

Dear TRPA Advisory Planning Commission and Governing Board:

I am opposed to the “Affordable and Workforce Housing Amendments” to the Regional Plan being proposed by TRPA Staff. The changes will dramatically reshape the basin in an adverse way by increasing the population and density. I ask that you reject the proposed amendments outright or return it to TRPA staff for a new EIR/S analysis to address the following:

1. Increased regional traffic congestion. Many roadways, particularly in the town centers have constant congestion. Increased density will only exacerbate the problems, which were not accounted for in TRPA’s last regional analysis in 2012.
2. Reduced fire evacuation safety: More people, more cars, more wildfire, hampered emergency response! These need to be studied on a street by street basis in light of the devastating Maui fire, Camp Fire in Paradise, CA, and other fast-moving fires. The South Shore had advance notice for evacuation in advance of the Caldor Fire, while visitation was low due to the unhealthy smoke at that time, yet roads were still clogged. Imagine if the fire were rushing in the Basin with little advance notice as happened in the Camp Fire!
3. Increased densification of Tahoe City and Kings Beach: Developers will build more luxury housing because that is what will make them the most profit. We do not need more high-end housing and these amendments do nothing to stop it.
4. Allows densification of Homewood and Tahoma by promoting multifamily residential units in rural areas.
5. Increased Building Heights: From 48’ to 65’ blocking views of the Lake and the mountains.
6. Elimination of Parking Requirements for certain projects: This will exacerbate parking issues in the town centers and adjacent neighborhoods.

Do not approved the flawed plan! A new EIR/S must be issued to identify, analyze and mitigate impacts **based on current 2023 conditions**. There have been significant changes since the last comprehensive analysis was done by TRPA in 2012.

Sincerely,

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