



Incline Village/Crystal Bay Citizens Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. These are the Minutes of the Incline Village/Crystal Bay Citizens Advisory Board meeting held via teleconference and in person at the Incline Village Library, 845 Alder Ave., on June 5, 2023.

1. CALL TO ORDER/ DETERMINATION OF QUORUM - Denise Davis, Judy Simon, Chris Wood, Roxanna Dunn, Diane Becker, (Kevin Lyons called in).

2. PLEDGE OF ALLEGIANCE - The Pledge was recited.

3. GENERAL PUBLIC COMMENT –

Doug Flaherty, TahoeCleanair.org, said I'd like to call on our local community to do everything they can to resist increases in height that the TRPA, which is a developer driven organization. We need to resist increases in height; increases in TRPA proposed density; increases in TRPA proposed coverage; decreasing parking, and adding human and roadway capacity. So, what I would like to announce is, if there's anyone interested in countering the state of the lake convening later on in the summer, I am going to be organizing a state of the TRPA meeting. We're going to have expert speakers. We're going to talk about the waste on the part of the TRPA, the lack of monitoring, and the lack of establishing true workable thresholds.

Helen Neff, Incline Village resident, said my comments are regarding Envision Washoe 2040. I have a long email exchange with the Washoe County Planning Department going back to May 6 of this year, addressing the confusion caused by including a draft for the Tahoe Area on the website and then solicited online statements on the draft. So, I was told by Mr. Eric Young via email on May 24th that, "it was a mistake to include Tahoe in that exercise. The exercise was developed for the counties other planning areas. The Tahoe area should not have been included for review. I understand why residents may be confused. I've spoken with the team that produced the Tahoe draft for the online platform and they understand the mistake." So, I thought this would clear the matter up but the draft for the Tahoe area plan is still on the website as of this afternoon with no explanation. The Planning Commission agenda for tomorrow's meeting on June 6 includes a review of Envision 2040 with no disclaimer that the Tahoe areas not included. So, the staff report prepared for the Planning Commission does not explain why there was no public meeting for the Tahoe area and why there were 41 online comments for Tahoe, the second highest number of all the areas even though our population is relatively small. And in my opinion, the high number of responses reflects the lack of a public meeting and the incongruent of the Tahoe draft statements on the website. So, it just creates more confusion. It would seem to make sense to remove the Tahoe area plan from the Envision Washoe 2040 website, replace it with an explanation that we have our own area plan, submit a revised staff report for the Planning Commission meeting for tomorrow night with an explanation regarding the Tahoe area that it should not have been included and why, and include a statement regarding the Tahoe area in all documents and meetings to avoid any confusion so that people accessing these documents years from now are aware that Envision Washoe 2040 does not include the Tahoe area. It says pretty simple fix I hope the county Planning department will set the record straight.

Mike Able, 15-year resident, said here we are again to see another dog and pony show.

This time put together by another unelected body, the Tahoe prosperity center. We have other delightful unelected entities here in the basin like TRPA, also known as Tahoe Rich People's Authority, Tahoe Transportation District as well as Washoe Tahoe Housing Partnership. How many more entities can we create to shaft the locals, pack more tourists in and defile the lake? For years we've had a county government that answers to the taxpayers. These folks answer only to themselves as crappy as Alexis Hill is, at least she was elected and hopefully unelected 2024 Sorry, Miss Hill. Holding the title is the least Incline Crystal Bay friendly commissioner in history. After packing our community up with hundreds of STRS and voting with the Tahoe Transportation District to fund a useless bus station, Hill now wants to inflict this abortion on the Tahoe planning process. Our state and county government can't even patch our roads. They can't even give us a decent evacuation plan. And now they want to inflict more bureaucrats and density upon us. Get this folks. We don't want the Tahoe prosperity center controlling development. We don't want higher housing density. We don't want ADUs spring up like weeds in our backyards. And finally, we do not want the dedicated 13 acres of Santini Burton property across from the high school dedicated as wild open space years ago developed by unelected developers. You can boot lick Hill and Cortez-Masto all you want; the lands are not your free land to develop as you wish. We beat back IVGID's initiative to steal the land, and we'll beat you back also. Now just to set the record straight, I'm not anti-development. In fact, I welcome new development and even re-development here in Incline Village. Some new affordable housing would be great. And how about initiative to create an elected Incline Village Re-development Authority? That's what we need. Not a bunch of little Hitler bureaucrats. Thank you.

Denise Davis said I would like to thank again, Helen Neff, who was recently awarded a Lake Spirit Award from the TRPA for her, 'Take It Slow, Tahoe' campaign, which she initiated and funded. It's so popular that they're out of signs. So, if you would like to get a sign to talk to Helen, she was awarded as being a citizen leader on traffic safety. And we all appreciate her tireless efforts, in terms of keeping us all safe. So, thank you, Helen.

Dr. Steven Limperch said regarding controlled burns, I faxed the fire department in terms of notify people of Incline Village, there's an advisory number, I think is 833-5555. If they could put a notice on that. It's usually used in the winter, for winter parking. But I don't think it's used in the summertime. I don't know if the fire department has coordinated with you on that. So, when we smell smoke, we don't think it's going to be a forest fire, if it's a controlled burn. Thank you.

Sarah Schmitz, Incline Village resident, and I would just like to request that the county evaluate further the permits on the homes that are being built on the cliff side at Crystal Bay, because the traffic impacts have been substantial to the community and our understanding is there's probably four homes to be built over a multitude of summers. And I would like for Washoe County to try to find alternatives to shutting down lanes of traffic in order to allow these properties to be built.

Ann Nichols, Tahoe Preservation Alliance, said there is a growing concern about the direction TRPA is taking. In the fact that Nevada States Senate voted eight of the 21 senators voted against the measure of giving TRPA more money for their 777 plan which is a more height, density and coverage. And I think there's a growing awareness that things are not going in environmental way. Thank you.

Carole Black said I'll be very quick. I just want to pick up on what Helen just said earlier. If

there were a bunch of comments received about the Tahoe Area Plan which it's not relevant to that 2040 plan. I think it would be important to get those incorporated into any of the work that's being done looking at zoning adjustments, etc. People put thought into what went into that website. And it seems inappropriate to lose it simply because the county made a mistake about how they were organizing their initiatives or efforts. So I agree with what Helen said. But, Helen, I don't know if that was mentioned, but it would be nice not to lose all that input that was put in by thoughtful people spending time to apply wherever those concerns would be taken up. Thank you.

Diane Becker said I'm making this public comment as an individual who lives full time in Incline Village. This year, we have road construction and lane blockages along Tahoe Boulevard and all of the exits from Incline Village/Crystal Bay by NDOT, TRPA, and IVGID as well as general construction on the Astoria Waldorf property in Crystal Bay and the private home at the corner of Gonowabie and SR28. I have a brief public comment on the traffic backup being caused by that private residence at the corner of Gonowabie and Tahoe Boulevard. The contractor is closing one of the lanes per permit during the entire summer for construction. And I've heard that the contractor is asking to be able to do extend this for one or more additional years. He is using one full lane for storage of construction materials and vehicle parking. When I was a new member of the CAB, and we voted on this and I did not vote in favor of it but I asked questions of the applicant's representative who said that from time to time they would need to have a crane or some kind of equipment on the road and need to block the lane temporarily. It is not common to block a road for people to park and store their materials on a public highway, especially when Gonowabie is right there. We are now advised that the permit allows traffic delay-waits to be 30 minutes each direction. 30-minute delay on each side constantly. I have personally gone back and forth to Kings' Beach or Truckee four times, and the delays have been more than 30 minutes each way. And yet the county has said they've been told by the contractor that the contractor never let the delays be more than 30 minutes. After receiving complaints from local residents, I raised this issue and was advised that NDOT had issued the permits and there was nothing the County could do. I would ask that the county look into several things. And I'm not saying to stop the construction. But my husband was a public works General Contractor during our entire working career, our entire married life, and I know all of the things that he had to do, including working at night when you close the road, working 24 hours a day to expedite it, and not closing a road for storage of vehicles and materials, etc. And I ask that the county really look into what the County can do to help us because it has been a misery already. Employers in the county are speaking constantly about the problems of their employees arriving late, and not being able to get here. And I would we would appreciate Commissioner Hill and any of the county doing anything you can to see how you can balance our interests. It is very different when NDOT is filling the potholes for the benefit of everyone or when IVGID is doing the effluent pipeline for the benefit of everyone.

34:00

4. WASHOE COUNTY DEPARTMENT UPDATES: This item includes the Washoe County Sherriff's Office and the North Lake Tahoe Fire Protection District. **(Non-Action Item)**

Captain Beard said I'd defer to Lieutenant Tony Maselli for our update.

Mr. Maselli said just a couple quick updates. We are we have begun some installation of

speed feedback signs on Lakeshore Boulevard, Village Boulevard, and Country Club, trying to in those areas where there is higher traffic. We tend to see speeds over the 25-mph speed limit. So hopefully, those feedback signs will get people's attention and get them to slow down. The County Commission approved the grant for the School Resource deputy positions. So we are actively working on getting those filled; hopefully, beginning of July for Incline High School we will put two additional deputies at the high school for the safety of students, staff, and visitors of the high school. We're doing some work to try to get back into the substation that everybody knows we were flooded out of back in March. And we're hopeful that we'll be back in there within the next few weeks. But some things still need to be done before we can get back in there. So that's what we're working towards. And regarding the solar digital speed signs that you'll see posted around the village, we just want to take this opportunity to thank Commissioner Hill and the RTC because they made that possible and put the funding out so we can get those signs done. And in the future, we'll be looking for additional locations in town where we can hang more of these signs. Obviously, we put out our digital readers and try to accumulate data to find out where the speeding is occurring, how often, and the locations. So based on the information we will use to get the signs up. And if you haven't noticed, in various parts of town, we also have 'strictly enforced' signs posted under the speed limits. And lastly, as far as the school resource officers go, I'll be providing some Q&A to provide more information about that topic as well.

Sarah Schmitz asked if these signs that give feedback on speeding. Do they have a maximum speed in one community I lived in, it became a challenge for some of the kids to see how fast they could go. So do these signs max out at some value so that we don't entice people to do more speeding? Maselli said they don't. But that's one of the fears that people use that to set their personal speed record. With that, we'll be incorporating additional funding this spring and summer, into pedestrian vehicle and bicycle safety in the area. So you will start seeing a lot more presence down as you get closer to the lake. But that is one fear we have in mind as far as having those signs up. But it's statistically very low that this occurs. And we'll definitely have our uniforms down there to ensure that we'll monitor that. And I think thank you for the question.

Kathleen Martin said I heard those signs were being placed in some strategic street locations at this point. Will they be static in those locations for the summer? Or would they be moved around? I live on Southwood and there's some drag racing that happens along there I'm just wondering those feedback will they be moved or will they remain in one place all summer long. Lt. Maselli said those are permanent sign and being permanently affixed to the ground. We do have the radar trailers that we deploy from time to time when we get service requests for areas such as Southwood. If there's a problem there, we can put our speed trailers. We are looking in the future where we can play some more speed feedback signs as funding becomes available and different situations.

Carole Black said I'm just following up on what Diane was saying about Route 28 in the traffic. I'm asking the sheriff, and I'll get to the fire department as well. What can you do to help with the situation independent of the fact that whatever was approved was approved, it's quite clear that people weren't expecting it to be as intrusive as it is turning out to be. The description sounds to me very unsafe. I was really lucky one day, I only got stuck for about 20 minutes. But they were dancing all over both lanes of the highway blocking traffic in both directions. The construction needs to be

organized, as Diane said in such a way that it does not hopelessly inconvenience people. It will be dangerous when it gets busy in the summer. So I'm asking our public safety officials and county officials to do something. Do something to help us. This contractor needs to be managed. So somebody needs to manage it and interface with NDOT. It's not up to the individuals in the public to have to deal with this one by one. I look forward to a positive impact from you all working together. Thank you.

Kathy Barrett said if I can make a quick response. The permit was approved for up to 30-minute delays, but I'll be back in the office tomorrow at 7 am and I will be the first phone call I'm making try to find out some more information and collaborate and I'll get back to you. So I appreciate the question. I've been receiving a lot of emails about that. So I'll put that as a priority tomorrow morning.

Aaron Vanderpool said I'd like to echo exactly what Sara Schmitz said, I have personally been in a vehicle as a passenger. When the driver said, 'look, I can break the speed sign and speed it up to max out the speed sign.' So I share that exact concern with the speed signs. And I'd also like to make an observation that, once again, the speed signs are being first put into the wealthy neighborhoods while Oriole Way and Southwood around the old elementary school is a very, very dangerous place. It's just an observation that once again, the wealthy areas of town get these nice features of special preventative parking and signs and speed limits.

Mary Armstrong said it would be nice if they someone could put a 'locals only' sign at Reservoir Road, at Beowawee, and Amagosa because with all that construction that you were talking about down there, guess where people are going to cut through cut ahead of the line? And it's basically a speedway here on Wassou from one end to the other. And maybe that would at least deter a couple of people.

Chief Ryan Sommers, North Lake Tahoe fire, said all crews are up and running. You'll see him working on the projects. Right now, the priority is Highway 28. They are chipping and doing defensible space evaluations. If you need to get on that list, please contact our office, and we will direct you to a website. We've implemented a new application to conduct chipping and defensible space for the district. And then we're currently planning a full-scale evacuation drill for August 16 in Incline; more details to come on that. And then last week, we had our public forum for our community wildfire protection plan. And I was asked about public comment. I do want to correct something real quick. There's a survey out for the CWEPP, and we can get you the link through the fire department. That closes August 31. The plan draft will be out this fall. Once the draft comes out, you have 30 days to give that public input. So we look forward to hearing back from citizens. And please be cognizant that the plan does not include the evacuation of Incline and Crystal Bay; that's a totally different plan. This is the vegetation management. It is what we need to do to make our community wildfire safe and to improve forest health.

Denise Davis said I posted the link to the survey on Nextdoor today. So it should be available there. And are there any burn restrictions yet in the basin? Chief Sommers said no, there are no burn restrictions as of yet. And some of us welcomed this rain every afternoon, and some of us don't, but it is definitely postponing any kind of fire restrictions for the basin.

Ms. Simon said I want to compliment the crew. Some hand crews were working in the

forest next to the Village Green today. I can tell you from watching them they were really busting their tails. So we appreciate that as a community. IVGID contracts with the Fire Protection District for tree cutting, and I don't know exactly at what level is supposed to be done. Are they getting the maximum level of clearance done every year? Chief Sommer said we do have a partnership with IVGID to take care of over 1200 acres and yes, we do our best to address all of those issues every year. It's also based on priority. We can't do all 1200 acres; I don't have the staffing for it. So we'll prioritize different areas. When we go in there, we perform maximum spacing and vegetation removal.

Ms. Simon asked if there's anything you could share about the full-scale evacuation? How's that going to work anything? Chief Sommers said we've only had one meeting so far. Washoe County Emergency Management has secured a vendor to put on the full-scale lack evacuation drill. Tentatively we have scheduled to evacuate the Second Creek subdivision, putting other subdivisions on a type of notice. If you live in Second Creek, plan to evacuate. It's all tentative because we're still planning. I'm just trying to be transparent here. Let us get through the planning process. But evacuate to the Rec Center. And then we'll have kind of a community fair there for homeowners and occupants to talk to different agencies about different services the county provides, the sheriff's office, and the fire department provides. So we've only had one meeting, but we've got like four more scheduled for every other week until the time of the true evacuation.

5. ANNOUNCEMENTS FROM COMMISSIONER HILL – (Non-Action Item)

Thank you, Madam Chair. I don't have anything except tentatively; we plan to have the Washoe Tahoe Housing Partnership at the July 11 County Commission Board meetings. So I look forward to hearing your input on today's presentation and hoping to incorporate that moving forward when it comes to the board.

Roxanna Dunn said Alexis, what is the status of the STR moratorium? I understand it's supposed to be in effect for six to nine months. And it seems like it's been six to nine months since we started on this. Commissioner Hill said yes, that will go before the Board of County Commissioners. There won't be a moratorium. It will be a cap. But that will be something that the board will also be voting on in July. I don't know if it will be on the 11th. But staff is telling me that it will be in July.

Sara Schmitz said thank you, Commissioner Hill, for being here. I'm hoping that you heard the concerns relative to the construction and the impacts on the roads over to Crystal Bay, and hopefully you can help us to resolve some of those issues. At IVGID, we've been working diligently with the county to add some additional signage related to beach access or restricted beach access. The county's been very involved in instrumental, but we have been waiting for the permit so that these signs can go up. If you would be able to help expedite that because we're sitting in June. We were really hoping we were going to have the signage up in place before Memorial Day, but if you can help in any way, we would appreciate it.

Commissioner Hill said I just want to know who you're working with at our staff so I can run that up the flagpole. So let me know or shoot me an email.

6. NEIGHBORHOOD DEVELOPMENT HUB – Staff to announce any upcoming neighborhood development meetings in the Incline Village/Crystal Bay area. For more information click on [HUB](#). **(Non-Action Item)**

Mark De La Torre provided an overview of the HUB site.

7. WASHOE TAHOE HOUSING PARTNERSHIP (WTHP) – Heidi Hill Drum, Chief Executive Officer, Tahoe Prosperity Center, will present the WTHP "Roadmap". The "Roadmap" will address the need for affordable housing for workforce employees of all levels. **(Non-Action Item)**

Heidi Hill Drum, Director of the Tahoe Prosperity Center, provided a PowerPoint presentation.

Chris Wood asked Ms. Hill-Drum: This organization, the Washoe Tahoe Housing Partnership, is one that somebody else could replicate and come up with their own plan, or outline of ideas on how to deal with workforce housing: Is that accurate? Ms. Drum said it was a group of all volunteers from the community representing a variety of different organizations and businesses and local community members. Mr. Wood asked: It's not a government organization? It's not self-appointed leaders who are trying to steer Incline Village and Crystal Bay to these specific models for workforce housing, is that correct? Ms. Drum said that's correct.

Denise Davis said reading through your report, you often talk about utilizing policymaking to prioritize and set forth workforce housing. And but you also mentioned in your report, for example, the current Tahoe area plan amendment that is before the TRPA governing board, you're not sure that you support that. And in other places, in your report, you say that you're working with the county and the TRPA. So, could you just explain how you're working with these entities and what you're doing? Because I don't recall hearing comments from the prosperity center or the working group on these issues. Ms. Drum said both the TRPA and the county were represented on the partnership as we went through this process. So, they were able to provide input to us during the process as we and our consultant teams worked through potential ideas and policy changes, we were able to go back and forth and gather feedback. We're the Tahoe Prosperity Center is simply a neutral convener. We make recommendations, other than the ones that we feel will help accelerate workforce housing. So, we haven't gotten engaged in specific detailed zoning changes, for example, in Incline Village, that's beyond the scope of our work.

Diane Becker said I have a few concerns that I'd like to raise. When I read both the written public comments that have come in and read the report, my concerns are in a couple of areas. The first one is, although the report talks a lot about workforce housing, I feel that it is addressing housing for a workforce that is much more affluent than then the workforce that many of us feel needs to be served. What we're seeing is condominiums for people that make in the \$200,000-\$250,000 range, are readily available for sale. I know that you've got some data on housing prices, but that's not current because we are all finding that the housing prices have been going down today. And there are many more condos that are waiting on the market for much longer periods of time right now. So many of us feel strongly that it's the lower income earners, the renters, maybe the where we really need to initially focus for housing. And I'd ask that you think about that, because when I read the report, there is a focus on single-family residence purchase housing in the form of condominiums for a higher income level. The second point that concerns me, and I think this is easily solved, but I would hope you would take care of it before you go to Washoe County, and that is the housing statistics are not reflective of the 2020 US Census. They

reflect the prior census because the 2020 census was not yet out. I would think that it would be a relatively simple thing. Because you've got all your boxes and charts, I assume these are probably in some kind of Excel format that you would put in the more current data. I think you would potentially find some of your assumptions might change because when you're going to the county commissioners, they don't know about the needs of those who are living and working up here. Other than our commissioner, the other Commissioners probably don't come up here very much. They don't hear from us. And if they do hear from us, they're so busy with their own areas. They don't realize how serious the lack of low-end workforce housing crisis is here. The third thing that I'd like to mention is that when I look at the data that you were using 2018 data, the way you're estimating the number of employees in 2023, you're using statistics here in a way that it's so many estimates on estimates on estimates, I think it would be good if you could do more work on getting the actual number of employees. We heard about people losing their housing, and we're hearing stories of that all the time up here. So, I would just ask that you look at whether you could do some updating of data in those areas. And the last thing is, if one of your goals could be to engage the public to get public outreach. And at every single CAB meeting, at the mobility hub meetings, people are constantly talking about the need for this rental housing to support some of our workers. This winter was a great example of how people couldn't get here and it's hard on the local businesses. So, we hope that you if you continue to try to put together something to help us and think about lower wage earners and think about the current numbers and getting more data. We'd really appreciate it.

Ms. Drum said I'm not sure where the assumption is, is that our focus is on high end housing or ownership housing. There is so many details in our roadmap specific to low-income rental housing. I will also share that I personally have been trying to buy a house and I have been looking in Incline Village for the past year and a half. And there's nothing that is affordable for my family in Incline Village and I am a director of a nonprofit and my husband is a firefighter. I would think we are probably people you would love to have in your community. And unfortunately, over the past year and a half we have not been able to find anything in Incline Village within our price range. So, if it is unaffordable for two full time employed. I would say middle range folks in the community then it is even more challenging for folks that are maybe their first job out of college, teaching at the local elementary school or working their way up through management at the Hyatt. I do want to just share that we were very mindful in this report of trying to provide a variety of options for low income, rental housing, for housing for ownership, again, for folks that are in my demographic trying to buy a home and are unable to find one. And then last, in regard to the statistics and data. Our original scope of work for phase one was the data. Our second scope of work for this was not data. It depends on the data points, but some of it is very time intensive to gather and update. And the data that was available when we completed our Phase One report did not include updated census numbers. So, we were not able to include that when that report was completed in September 21. But to your point, I'll see if I can at least look at some other information that is more up-to-date before we present to the county. I included the data for current rents was available. That was what we found literally two weeks ago. So, for example, my family would love to buy a three-bedroom home. And we could not afford to rent a three-bedroom home in Incline right now as the average cost was close to \$6,000 a month, I just share with you that while you know some of the data that we responded to in our report was done when the reports were completed, the housing costs are still extremely challenging. So, we do think we've got a good variety of opportunities there for solutions. You're right, we

need housing across the board. I remember when I was starting out, it probably has always been challenging everywhere, but right now, we are really desperate, and we've been trying to push through since 2018, for rental housing for the workforce so we don't have to rely so much on the J-1s from other countries who come in for three months. They don't have cars. We need housing for all levels, but the question is how much housing is there at each level? How much of a need is unfulfilled at each level? There's just a lot of data. More data would be useful for us.

Roxanna Dunn said I found my term. Inclusionary on page 43 of the report. For everyone in the room. This is where developers are, I guess, given some incentives, as long as they include some percentage of affordable housing in their development. And as I remember from what was in the Boulder Bay presentation, they were using that. And at the time, I thought that's sounds really good. But I spent a good amount of time this afternoon running numbers on this. I use 10% as the percentage and when you're adding units, so you add 100 units at 2.28 people per household, which is the average in your report, you're adding 228 people to the population. The population was a little tricky to come by. But I rounded up with about 9,500. And that's a 2.4% increase in the number of people. So, assuming that also represents a 2.4% increase in demand for services, which then translates into workers, which then translates into housing units. What I came up with was at 10%. You're adding 10 units on 100. But you're adding a demand for almost 13 units. So, I just want to throw that out as a cautionary tale. Since because it sounds good, but I really would encourage you to run all of those numbers and figure out if you're netting an advantage there. And then a second point on that is the land that we are using to build that 100 units we can't get back and that's a system constraint here in Incline Village that has to be dealt with great reverence. I do have one more question. You only address publicly available land. And I wondered why did you not address privately available land as a possibility for the lower end rental housing?

Ms. Drum said that's a great question. And, and it was partly due to the restricted scope of work we had and the timing that we had, and also the changes in ownership of private lands and how often that that happens. And we we've seen that recently, obviously, with some of the projects over in Crystal Bay. So, a developer who owns a piece of property today might not be the same person that owns the piece of property tomorrow, whereas the public lands tend to stay in public lands ownership. And so, we knew we could at least look at those parcels as an opportunity for housing and work with the county on potential opportunities represented in the report. But that's a great question.

Chair Becker said I love the idea of the public lands, but if that becomes not available, like I don't know if we can get anything from state parks, etc. One of the things that I hope you guys will look at is we had the mandatory affordable housing in Special Area 1 And it would be good if your report could analyze the impact of when there are mandatory zoning or requirements for affordable housing that will cause developers to do things that are removed.

Doug Flaherty, TahoeCleanair.org, opposes the Washoe Tahoe housing plan roadmap as written for the following reasons. The Roadmap contains list of recommendations, including increased height, density and coverage in town centers, and additionally amending the zoning policies or removing the one-acre parcel limit on accessory dwelling units, thereby allowing ADUs proliferation of Incline Village and Crystal Bay. These recommendations will significantly create adverse environmental and public

safety peril impacts by further adding human and roadway capacity to our already dangerous overcapacity roadways. This type of reckless incremental action on the part of Washoe County, if undertaken, will further endanger the lives of both residents and visitors alike during a wildfire evacuation. Any attempt on the part of Washoe County and the TRPA to increase high density and coverage and allow accessory dwelling units on parcels less than one acre must be accompanied by a data-driven cumulative impact statement. Such EIS must discuss the incremental, cumulative environmental impacts on Washoe-Tahoe and the total Tahoe Basin as a whole and contain a roadway-by-roadway wildfire evacuation. evaluation number two portions of the road map are based on data census data, and dated census information, making portions of the roadmap highly controversial, arbitrary, capricious, lacking substantial, accurate data, and its stated outcomes are highly uncertain. You can come out and go to the 9th Circuit Court and read those same words. Cumulative impacts were often the tyranny of the incremental impact of small decisions when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Now let's switch to the Tahoe resident report is highly discriminatory against senior citizens.

Helen Neff said thank you, Heidi, for your presentation. I have a question requesting clarification on your earlier comment regarding setting policy. On slide nine of your housing roadmap goals, goal four is policy. And action two says to propose a package of policy updates in the 2023 Washoe Tahoe area plan amendments to support housing. So that amendment was approved by the Board of Commissioners in January and went before TRPA. It's in that process now. So, I'm just asking for some clarification on how the Tahoe prosperity center, your organization, isn't involved.

Ms. Drum said thank you for the question, Helen. And thank you for the signs. I missed out on getting one today. We had a policy committee. And so they worked with the consultants on a variety of policies. So, for example, the inclusionary zoning that Roxanna Dunn mentioned earlier is a policy that tends to result in more local workforce housing. A couple of comments, the town of Truckee has an inclusionary zoning policy, the town of Truckee has a lot of local workforce housing at a variety of levels. So, when we work through a process as the neutral facilitator, we bring in experts in the field of housing, and then we bring the community partners together. And we talked about what might work because what might work in the town of Truckee might not work in Incline Village and Crystal Bay. So, it's really up to the local residents in the community who participate in these processes to give us that feedback. So, we do make a variety of policy recommendations through our reports. But it's not up to us to go to every single government jurisdiction meeting around the lake in six different jurisdictions and attend every single meeting. We're a really small organization, so we can only do what we can do. And we feel like we made a few recommendations through our policy committee through our housing experts. But really, what gets implemented in the community is up to the community and not to the Tahoe prosperity center.

Jack Dalton said thanks to a few people that told me to be here. I didn't realize these reports. But as I was writing them down. I don't know if it was in the report, but you said something that would modify the short-term rentals.

Ms. Drum said so your question is the recommendation in the report about short-term rentals going into long-term rentals, and what that looks like? So, our work is done. So, it's really going to be up to the county whether they move forward with that

program, but we do recommend it as an option for the community to look at. It is working right now in Placer County. It's working right now in South Lake Tahoe, and it's working right now in the town of Truckee locally. It's also been expanded across similar communities, other resort mountain communities in Montana, Idaho, and Mammoth Lakes. I'm probably forgetting a few. But it's an incentive program that gives a homeowner a fee to turn their home into a long-term rental for local workers. It's called place mate. You can look them up online and find their website. But we have found that it encourages folks who may not want to keep renting their home out as a short-term rental to turn it from a short-term rental to a long-term one. And so it's an option for the county to look at as a program to potentially incentivize more long-term rentals. We are talking about things like taking empty second homes or short-term rentals and seeing if we can get those for more local residents and rent them out long-term. We are recommending that. Some of these programs are going to work in a variety of different ways. Redeveloping properties is a great way to look at adding some housing. And then finally, you know, the Incline Village full-time year-round population has decreased by about 1000 full time residents in the past decade. You've got folks who are coming into your community every single day, they're just driving in and out every single day. So, you potentially have some room for a few 100 new or existing employees who are currently now driving up from Carson City or Reno.

Jack Dalton said the other part that I would like to suggest is if you want the property, take over the old elementary school and use that for workforce housing. And you can use a qualified opportunity zone which will be a good market rate and will do absolutely everything we need. You could do that, but the way this is set up for market-rate housing.

Ann Nichols, North Tahoe Preservation Alliance, where do you start neutral facilitator in the document? You say you want to handle the money? You want you you're going to present? I don't want you to answer because it'll take up all my time. So anyway, it does say that in the document, you'll be the neutral, the revenue facilitator, and you'll handle the money. So that's a real worry. So, when you're not voted-in, the problem is we have no redress if we have any grievances. And I know that Linda's trying to do the best thing she can; you're trying to do the best thing you can to, but you're not voted in. Neither is the Your Business Association, which is you know, that's lovely. But I've just looked at the Tahoe Prosperity Center board members, and there are three new ones. One is Karen Fang from TRPA. Alexis Hill, our commissioner, and Stephanie Holloway from Placer County. So that means we have Alexis on the TRPA she's on our pick. Now she's on the prosperities center's board. It's just the same people. Are we really getting neutral representation? We didn't vote them in; they're not even appointed; they just appear so confusing to me. There is a bunch of policy in this document, and they want to increase by 50%. As a realtor for 50 years, I know that if developers can get incentives, they're going to build the most expensive units they can, which, in this case, as if you make 200,000 a year, you can qualify. It'll be a million dollars check this out. So, the roadmap, there's not enough public process, you've met 10 times; you signed a document with Alexis privately. I know Washoe County has given money to the prosperity center. I know Placer County has, TRPA has. Does that mean we have to have you do this? Thank you.

Chair Becker said thank you so much. I appreciate your presentation and all of the effort. I think the population statistic needs to be reviewed because I think the data might be before the 2020 census. And I think that part of our challenge is right now that we're

looking at is we're losing residents because of short-term rental proliferation. And we've also lost families because of schooling issues. And with the middle school potentially closing, I fear we will lose more families in our community, which would be a sad state. And I think you have to look at this as being somewhat of a dynamic situation because one decision affects another. I understand you're talking about housing, but consider addressing the employer and employee needs. Our Tahoe transportation plan was really missing an employer-employee transportation element. And that's an immediate help to our employers and our employees. And I think that's been missed by the Tahoe transportation plan. I think that housing is a huge concern, so is our environment and our health and safety. And I would like to see more of the environment and the health and safety analysis as part of this decision-making process. And with the Tahoe area plan implementation that just went into effect a year and a half ago, all of the town's centers were required to only have housing for affordable housing. And now that's potentially going to be revised to allow any housing at any level. And now we're going to be talking about, well, even giving developers more increased height, increased density to incentivize affordable housing. So, we seem to be chasing our tails; we already had a plan and that plan did have a component for affordable housing in the town centers. Now we're in the process of undoing that at the same time, we're saying that we need to have higher density to encourage workforce housing. So, I don't quite understand at what point you actually achieve your goal. If laws to encourage workforce housing get put in place, and then suddenly, just gets revised to allow high-end condominiums to be built in our commercial areas instead of commercial businesses and affordable, which was the plan. So, I would like to see you take into consideration some of these other aspects so that we can really find some immediate solutions for our workforce in our community, because they're valued to all of us. Thank you

Mike Able, 16-year resident, I guess it doesn't make me qualified here. I'm 75 years old, so you'll probably be able to outlast me. We don't want the Tahoe prosperity center. We don't want higher density housing. And we sure as heck don't want you taking over the 13 acres of Santini property, which is the only available public land. You're going to work with our worthless Commissioner, Miss Hill and the Cortez Masto. So, you can steal the property across from the high school so you could put in some kind of high-density housing there with absolutely no plans for the community. But we need an Incline Village is a re-development authority that the citizens of Incline Village vote on. That's what we need. We don't need you. It's the responsibility of every citizen to fight for that open land, that open space over the 13 acres. If you were in Great Britain or Switzerland, they would probably tar and feather you and run you out of town with a with a 10-foot pole. But that's not going to happen here in Incline Village because we're a little more respectful than that. But I guarantee it is the most valuable open space we got around here. And we darn well better keep onto it. Finally, I want to let you know what crappy government does for us here. Miss Hill and all this open STR have driven everybody who worked in Incline Village out of town. So, if you go down Highway 28 in the afternoon, and you get to the intersection of Highway 50, there's a backup of about 50 or 100 cars all trying to get through that intersection to make that left turn so that you can return home in Carson City. So, if we got rid of three-quarters of those STRS, we'd probably have our housing problem solved. Just like that. Finally, just from a personal point of view, we've had to increase our condominium dues, and I manage a small condominium complex down; that's all it is that we had to increase our dues. I called up the guy from Incline property management and asked why our cost per hour of gardeners is going from \$36 an hour for the gardener to \$49 an hour. He said because my guys all had to be moved

off the hill, every one of them moved off the hill. They all live in Carson City now, and he says I got to pay them for coming up here every day. And that's that lineup you'll see down there daily. The bottom line is we need a re-development authority here in Incline Village, voted on by the population here governing ourselves.

Ronda Tycer, 32-year resident of Incline Village, said I loudly applauded the Housing Partnership roadmap recommendations, including the suggestions that the old incline elementary school be used for Workforce Housing instead of a bus hub. And also the suggestion that a cap be put on the number of short-term rentals in Incline and Crystal Bay. Both great ideas. I disagree with many roadmap recommendations that are based on the 2021 Washoe Tahoe local housing needs study, which is being used as a basis for the roadmap. My most important objection is that the authors recommend below-market workforce housing units to be built in Incline over the next five years. This number is repeated on page three of the roadmap. I contend that number is purely a guess and that the Housing Partnership should not use it as a basis for setting policy for three reasons. First, the authors don't know or present the actual number of employees needing and wanting to live in IVCB. Nor do they know the actual number of employees commuting into IVCB. Instead they estimate these numbers based on outdated 2018 pre-pandemic data. Second, the study sample size was not large enough to ensure valid results. The authors report there are over 6000 jobs in Incline Village, but only 400 employees answered their survey of which only 105 were commuters. Third, the authors assume that commuting employees want to live in Incline Village, but 105 commuting employees, 44% said they would not want to live in IVCB even if affordable housing units were available. We don't need 785 new units. IVGID needs only 100 dorm rooms at Diamond peak for its seasonal workers. The school district may convert part of the middle school to 25 teacher rentals, similar to agreements for firemen at the fire station. The Hyatt renovations may add employee housing similar to Waldorf Astoria. STR caps and then open up and make our condos more affordable for rent or purchase. So, take a closer look before deciding on real IVCB housing needs and whether you need a new layout inside or outside consultants to do this for you.

Carole Black said I'm just going to summarize, I have one opening suggestion, a number of people have written comments, I am among them. I hope that as anyone's preparing to think about what to do with this, and also if the Tahoe Prosperity center wants to respond, you will read them and think about the questions in them. Some of them will be repetitive. But I think it would be helpful if you could do that. So I'm not going to go through everything I wrote. I am just going to hit some high points. I used to work as a national consultant, it was all healthcare related, very different. But being a consultant is similar in a lot of ways. This is a very pretty nice report. But who really is the Tahoe-Washoe Housing Partnership and actual committee membership and participation? It's not in the report that I can see. Were actual community residents outreach obtained feedback considered? Is it ever going to happen? I'm not sure. So I'm confused about the Tahoe Prosperity Center's role here and the whole process. Are you being self-appointed to be the funded implementer going forward? In effect, this is a report, a consultant proposal, or job application and shouldn't need to be processed that way? Or is this overlay proposal needed in addition to the gazillions of other listed players? I don't know. And so, the question is, how does this go forward? How did it even happen in the first place? And who are the constituents, and who is driving this bus? And the other question I have is how well this partnership represents residents, taxpayers, non-business community? What about open meetings in real-time community member participation? I have concerns about the needs, which I don't

think look at actual supply and demand. I would bet and other reports have indicated that there's no need for added housing in the price range for the highest incomes. So, for example, when a housing development comes along that's looking for zoning changes to sell more than two and a half million-dollar houses. Does that make sense? I think this just needs careful consideration. And this ADU restriction needs to be very carefully considered.

Pamela Tsigdinos said I am against this plan as presented, as it is the fruit of the poison tree. The Tahoe prosperity Center's Washoe-Tahoe Housing Partnership should not have been funded by our tax dollars. Tahoe's housing shortage worsened not surprisingly, at the same time, a Walnut Creek California economic development agency proposal landed to develop none other than the Tahoe prosperity center. This November 2010 economic development plan aimed to streamline re-development throughout the Tahoe Basin. The TPC founding document, which I have located, and I am quoting from, says, 'We are setting forth a new economic vision that includes a coordinated basin-wide tourism and visitor services, with new visitor itineraries focused on outdoor activities, natural amenities, and environmental education.' But more troubling still, I would like the community and county manager Brown to understand that the Tahoe Prosperity Center successfully managed to install itself as a higher authority than TRPA. TPCs founding document, says, 'Tahoe Prosperity plan will be adopted by TRPA as the economic plan for what will become the TRPA Regional Plan update'. You all know this all happened in 2012. Furthermore, the TPC founding documents state when the TRPA regional plan is adopted, TRPA will proceed to complete its revision of development standards to match the goals and policies in the prosperity plan and quote on page 47, it states, 'the prosperity plan governance structure is to create a 5013 C so that funds can be received for projects and administrative funding.' It is beyond troubling that the TPC board operates with such influence and authority without the transparency and oversight required of government agencies. The TPC together with TRPA have been moving to allow short-term rentals as a permitted residential use. So far, there's lots of talk about caps and limits but no action. In short, the Tahoe Prosperity Center and its tourism business partners have played a central role in creating today's housing shortage.

Elle Waller said I have mostly comments for Heidi. First of all, when you generalize South Shore, it doesn't necessarily cover Douglas County. In the future, please make sure that that is made clear when you're coming forward. Also, as many have stated, and my general observation, and I'm sure you're going to hear from other people, is these are the residents and commuters and caring citizens that are not so much in opposition, but you need to hear from the residents. And throughout the 52 pages, it says we are a community coalition of individual citizens, nonprofits, business owners, government representatives, residents, so on and so forth. Who are the residents and individual citizens that have been on stakeholder groups or actually have given you input that has been utilized? The WTH community based group of leaders representing nonprofits. Again, where are the residents? the Washoe-Tahoe Housing Partnership members on page seven doesn't show any full-time residents. There's 24 partner members listed. Next, based on income distribution of the Washoe-Tahoe households, 43% of future rental should be priced affordable for households earning under 100% AMI. 38% of ownership housing should have sales prices that are affordable for households earning between 102 and 250%. That's page 12. How can you control or even asked to control pricing if these are personal assets? On page 16, where are all the meeting minutes collectively housed so we have a comprehensive list of where to see past meetings. So, the local community members could be made

aware? On page 21, there are three tier one which is six months activities to identify fiscal agent, hire a housing coordinator, advocate for Washoe County, to identify staff and work with TRPA. You brought up the timeline on page 22. You have an action item called 'review short term management policy' that's one to six months. I think that's great. But there is another one that needs to rise to the level of importance. It's action two, under the re-development plus.

Aaron Vanderpool said I'd like to thank each and every one of the Cabinet members for their comments. I'd like to thank every single person for speaking. I agree with basically every comment. Where do we begin? I was watched the presentation and I'm kind of blown away when I see those numbers on there. I'm am the low end. And I thought that was kind of ridiculous. It's very frightening where these numbers are on affordability. And you're talking about creating housing that's way out of my affordability. To be honest, Tahoe Prosperity center feels like another entity working against us. It's like you have good intentions, but it's not. It doesn't really seem that way. If I watched the presentation, it just seems like a presentation of business with a bunch of arrows and bureaucracy and not based in reality. And you're working with and hearing from the wrong people, especially when all these representatives are on the same boards of all the agencies, basically against us. I've been a resident 41 years. I have a Bachelors of Science in sustainability, and environmental science. I want to specifically point out something. Giving money to homeowners to rent out their units and to hopefully reduce short term housing is an exact perfect example of why you're going the complete wrong direction. You're increasing wealth inequality. You're giving money to the rich and taking it from the taxpayers and the poor instead of using policy and taxing the people that have houses sitting empty or higher taxes on short term rentals. And then I wanted to just comment again on open land of the previous commenter. Open land saved my life. In a way, my family lost the house my dad built in Incline and I had to move downtown and have open space next to me.

Kathleen McGinnis said thank you. Mine is on a whole different vein. But regarding this, I have posted something in Incline Village a long time ago, that I have someone mean would like to sell one of my homes. And I was trying to find a legal way to do that for someone that would be a full time resident here in Incline. I know that reaching for Stardust, but I was just trying because we do have so many second homeowners, some of you might be them as well. But I'm this community has helped me in my business so much. I was just trying to find a way that I could entice people to reach out so that it could go to someone locally, it's very affordable, below \$700,000 condo. I don't know what legal means can be done or made or if they're even available to make a pool of people that are putting their homes up for sale, and if they're reasonable and what to do about it. That's where I'm coming from. And I just like to be able to, to keep this community helpful. Like they've helped us.

Chair Becker said a lot of good ideas had been given today. And I think that one of the things that sometimes we make a mistake on is we think that people are going to ignore our good ideas. I certainly wasn't able to write down those and this audio should be forwarded to Heidi and so that her group can consider some of these other alternatives and issues that are in their report. And thank you everyone and Heidi, thank you for speaking to us and I hope you know some of this information is useful.

- 8. CONTINUATION OF AGENDA ITEM 6 FROM FEBRUARY 6, 2023 MEETING –**
Continued discussion on the topic of the IVCB CAB to prepare a presentation to the Washoe County Commissioners. These discussions will take place throughout the next

few months during CAB meetings. There will be a time certain presentation by Kevin Lyons from 5:50 - 6:00 p.m. at the June 5, 2023 meeting, and then a return to the balance of the agenda, with CAB discussion and direction and public comment. **(Possible Action Item)**

Kevin Lyons said we are moving ahead with the project to get more data and work towards a presentation, a brief but valuable presentation for the county board so they can help understand what's going on up here. I think the two big updates are getting some data from Washoe County, some really good data from some of the departments about what's been going on up here, the activity levels and some of the historical and stuff like that. And also, been working towards a community survey that will be done. And we'll ask about different services and satisfaction needs and importance and stuff like that, which will give us actual valid, statistically valid data to then generalize to the community as a whole. So going beyond the anecdotes or the anal-data, which is one of my favorite words, which is feels like it's the whole community, but it's not. And so that's underway. And that should be out the next couple of weeks, hopefully. And then by the next update, we'll have some data, we'll have some survey data, we'll have some actual operations data, thanks to Abby, the CFO at Washoe County, and colleagues in different departments for that. And yeah, happy to take any questions as we as we kind of move this thing along. By the way, feel free to email me at kevin@flashvote.com as well, as always, there's any thoughts or questions that come up afterwards.

9. CAB BOARD MEMBERS ANNOUNCEMENTS – This item is limited for announcements by CAB members. **(Non-Action Item)**

Chair Becker said Karla Warner is our new at-large, CAB alternate, and I wanted to welcome her. I also wanted to remind everyone that the County's air quality 2023 air monitoring plan is open for public comment is available until June 25 or 26th. I urge anyone to go on the website, look up the ambient air monitoring network plan. There are two numbers for the permit office, which is 775-834-8330. Or customer service, which is 775-888-7000.

10. APPROVAL OF MINUTES FROM PREVIOUS MEETING APRIL 3, 2023 AND MAY 1, 2023 (Possible Action Item)

Chair Becker tabled the approval of the May 1st meeting minutes until the next meeting.

MOTION: Chair Becker moved to approve the minutes from the April 3, 2023 meetings. Judy Simon seconded the motion which carried unanimously in favor.

11. GENERAL PUBLIC COMMENT — Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Please raise your hand on your computer and then you will be called one by one. Comments are to be addressed to the Board as a whole.

Doug Flaherty said one of our initiatives is transparency and government. I want to speak briefly. And I'll speak generally on a couple of items. One, our free speech is under assault by Washoe County and the TRPA. They limit us every way that they can, whether it's making different district residents only be able to speak during a district one or district two or district three, presentation. And also, purposely attempting to silence speakers. This isn't just an Incline Village at the mobility of meeting, but it's all throughout the county. Mr. Brown is well aware of that. So, they're disenfranchising all of Washoe County to get their point

across. I do want to say, I take offense when anyone criticizes our free speech rights. It's not up to two people in this room. When a politician who is free game, although I'm not going to engage in that anyone can make any comment they'd like once they start speaking and have an open meeting law allows them to say anything they would like, it's not up to two people in this room to go off agenda and try to correct something that is up to the chair. I take offense to that. And that happened earlier when somebody was commenting on Alexis Hill. There's some sort of a pervasive attitude among some board members, not here. But generally, that they're able to make a rule about free speech. And it really offends me, as I've said in another meeting, I have to spend days writing Open Meeting Law complaints to the Attorney General over the last couple of months. You know, I have 160 days.

12. ADJOURNMENT- The meeting adjourned at 7:52 p.m.

Date: June 5, 2023

To: Incline Village/Crystal Bay Citizen's Advisory Board

From: Helen Neff, Incline Village resident

Re: Envision Washoe 2040

Thank you for this opportunity to address the CAB.

My comments are regarding Envision Washoe 2040. I have a long email exchange with the Washoe County Planning Department going back to May 6, 2023 addressing the confusion caused by including a draft for the Tahoe Area on the website and then soliciting online comments for the statements in the draft.

I was told by Mr. Eric Young via email on May 24, 2023 that "...it was a mistake to include Tahoe in that exercise. The exercise was developed for the county's other planning areas. The Tahoe area should not have been included for review. I understand why residents may be confused. I have spoken with the team that produced the "Tahoe Draft" for the online platform and they understand the mistake."

I thought this would clear the matter but the draft of the Tahoe Area Plan is still on the website as of this afternoon with no explanation. The Planning Commission Agenda for tomorrow's meeting on June 6, 2023 includes a review of Envision 2040 with no disclaimer that the Tahoe Area is not included.

The Staff Report prepared for the Planning Commission Meeting does not explain why there was no public meeting for the Tahoe area AND why there were 41 online comments for Tahoe, the second highest number of all the areas – even though the population is relatively small. In my opinion, the high number of responses reflects the lack of a public meeting and the incongruity of the Tahoe draft statements on the website.

This just creates more unnecessary confusion. It would seem to make sense to:

- Remove "The Tahoe Area Plan" on the Envision Washoe 2040 website and replace it with a statement that "The Tahoe Area of Washoe County is covered by the Washoe County Tahoe Area Plan adopted by the Washoe County Board of Commissioners in January, 2021 and by TRPA in May, 2021" or similar language as determined by the Planning Department team.
- Submit a **revised** Staff Report for the Planning Commission meeting on June 6, 2023 with an explanation regarding the Tahoe Area, noting that it should not have been included and why.
- Include a statement regarding the Tahoe Area in all documents and meetings to avoid any confusion and so that people accessing these documents ten or twenty years from now will be

aware that Envision Washoe 2040 does not include the Tahoe Area.

It's a pretty simple fix and I hope the County Planning Department will set the record straight. Thank you.

From: Aaron <renotahoesky@gmail.com>
Sent: Monday, June 5, 2023 12:44:09 PM (UTC-08:00) Pacific Time (US & Canada)
To: CAB <Cab@washoecounty.gov>; Herman, Jeanne <JHerman@washoecounty.gov>; Garcia, Mariluz C. <MCGarcia@washoecounty.gov>; Clara Andriola <CAndriola@washoecounty.gov>
Cc: Ron Volle <ronvolle@aol.com>
Subject: IVCB CAB Public Comment Agenda Item 7 June 5th 23

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Please accept this comment for public record on Agenda Item 6 and 7

We live in a system. Incline Village, Washoe County, Lake Tahoe, Reno, and the surrounding area is all a system and part of a larger system. Decisions must be made to understand systems. The current strategy is adding to problems within a system of problems we are trying to address.

I DO NOT SUPPORT the Washoe Tahoe Housing Plan Roadmap or the Area Plan. There is a lot of talk about projects, long term strategy and projects and plans being implemented right now that do NOT address the root problems of the area.

Making MORE recreational opportunities, MORE bicycle paths and sidewalks, MORE parking, MORE turnouts, MORE trails, MORE density, MORE amenities at current and proposed "mobility hubs" only bring millions MORE people here and adds to MORE problems.

The plan you being proposed and implemented is extremely dangerous and destructive to the future of the area.

> Mobility hubs for tourists to drive to Lake Tahoe, especially ones being pushed on low income residential neighborhoods (old elementary school incline village) DESTROYS AFFORDABLE HOUSING. More and more units are being converted to short-term rentals and making life suck for current residents putting up with pollution, increased costs and transient tourists. All this supply for tourists due to the NEW infrastructure/developments puts more strain on the housing.

The solution proposed is to increase more density to bring more people here which not done correctly as this plan does, will ultimately be more luxury homes and short-term rentals. This is putting a band-aid on a growing problem. Let's be smart about this and tackle the problems closer to the root of the problem. Let's stop creating demand, more units, more amenities, parking lots, more density, and ridiculous town center building designs etc etc etc until we fix the systemic issues of wealth inequality, pollution, population and transit to and from the basin, etc.

*Yes we can work on overwhelming global wealth inequality problems locally by implementing policies, taxes and economic sanctions. We can be a leader. This should be done before developing more for MORE people in an already fracturing socioeconomic & environmental ecosystem. We don't need more of the same to solve the issues in our society. That is proven to add to our demise.

I think it is dangerous and toxic to our future to continue feeding a system that creates traffic congestion, affordable housing shortages, environmental pollution and economic inequalities, societal health and other socioeconomic problems with just more of the same that contributes to more of the same.

If you want to protect quality of life and prosperity, do not continue down this detrimental path.

> Don't destroy the very things people seek.

> Lake Tahoe may be beautiful and special to those new to the area or oblivious, but it has degraded enormously decade after decade to those watching it happen long-term. It is relative and subjective but we can also measure and see objectively the negative trend of Environmental and social thresholds. I see and can measure this loss in quality of life over my lifetime.

Sincerely,
Aaron Vanderpool
Incline Village, NV

From: Doug Flaherty <tahoesierracleanair@gmail.com>
Sent: Monday, June 5, 2023 10:51:15 AM (UTC-08:00) Pacific Time (US & Canada)
To: CAB <Cab@washoecounty.gov>; Hill, Alexis <AHill@washoecounty.gov>; Herman, Jeanne <JHerman@washoecounty.gov>; Garcia, Mariluz C. <MCGarcia@washoecounty.gov>; Clara Andriola <CAndriola@washoecounty.gov>; Julie Regan <jregan@trpa.gov>; John Hester <jhester@trpa.gov>; Ron Volle <ronvolle@aol.com>
Subject: Public Comment Agenda Item 7 - WC IVCB CAB Mtng 6-5-23

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Please make this part of the record and minutes in connection with Agenda Item 7 - IVCB Community Advisory Board meeting 6-5-23.

While this meeting concerns activities connected with the Incline Village / Crystal Bay CAB, TahoeCleanAir.org feels it is crucial, that **all** Washoe County Commissioners become more informed of the cumulative environmental impacts occurring within the Washoe Tahoe portion of the Lake Tahoe Basin, and thereby cumulatively and adversely impacting the entire Lake Tahoe Basin.

TahoeCleanAir.org opposes the Washoe Tahoe Housing Plan Roadmap as written for the following reasons:

1. The roadmap contains list of recommendations including increasing height, density and coverage in town centers and additionally amending the zoning policy to remove the one-acre parcel limit on Accessory Dwelling Units, thereby allowing ADU's to proliferate Incline Village / Crystal Bay. These recommendations will significantly and cumulatively create adverse environmental and public safety peril impacts. This, by further adding human and roadway capacity to our already dangerous overcapacity roadways. This type of reckless incremental action on the part of Washoe County, if undertaken, will further endanger the lives of both residents and visitors alike during a wildfire evacuation. Any attempt on the part of Washoe County and the TRPA to increase height, density and coverage and allow accessory dwelling units on parcels less than an acre, must be accompanied by a data driven **cumulative** Environmental Impact Statement (EIS). Such EIS must discuss the incremental cumulative environmental impacts on Washoe Tahoe and the Tahoe Basin as a whole, **AND contain a roadway by roadway wildfire evacuation capacity evaluation.**
2. Portions of the roadmap are based on dated census information making portions of the roadmap highly controversial, arbitrary, capricious, lacking substantial accurate data and its stated outcomes of highly uncertain.

Cumulative impacts result from the tyranny of the incremental impact of small decisions when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts result from individually minor but collectively significant actions taking place over a period of time. TRPA and its "partners" continue to fail to properly analyze Tahoe Basin cumulative environmental impacts, resulting from public and private actions/projects since the adoption of the 2012 Regional Plan and in large part since TRPAs inception.

33 bcc's

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

TahoeCleanAir.org Organizational Purpose

Tahoe Sierra Clean Air Coalition (DBA TahoeCleanAir.Org) is a Nevada 501 (c) (3) non-profit corporation registered to do business in the State of California. Our organizational purpose extends beyond protecting clean air, and includes, among other purposes, protecting and preserving natural resources, including but not limited to clean air, clean water, including lake and stream clarity, soils, plants and vegetation, wildlife and wildlife habitat including wildlife corridors, fish and fish habitat, birds and bird migration, insects, forest and wilderness from adverse environmental impacts and the threat and potential of adverse environmental impacts, including cumulative adverse impacts, within the Nevada and California Sierra Range, and its foothill communities, with corporation/organization geographical purpose priority being that of the Lake Tahoe Basin. Our purpose further extends to all things incidental to supporting environmental impact assessments and studies, including the gathering of data necessary to analyze the cumulative adverse environmental, health and safety impacts from public and private projects inside and outside the Lake Tahoe Basin, and addressing and supporting safe and effective evacuation during wildfire. Our purpose further extends to supporting transparency in government to ensure that our purpose and all things incidental to our specific and primary purposes are achieved.

IV CAB 6.5.2023 Public Comment Agenda Item VII: Washoe Tahoe Housing Road Map

Submitted by Carole Black IV Resident

Concept: This is a very pretty report. Who really is “Tahoe Washoe Housing Partnership” and actual committee membership/participation? Where was actual community resident/constituent outreach/feedback? Not yet?

Is Tahoe Prosperity Center self-appointing itself as the to be funded implementer going forward? In effect is this report a consulting proposal or job application? And shouldn't it be processed as such? What government agency is the overseer of this project/funds usage and allocations? Is this overlay proposal a needed layer in addition to the gazillions of other listed players/conveners? And, if yes, does the choice of this entity make sense? Formal qualifications? Open application process? And, overall: how well does this “Partnership” represent the local resident/taxpayer/non-business community; is IVCBA sufficient as presumed resident representative? What about open meetings & real time community member participation?

Content: The posted slide deck is helpful. The full report is conceptual with pretty graphics some of which I question ...

Statements on report page 12 and the graphic copied below incorrectly indicate that they reflect “Housing Needs.” These are apparently based on older data and also do not reflect current “housing needs” because population categories seeking housing (demand) may not be current and aren't linked to current supply. To properly reflect “needs”, gaps between current supply and current housing needs should be shown and the graphic that's needed should link population AMI levels with housing unit estimates of current housing property values within the affordability max for each successive AMI sector (second table also copied below). To summarize:

Supply = results from a survey of recent real estate sales rentals re estimated property values/rents by housing type/size categories > numbers of units in the various cost categories;

Demand = population mix re AMI levels estimated to be in need of housing

In other words an integration of the info (updated) in the two report tables below with current housing supply mix/value info is essential to defining “need.” As they say, “If I were betting, I would bet ...”, and other reports have indicated, that **there is not current need for added housing in the price range for highest incomes.** And adjustments were made in current zoning to encourage more affordable housing within central areas near transit and work opportunities. So, for example, with a housing development along IV’s Tahoe Blvd with starting prices >\$2.5M, I question a need to offer adjustments to zoning. And has this Partnership opposed or tried to modify these efforts which will occupy a prime potential parcel? Workforce housing is an existing, known critical gap to serve the needs of local businesses and residents. However, new development to add optional pricey new residences thus increasing area occupancy without filling a documented housing need is concerning especially given above capacity incoming roadway volumes associated with local accident experience.

Above is one example of an apparent gap in the current report. Other more concerning gaps occur in the detailed discussion of zoning changes and impacts/rationales. Specifically, the discussion regarding zoning change proposals fails to address traffic congestion, accident impacts and safety risks as well as cumulative environmental impacts all of which will be increased and require even more enhanced mitigation with more intense development.

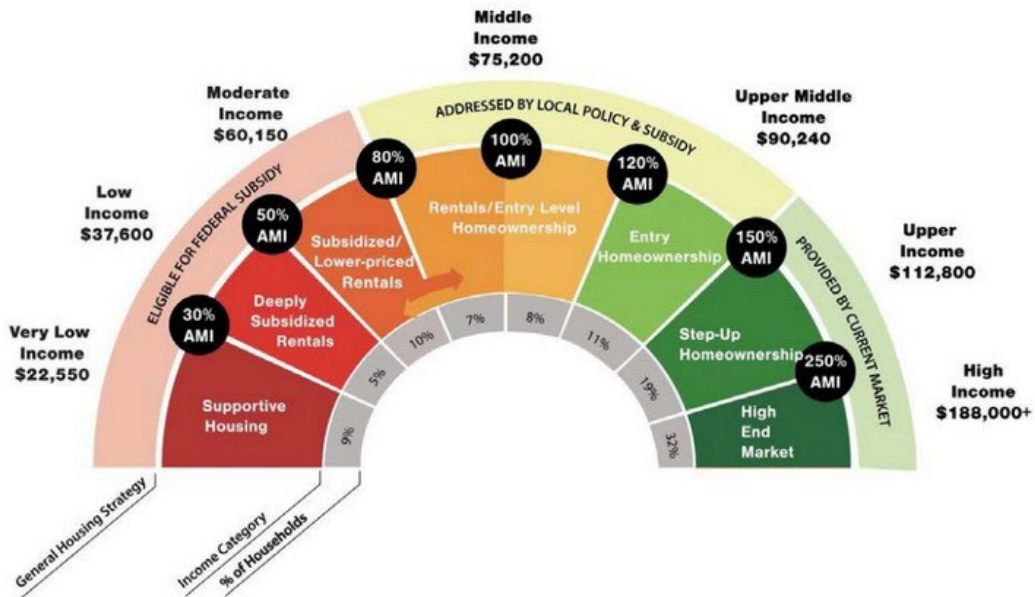
And statements re ADUs down play/omit emphasis on the most significant point: the one acre lot restriction currently in place in both Washoe County and TRPA is essential in NV. Though this restriction is not needed in CA with a state law prohibiting use of new ADUs as STR, a similar law does not exist in NV where there is also documentation that STRs have decreased residential property access particularly long-term rentals. Absent an STR use prohibition for ADUs in NV, proliferation of ADUs at Tahoe will have one primary result >> more STRs. This will worsen traffic congestion/accident risk, affordable housing availability, and environmental impacts.

These points are I believe self-evident to many local residents. It is disappointing to not see a more balanced view in this report; and especially worrisome from potential, self-positioned “leads” for housing/affordable housing effort at Tahoe Washoe.

Note: Figures below are copied from the referenced report:



Washoe-Tahoe Spectrum of Housing Needs (August 2021)



Source: US Department of Housing and Urban Development (HUD), Consultant team