a robust program for [inspecting motorized watercraft](#) like jet skis and pontoon boats in 2008, non-motorized vessels are not required to undergo inspection before getting on the water (though free inspections are available at [three area watercraft inspection stations](#))

3) <https://www.sfgate.com/renotahoe/article/lake-tahoe-locals-cost-of-living-18256593.php> [Suzie Dundas](#) July 26, 2023 S—t hit the fan: Tahoe's young people may not come back.

Truckee residents Ryan and Kaleigh O'Rear moved to the [Lake Tahoe](#) area in 2017, and soon decided to make it their permanent home. They focused on their ultimate goal of buying a house, deciding to live in a mobile home park to save money and working hard to get jobs that gave them disposable income. Kaleigh paid off her student loans; Ryan gave up the dream job in ski patrolling that first brought them to Tahoe, taking instead a municipal job with a pension. They raised their annual income to be well into the six-figure range.

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“We wanted to buy in a place with no homeowners associations so you can build a house that isn’t going to take you 10 years and cost a million dollars,” says Ryan. But expensive requirements like multiple design reviews and square footage minimums made that plan unfeasible.

“Like, it has to be a raw-timber frame in a fire zone,” he added. “Are you f—king kidding me?”

After years of trying to make it work, the two resigned from their roles in hospitality and air traffic control and moved in with Ryan’s parents in Sebastopol.

4). <https://ktla.com/news/california/how-a-fodors-jab-served-as-a-wake-up-call-for-lake-tahoe/> How a Fodor’s jab served as a wake-up call for Lake Tahoe by: SCOTT SONNER and HAVEN DALEY Associated Press Posted: Jul 21, 2023 <https://apnews.com/27b95c563fd04e2f846cc2534aacbc8d> video included in this article

How a Fodor’s jab served as a wake-up call for Lake Tahoe. Lake Tahoe tourism officials were surprised, and a bit miffed, when a respected international travel guide put the iconic alpine lake straddling the California-Nevada line on its list of places to stay away from this year because of the harmful ecological effects of overtourism.

But with an influx of visitors and new full-time residents due to the COVID-19 pandemic already forcing local leaders to revisit the decades-old conversation about overcrowding, “Fodor’s No List 2023” may have served as a wake-up call that some sort of change is necessary.

“I can’t go to my own beaches anymore,” said Susan Daniels, 70, a lifelong resident of Kings Beach, California, whose parents met at a Tahoe-area ski resort in 1952. That includes her favorite, Sand Harbor, which lies just across the Nevada border and is known for its turquoise water and rock formations. “I cannot go to Sand Harbor, where I grew up, unless I get in line at 7 in the morning.”

5) <https://www.sfgate.com/renotahoe/article/2023-fourth-of-july-tahoe-beach-trash-doubled-18187491.php#:~:text=Careless%20and%20lawbreaking%20visitors%20to,on%20the%20fragile%20alpine%20ecosystem.>

Visitors left 8,000 pounds of trash on Tahoe beaches July 4. Another holiday, another record-breaking amount of holiday trash By [Suzie Dundas](#) July 6, 2023

“Careless and lawbreaking visitors to [Lake Tahoe](#)’s beaches left more than 8,000 pounds of trash behind July 4 — more than twice as much as last year. The shocking figure reveals the growing negative impact tourism is continuing to wreak on the fragile alpine ecosystem.”

6) <https://www.sfgate.com/renotahoe/article/sierra-nevada-mountains-towns-18347750.php?sid=6090973b420c3f15bb046c21&stn=nf>

Lake Tahoe is crowded. Try these Sierra and Gold Country towns instead. You’ll be rewarded for exploring just a bit further By [Amy Copperman](#), Special to SFGATE Oct 5, 2023

“In late 2022, Fodor’s released its “[no-travel](#)” list for 2023. [Lake Tahoe](#) appeared near the top, thanks to [overcrowding](#) that’s led to [horrible traffic](#) and associated air pollution (the fragile ecosystem is so overrun that the famous clear blue of the lake is threatened.) Yet even with [many other places in the Sierra to check out](#), people have kept flooding Tahoe.”

7) <https://www.unr.edu/nevada-today/news/2023/lake-tahoe-microplastic>

"Microplastics, small fragments of fibers from clothing, packaging, and other plastic residue have invaded freshwater lakes and watersheds globally and in alarming quantities, according to new research published in the scientific journal *Nature* under the title 'Plastic debris in lakes and reservoirs.' Lake Tahoe, known for its purity and high level of legal protection had the third highest concentration of plastic of 38 lakes tested around the world and higher than in the surface water at the ocean's gyres where the floating islands of debris emblematic of the world's plastic pollution crisis collect."

8) <https://www.sacbee.com/article252783413.html> Updated July 27, 2021 8:02 AM

"The Lake Tahoe region is in crisis. Historic real estate prices and a lack of housing options are forcing local sheriff's deputies and firefighters to commute an hour or more into the basin, threatening response times to emergencies."

"The Lake Tahoe region is in crisis. Historic real estate prices and a lack of housing options are forcing local sheriff's deputies and firefighters to commute an hour or more into the basin, threatening response times to emergencies." "Lake Tahoe is both a destination and a home, one of the nation's most beautiful tourist spots only 90 miles from Sacramento. Now, an exodus of low- and middle-income workers and renters, displaced by landlords selling their properties in a booming real estate market, has had a ripple effect that imperils the economy that affects 15 million people who flock there annually in the summer for hiking and water and in winter for skiing and snowboarding. "We already knew we had a crisis, and now, I don't know the adjective to use, it's a tragedy to me," said Placer County Supervisor Cindy Gustafson, who represents the North Lake Tahoe area. "What's happening right now, it's an emergency."

Confusion

I'm not sure what is going on at the regional level that TRPA is responsible for as stated in TRPA goals, policies and ordinances 2012 (12-12-12) Regional Plan Update adopted and amended, most current threshold analysis, Rules of Procedures, etc.

Or at the local jurisdictions level where area plans have been adopted and amended and proposed to be further amended.

My opinion, there are too many non-profits' documentation in circulation and the public doesn't know what is being utilized by TRPA or local jurisdictions and what supporting environmental impact analysis proves 1) there isn't any new growth (TRPA out of date cumulative accounting 2019 on-line), 2) local nexus impacts never analyzed, 3) vacation home rental various impacts (water, VMT, traffic, density, capacity, etc.) never analyzed, 4) pilot programs versus actual programs being implemented, 5) proposed height changes that will violate scenic thresholds, etc.

NOW TRPA and other agencies are seeking the next round of Lake Tahoe Restoration Act dollars through upcoming legislation.

<https://www.govinfo.gov/content/pkg/CRPT-118srpt55/html/CRPT-118srpt55.htm>

SEC. 10. AUTHORIZATION OF APPROPRIATIONS. Authorization of Appropriations.--There is authorized to be appropriated to carry out this Act \$ 415,000,000 [for a period of 7 fiscal years beginning the first fiscal year after the date of enactment of the Water Resources Development Act of 2016.] to remain available until September 30, 2034.

<https://www.congress.gov/congressional-report/117th-congress/senate-report/85/1>

<https://www.congress.gov/bill/117th-congress/senate-bill/1583>

<https://www.congress.gov/bill/118th-congress/house-bill/1274/all-actions?overview=closed&s=1&r=3#tabs>

This was touted as necessary at the recent Lake Tahoe Summit in August 2023. The 27th annual Lake Tahoe Summit which was held on August 9, 2023, at the Kings Beach Recreation Area

This year's summit will highlight Tahoe's Environmental Improvement Program, a successful bipartisan, bi-state collaboration among local, state, federal, and private entities. It will also examine the challenges that lie ahead in the face of climate change and increasingly unpredictable weather whiplash, as well as the growing demands on regional infrastructure.

With so many issues rising to the level of importance how does TRPA and the local judications continue to spend millions and millions and millions of dollars with so many unresolved issues?

Lastly, BUT SHOULD BE ON YOUR RADAR SCOPE: The upcoming requested approval (October 16, 2023 Placer Board of Supervisors) of the Placer County Tahoe Basin Area Plan needs MUCH SCRUTINY.

It will fall upon you as advisory and governing board members to further evaluate if the correct level of environmental analysis has been applied and accomplishes the required mitigations for the proposed changes and can adequately and accurately make findings necessary to approve the Placer County Tahoe Basin Area. As stated above, some of the plans and studies from non-profits and consultants DO NOT PROVIDE ADEQUATE ENVIRONMENTAL ANALYSIS (my opinion) TO APPROVE THE PROPOSED AMENDMENT PACKET THAT IS STATED TO REPLACE AND REPEAL THE CURRENT PLACER COUNTY TAHOE BASIN AREA PLAN.

Furthermore, don't be fooled into believing Placer County listened to the public about keeping current height restrictions as Placer staff and District Supervisor Gustafson are actively participating and encouraging TRPA to increase height, density, zero parking requirements, etc.

The currently proposed housing and height increases in the pipeline with the Tahoe Living Housing committee do not apply during this proposed amendment but will surely come forward by Placer in another proposed amendment along with Placer's suggestion to relax scenic standards among other requests.

From: Niobe Burden Austere <niobe.burden@gmail.com>
Sent: 10/6/2023 4:45:06 PM
To: Hilary Roverud <hroverud@cityofslt.us>; Kevin Hill <nwlfpack@icloud.com>; Judy Simon <judymike@mac.com>; Kevin Drake <kevin@alibi.beer>; Brendan Ferry <Brendan.Ferry@edcgov.us>; Jennifer Carr <jcarr@ndep.nv.gov>; Ben Letton <ben.letton@waterboards.ca.gov>; Garth Alling <galling@sierraecotonesolutions.com>; Crystal Jacobsen <CJacobse@placer.ca.gov>; ElleryStahler <estahler@lands.nv.gov>; ExecutiveAssistant Washoe <executive.assistant@washoe.tribe.us>; Susan Chandler <susankesslerchandler@gmail.com>; Jason Drew <jdrew@ncenet.com>; Eric Young <EYoung@washoecounty.us>; Steve Teshara <SteveTeshara@gmail.com>; Heather Ferris <hferris@carson.org>; Kmoneil <Kmoneil@douglasnv.us>; Chad Stephen <stephen@lakevalleyfire.org>; Public Comment <PublicComment@trpa.gov>
Subject: Fwd: FlashVote Survey Results for the Lake Tahoe Basin NV, CA community - Regional Housing - Listen to the Public!

ALSO PLEASE SUBMIT AS PUBLIC COMMENT for the Oct 11, 2023 - TRPA Advisory Planning Commission meeting

Hello,

You are decision makers for proposed upcoming amendments to the 2012 General Plan in the name of "affordable housing" and need to be fully informed. Residents want affordable housing but not at 65' heights in Town Centers or without a cumulative environmental study to be sure CEQA guidelines are being followed.

I want to point out the **obvious disregard by TRPA staff of the comments provided in the Flash Survey** conducted last week at its immediately following meeting with the **TRPA Regional Plan Implementation committee who deferred to TRPA staff for summarization.**

The community members of the Lake Tahoe Basin are gravely concerned how zoning ordinance changes are being proposed "in the name of achievable housing" that will allow increased height (from 56' to 65') for density, insufficient parking - (zero in town centers and .75 per unit in multifamily zones), and 100% coverage will affect their communities, the lake environment and their wildfire evacuation safety. They are also truly concerned whether built workforce housing will be rental or "truly affordable" or lead to building of mixed use buildings with market rent units/commercial along with "achievable" housing units that can be achieved by falling through loop holes. These amendments are being pushed forward without any cumulative environmental impact study since the 2012 General Plan and over tourism and lake pollution is currently in the news nationwide.

Please review the results from this 2 day "flash" survey (link at bottom) which was recently emailed out by TRPA (Tahoe Regional Planning Agency) to 2335 invited participants whereby they received 1255 responses (921 of invites and 334 others who received via forwarding)

Some of the main concerns of the 681 free text comments to the survey are about -

- Large, five story multi family housing being necessary at all, too tall, and further deteriorating scenic thresholds from the lake (no screening required), allowance of 100% coverage
- Deed restricted housing being truly affordable rather than "achievable" for the workforce and the "deed restricted" units being sold to "telecommuters" who obtain a business license and be an "employer"
- Allowing less than 100% deed restricted units to be mixed with commercial and Tourist accommodation or Market sale units in same building
- Not addressing affordable rental housing needs that are based on ACTUAL service workers income levels vs 80 to 120% of AMI which is wildly high because of the area remote population
- Need for allowance for ADUs to provide housing options
- Consideration of a vacancy tax to encourage housing options
- Require large employers to provide their own workforce housing on-site
- Mass transit availability from out of basin for workforce further contributing to air quality deterioration (which the air quality threshold is also proposed to be eliminated by TRPA
- Concerns for protection of the lake and environmental deterioration
- Concerns whether current infrastructure can support any additional new dense development
- Concerns for being able to escape safely from the Tahoe basin during a wildfire event without cars
- This survey being slanted toward why one should approve of the amendments
- *** Too many STRs (short term rentals) and the need to limit or ban them, transition them to Long term rentals BEFORE considering 5 story new housing development (MENTIONED MORE THAN ANY OTHER COMMENT)

TRPA staff then indicates to the TRPA Regional Plan Implementation committee on Sept 27 that the flash survey indicated a 50/50 split regarding approval of these amendments! When in fact, the largest percentage of respondents strongly disagreed with the question 3 - "I would be OK with taller and larger buildings in and around our town centers if that created more affordable housing options" - an outright misrepresentation to the COMMITTEE who is relying on the staff to summarize for them. See the survey for yourself!

See comments under each question for the real concerns that community members couldn't vote on with this survey. Especially pay attention to the 403 comments under question 5....a good summary of how the community feels.

At this point, TRPA is rolling full steam ahead to try to push through increased height and density with 100% coverage and NO parking requirement in town centers and .75 parking/units in multifamily developments, trying to pass it before year end.

These results are available for the following meetings, but again most committees are relying on TRPA staff to summarize.

WE the PUBLIC encourage you to READ the flash survey and the Comments and make your own deductions and then question TRPA staff.

Here is the link to the survey -<https://www.flashvote.com/lake-tahoe-basin-nv-ca/surveys/regional-housing-09-23>

Thank you for your time.

Niobe Burden Austere

Concerned Property owner in Tahoe Vista