

From: Doug Flaherty <tahoesierracleanair@gmail.com>
Sent: 2/13/2024 2:06:22 PM
To: Public Comment <PublicComment@trpa.gov>; John Hester <jhester@trpa.gov>; Julie Regan <jregan@trpa.gov>
Subject: Public Comment TRPA APC Mtng 2-14-24 TahoeCleanAir.org
Attachments: [image.png](#)



February 13, 2024

Dear TRPA APC Members:

Please make the following comments part of the minutes and the record in connection with the following Agenda Items during your APC meeting on February 14, 2024:

VI. PLANNING MATTERS

A. Notice of Preparation for Joint Environmental Impact Discussion Report/Environmental Impact Statement for Proposed and Possible Boatworks Redevelopment Project;

1. Agenda Item VI.A. description violates the Nevada Open Meeting Law (NV OML) by describing the agenda item as "*Discussion and Possible Recommendation*".

According to the NV Open Meeting Law "Action" includes "a decision made by a majority of the members present"

TahoeCleanAir.org alleges that a "*possible recommendation*" on the part of the APC represents a decision per the NV OML and according to NRS 241.020(3)(d)(2) must state, next to the Agenda Item, "*For Possible Action*".

Further the general description of the agenda item is not clear and complete as the agenda description did not reveal that at least one intent of the Agenda item was to consider a recommendation to the TRPA Governing Board, thereby concealing from the public the degree of importance associated with this agenda item.

The agenda description further conceals the fact that part of the recommendation may suggest, according to the staff report, that the item would be placed on the consent calendar of a future TRPA Governing Board meeting, thereby precluding the public from comment or hearing on this matter once it is placed on the TRPA Governing Board consent calendar. Using the TRPA APC to suggest a recommendation to the TRPA Governing Board to place this high profile item on the TRPA consent agenda would be highly controversial.

For these reasons, it would therefore be in the public interest to put forth a more clear and complete agenda item description.

2. TahoeCleanAir.org objects to the "**scoping out**", and/or "**dismissal**" process described on Page 5 of the *Notice of Preparation of an Environmental Impact Report/Environmental Impact Statement for the Boatworks at Lake Tahoe Project* which states:

PROBABLE ENVIRONMENTAL EFFECTS

*...All other resource topics are assumed to be **scoped out** of the detailed analysis, addressed through application of County and TRPA Code requirements, and **dismissed** with a brief discussion and analysis. Issues **dismissed** from detailed evaluation for the proposed project, and the rationale for dismissal, will be included in the EIR/EIS for topics including agricultural and forestry resources; biological resources; energy; hazards, hazardous materials, and risk of upset; land use; mineral resources; public services; recreation; and wildfire. The rationale for dismissal of these topics from detailed evaluation will include tiering from the analysis in the Tahoe Basin Area Plan EIR/EIS in addition to other supporting documentation, as applicable.*

This proposed "**scoping out**" and/or "**dismissal**" process represents a continuing scheme by Placer County and the TRPA to deny the public and public agencies a comprehensive environmental analysis based on the circumstance of new, changing and un-monitored cumulative impacts since the 2012 TRPA Regional Plan as well as the 2016 Placer County EIR. This active scheme provides a continuing glide-path for aggressive increased growth, development, visitor population density aided by increased building height, coverage, density, short term rentals, ADU's, destination attractions and reduced parking. Currently, and over time, this process has been undertaken by the TRPA and its "partners", under the guise of redevelopment. This continues to rob our cherished Lake Tahoe Basin, its residents and visitors of a comprehensive cumulative environmental and public safety analysis.

The TRPA and Placer County have a responsibility to ensure that the EIR/EIS include analyses of new or changed circumstances, cumulative impacts and other information which may result in new significant impacts not considered in a previous EIR/EIS and must provide a comprehensive analysis of all topics they presently intend to "**scope out**" or "**dismiss**".

With regard to public safety within the unique Tahoe Basin, with its overcapacity roadways, extreme 360 degree high hazard severity wildfire and wildland urban interface zones, overcapacity two lane and traffic calming roadways, and its demonstrated wind and slope environment, the EIS/EIR must include a

comprehensive analysis of new information as discussed in the California Attorney General's October 2022 Best Practices for Analyzing and Mitigating Impacts of Development Projects Under the California Environmental Quality Act. This information was not available during the TRPA 2012 Regional Plan or the 2019 Placer County Area Plan. Despite repeated pleas from the public to do so, Placer County and the TRPA have failed to substantially address wildfire and wildfire evacuation in relation to individual and cumulative new information and changed circumstances.

Data and information regarding the increase in intensity of wildfire's was not available in 2016 when the County approved the TBAP or during the 2012 Regional Plan process. As stated by the Attorney General "The changing nature of wildfires, under various metrics—frequency, area burned, adverse ecological impacts, the number of Californians displaced—is a worsening crisis that will unfortunately be part of California's future.

And finally, to help ensure a full understanding of the need to incorporate the CA AG's October 2022 Best Practices for Analyzing and Mitigating Impacts of Development Projects under the California Environmental Quality Act into the proposed Botworks EIR/EIS, TahoeCleanAir.org hereby incorporates its public comments **Pages 88 through 256** made in connection with the December 6, 2023 TRPA APC meeting Agenda Item V.A. VI. PUBLIC HEARINGS A. Economic sustainability and housing amendments to Placer County's Tahoe Basin Area Plan (**Link as follows**).

<https://www.trpa.gov/wp-content/uploads/Agenda-Item-No-VIA-Placer-County-Tahoe-Basin-Area-Plan-Amendments-Public-Comments.pdf>

Sincerely,
Doug Flaherty, President
Tahoe Sierra Clean Air Coalition (DBA TahoeCleanAir.org)
A Nevada 501(c)(3) Non-Profit Corporation
774 Mays Blvd 10-124
Incline Village, NV 89451

From: Ellie <tahoellie@yahoo.com>
Sent: 2/9/2024 1:23:10 PM
To: BOS Placer County BOS <boardclerk@placer.ca.gov>; Public Comment <PublicComment@trpa.gov>; Washoe311 Public Comment <washoe311@washoecounty.gov>; BOCC Public Comment email <boccpbliccomment@douglasnv.us>; El Dorado County Admin <edc.cob@edcgov.us>; PublicComment@cityofslt.us <publiccomment@cityofslt.us>
Subject: Public Comment: TRPA APC February 14, 2024 and GB February 28, 2024 : MAP is legally challenging the TRPA

Please accept and distribute this public comment for the TRPA Advisory Planning Commission 2-14-2024 and TRPA Governing Board 2-28-24.

Please distribute to the Douglas and Washoe County Board of Commissioners for their February 2024 scheduled meetings. As well as, Placer County and El Dorado County Board of Supervisors and City of South Lake Tahoe City Council for their February 2024 scheduled meetings.

Thank you
~Ellie Waller

BIG News

<https://drive.google.com/file/d/1RIK0yfbKsEkUqQNae6hgY7C2bGyaolID/view>

Mountain Area Preservation is legally challenging the Tahoe Regional Planning Agency's (TRPA) violation of the Bi-State Compact, TRPA regulations, and the recent approval of Phase 2 Housing Amendments, which could negatively impact Tahoe's natural environment and public safety for present and future generations. https://drive.google.com/file/d/1Axadel_-goQvYiMLdAtRbug72Ks0Z3le/view

These untested land use codes set a negative precedent for future workforce housing development and undermine the laws that are intended to protect the environment and further true affordable housing under the Bi-State Compact. [Review our legal complaint, press release, FAQs, and more.](#)

Lawsuit declares federally funded agency violated Lake Tahoe Compact, seeks pause in new development and environmental impact statement to protect public and Tahoe Basin from harm.

On the locals front

The North Shore of Lake Tahoe, like the rest of lake (and the nation) is still recovering from many issues over many years: the economic downturn in the mid 2000s, difficulty in getting financing and Covid always noted as part of the downfall of development projects moving forward and the need for more and more incentivization.

Some smaller projects have succeeded but the larger proposed projects cannot seem to get off the ground. New plans emerge, millions of county dollars dispersed, non-profits emerging since 2010 with plans upon plans, TRPA code amendments, yet nothing seems to come together to get a project built.

The Lake Tahoe Basin is a unique locale and often compared to other tourist areas that are dis-similar. We are more like an island with a fixed-infrastructure, with little to no room for expansion, Bi-State regulations that don't always mesh, an utopian-view of having an effective and sustainable transportation, etc.

We must accept we do not have a blank slate to master plan or strategize for a better outcome of achieving objectives being set forth by local and governmental agencies and non-profits planning tools.

Yes, I believe, we have the ability to re-develop and refresh our communities with stakeholder teams that are inclusive of the agencies and the public most affected.

United We Stand, Divided We Fall....

Recent Moonshine Ink views from both sides of the coin.

North Tahoe Is Still Alive and Well - Moonshine Ink
<https://www.moonshineink.com/opinion/north-tahoe-is-still-alive-and-well/>

In response to this group article
<https://www.moonshineink.com/opinion/when-you-stop-growing-you-start-dying/>

From: Ellie <tahoellie@yahoo.com>
Sent: 2/5/2024 10:19:00 AM
To: Public Comment <PublicComment@trpa.gov>
Cc: Karen Fink <kfink@trpa.gov>; Ann Nichols Tahoe Community <ann@annnichols.com>; Leah Kaufman <leah.lkplanning@sbcglobal.net>; Sue and Dan Daniels <susan.daniels@cbnorcal.com>;
Subject: Parking restrictions leave residents with little options

Please distribute this to TRPA Advisory Planning Commissioners for the February 14, 2024 meeting. And the Governing Board members for their February 28 meeting.

Please read and take into consideration the parking issues with multi family housing complexes when evaluating upcoming Phase 3 Tahoe Living Housing proposals. Zero parking recommendations or in the case of Placer Tahoe Basin Area Plan at .75 just isn't realistic.

Ellie Waller

Parking restrictions leave residents with little options | TahoeDailyTribune.com
<https://www.tahodailytribune.com/news/parking-restrictions-leave-residents-with-little-options/>

From: Gloria Reid <gloriareid1510@gmail.com>
Sent: 1/31/2024 8:03:53 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Tahoe Property

Dear TRPA members,

I have owned the small house at 1510 Tahoe Park Ave, Tahoe City, since 1975. Certainly, I have seen many changes in those years, but the ones that concern me most are occurring now. I urge you, plead with you, to fill your assigned role of PROTECTING Tahoe. You MUST take into consideration the concerns and suggestions of local owners who have long loved and cared for the area.

PLEASE:

Limit further development. There is no way I can see to expand the two lane roads that lead from North Tahoe. In case of fire, and we know that is highly possible, more development makes evacuation difficult or impossible. There will be a humanitarian disaster. We already have far more people than we could safely evacuate.

Development must be limited and careful. There simply MUST BE parking for every hotel or other unit. You must oversee this. We know that even a small house can require several parking spaces in tourist season, and in the winter, off road parking must be allocated to allow for snow removal.

We know that although tourism is fundamental, it has raged out of control in recent years. The only way to stop this is to stop providing more places for people to stay. WE have as much tourism as we can handle now.

Housing for essential and service personnel is essential. Try to get ski areas and large employers to take some responsibility for housing employees.

Tahoe is a national treasure. It is your responsibility to oversee the environmental impact of every little thing that is added/changed. Please be good stewards and take your responsibilities seriously. We need you.

Gloria Reid

From: Jacob Stock <jstock@trpa.gov>
Sent: 1/25/2024 1:47:09 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: FW: Stop the rezoning - Wood Creek Regulatory Zone

From: tania tinoco <tmtinoco2217@yahoo.com>
Sent: Thursday, January 25, 2024 1:40 PM
To: Jacob Stock <jstock@trpa.gov>
Subject: Stop the rezoning - Wood Creek Regulatory Zone

Capacity Check- in relation to the temporary permit for St. Clare's Church. They are approved for 42 students but have more than this number enrolled. I am part of this church, and I am well aware there is more than 42 students attending this school. I am not happy on how things have been handled. This request should be denied right now I have to park in the highway because there is not enough space at St Fransis of Assisi lower parking lot is also full and that is where they want to build the school. Also, with the student's safety, sidewalks, sports will they have a gym to practice? parking space creating more traffic! We have no capacity to hold another school in our town. This rezoning should be STOPPED!

Thank you for your time.

Sincerely,
Tania