

Attachment

Regional Planning Implementation Committee - Public Comments

<b>Name</b>	Ellie Waller
<b>Email</b>	<a href="mailto:tahoellie@yahoo.com">tahoellie@yahoo.com</a>
<b>Agenda Item</b>	1. General Interest Comments
<b>Position</b>	Against
<b>Member of the Public Comment Form</b>	The use of the Webinar for first time users is a bit more complicated than I anticipated. I am hoping for future meetings a more simplified system will be utilized.
<b>If you represent and organization, you are welcome to use the comment form below that allows additional space.</b>	
<b>Name of Organization</b>	Self
<b>Representative of an Organization Comment Form</b>	The use of the Webinar for first time users is a bit more complicated than I anticipated. I am hoping for future meetings a more simplified system will be utilized.

<b>Name</b>	Cash Lebish
<b>Email</b>	<a href="mailto:cashlebish@yahoo.com">cashlebish@yahoo.com</a>
<b>Agenda Item</b>	2. Discussion And Possible Direction On Modifications To The VMT Threshold Update Workplan
<b>Position</b>	Against
<b>Member of the Public Comment Form</b>	<p>TGood morning distinguished Board Members of the Tahoe Regional Planning Agency;</p> <p>I am speaking to you today about an emerging topic of widespread public concern. The cell tower densification required for ever-increasing cellular broadband consumption is not sustainable; adhering to this trend will dramatically change the environmental health and visual character of this region which congress has rightly called a National Treasure. When a region serviced by a macro cell tower is at maximum capacity, the Telecom solution is simply to split the area with an additional tower. Demand is marketed to the public such as to encourage exponential growth, which in-turn requires a commensurate increase in construction of macro cell towers. This will ultimately require stands, then groves, and ultimately a forest of iron Mono-pines, requiring removal and artificial replacement our real forest; for an internet-of-things over cellular broadband. Fiber-optics to the home is an alternative means to reach the same ends.</p> <p>The dramatic and rare scenic beauty of the Lake Tahoe Region is the reason US Congress recognized Lake Tahoe as national treasure AND exercised its unusual and exclusive right to create a bi-state compact in order to protect it. As the agency created and tasked with carrying out this heavy responsibility, you must order a moratorium until you fully understand the eventual visual impact of implementing this infrastructure with the density necessary to function.</p> <p>Sincerely,</p> <p>Cash Lebish</p>

<b>Name</b>	Ellie Waller
<b>Email</b>	<a href="mailto:tahoellie@yahoo.com">tahoellie@yahoo.com</a>
<b>Agenda Item</b>	1. General Interest Comments
<b>Position</b>	Against
<b>Member of the Public Comment Form</b>	I sent in public comment in a sufficient amount of time and it was not read
<b>If you represent and organization, you are welcome to use the comment form below that allows additional space.</b>	
<b>Name of Organization</b>	Self
<b>Representative of an Organization Comment Form</b>	I sent in public comment in a sufficient amount of time and it was not read

<b>Name</b>	Ellie Waller
<b>Email</b>	<a href="mailto:tahoellie@yahoo.com">tahoellie@yahoo.com</a>
<b>Agenda Item</b>	2. Discussion And Possible Direction On Modifications To The VMT Threshold Update Workplan
<b>Position</b>	Neutral
<b>Member of the Public Comment Form</b>	When do you expect the VMT threshold updated work plan will be rolled out for implementation?
<b>If you represent and organization, you are welcome to use the comment form below that allows additional space.</b>	
<b>Name of Organization</b>	Self
<b>Representative of an Organization Comment Form</b>	When do you expect the VMT threshold updated work plan will be rolled out for implementation?

<b>Name</b>	Carole Black
<b>Email</b>	<a href="mailto:cbwillb@charter.net">cbwillb@charter.net</a>
<b>Agenda Item</b>	1. General Interest Comments
<b>Position</b>	
<b>Member of the Public Comment Form</b>	<p>Good-day. These comments are submitted by Carole Black, Incline Village, NV resident:</p> <p>I would like to provide public comment regarding the proposed Washoe County Tahoe Area Plan and related STR Ordinance which will be considered by this committee at future meetings. Written comments were also sent which I hope you will consider.</p> <p>The currently proposed WC Tahoe Area Plan and related STR Ordinance represent an intense effort and encompass broad change with projected impacts for many future years. Nonetheless, there are significant concerns in two major categories: process and content.</p> <p>PROCESS: The Tahoe Area Plan is a long, complex document which has undergone major revision in the last few weeks. For a document of this size, complexity, and implication, the level of public commentary provided to date has been insufficient. Though there has been much prior community discussion over many years, there has been only one noticed public meeting since major revisions began late October, and none to address the current version.</p> <p>CONTENT: While there is much very positive content, there are priority content concerns in the following categories listed below:</p> <p>The Area Plan presentation at the single public meeting was inaccurate obscuring major proposed changes.</p> <p>In addition, the proposals include content which is misleading and/or incomplete. Examples include:</p> <ol style="list-style-type: none"> <li>1. The Tahoe Area Plan as drafted obscures major zoning changes. In addition, interplay of proposed changes with other code elements, i.e., one new Plan element undermining another in a different code section, is missed.</li> </ol>

2. Incorrect assumptions are included regarding Area Occupancy ignoring recent tourism growth
3. Neighborhood character is mentioned but not really considered
4. Many prioritized Area Plan projects and policies don't address root cause: growth in tourist people & vehicle numbers
5. The Area Plan and STR Ordinance fail to fully address public health/safety risks
6. There is a lack of robust, timely measurement and no EIS re tourism growth

MY CONCLUSION: These documents, WC Tahoe Area Plan and STR Ordinance, as currently drafted include concepts and details which are of significant concern to me, my family and other residents. I believe that the proposed Tahoe Area Plan is also "not ready" for approval as currently drafted, requiring more review and community input. Hopefully, significant revision will occur before these documents reach you.

Thank you for your consideration

<b>Name</b>	Gavin Feiger
<b>Email</b>	<a href="mailto:gavin@keptahoeblue.org">gavin@keptahoeblue.org</a>
<b>Agenda Item</b>	2. Discussion And Possible Direction On Modifications To The VMT Threshold Update Workplan
<b>Position</b>	For
<b>Member of the Public Comment Form</b>	Thank you for clarifying that VMT will remain as an environmental threshold. We look forward to working with TRPA to develop an appropriate threshold.
<b>If you represent an organization, you are welcome to use the comment form below that allows additional space.</b>	
<b>Name of Organization</b>	League to Save Lake Tahoe
<b>Representative of an Organization Comment Form</b>	Thank you for clarifying that VMT will remain as an environmental threshold. We look forward to working with TRPA to develop an appropriate threshold.



<b>Name</b>	Ellie Waller
<b>Email</b>	<a href="mailto:tahoellie@yahoo.com">tahoellie@yahoo.com</a>
<b>Agenda Item</b>	1. General Interest Comments
<b>Position</b>	Against
<b>Member of the Public Comment Form</b>	This is my third message. You have not read any of my comments

<b>Name</b>	Lisa Deleon
<b>Email</b>	<a href="mailto:lisa@destination-tahoe.com">lisa@destination-tahoe.com</a>
<b>Agenda Item</b>	2. Discussion And Possible Direction On Modifications To The VMT Threshold Update Workplan
<b>Position</b>	For
<b>Member of the Public Comment Form</b>	<p>I am a local resident who is has been a small business owner and has spent the last 22 years in the incentive, convention and meeting industry.</p> <p>I support the event center. The events center provides our community an opportunity to increase off season and mid week bookings for conferences and trade shows that generate money into many different areas of the local economy. Conventions and meetings don't just bring revenue to the casinos. Money goes to local activity and tour providers, to restaurants, bars, small businesses and retail outlets.</p> <p>The event center will provide additional hours to the service and hospitality professionals in our town.</p> <p>Groups do not travel over Holiday times and try to avoid taking employees away from their families during summer months when kids are out of school. Peak corporate travel is Sept-early Dec and March-May.</p> <p>While Tahoe has always offered recreation experiences for incentive programs this will now put South Lake on the map as a viable destination for large meetings, trade shows and conferences rather than a gaming destination. We continuously loose potential group business to other tier 3 destinations like Monterey and providence RI because we do not have something large enough like an events center.</p> <p>A venue this size provides what tradeshow and conventions are looking for.</p> <p>While set up for a 6000 person entertainment event is significantly different from what a banquet dinner for 1800. The square footage is almost the same for the 2 and that is before adding in a stage or AV. None of the casinos can accommodate general sessions for over 1200</p>

people or banquet function for more than 700.

Ski Industry trade shows, outdoor and recreation retailer shows would all be drawn to South Lake Tahoe if we had a venue with enough square footage to accommodate them.

Groups mean more business with less vehicles. This is a huge plus for this project. We operate an average of 100-130 programs a year. 3-5 of these groups on average would drive here. Our groups fly into Reno and arrange charter buses for transport or for our technology groups in Silicon Valley we pick them up in chartered vehicles and bring them here.

Any opportunity to provide a more consistent income stream to our local workforce accompanied by limited vehicle trips has to be viewed as a positive.

thank you

<b>Name</b>	Israel Gonzalez
<b>Email</b>	<a href="mailto:raysgonzalez@yahoo.com">raysgonzalez@yahoo.com</a>
<b>Agenda Item</b>	2. Discussion And Possible Direction On Modifications To The VMT Threshold Update Workplan
<b>Position</b>	For
<b>Member of the Public Comment Form</b>	I am in favor of the event center because as a small business owner and seeing all the positive changes the village did for us, I can see the event center doing many positive things for ur community and other small business like myself.

<b>Name</b>	Gary Casteel, Jr.
<b>Email</b>	<a href="mailto:gcasteeljr@trans-sierra.com">gcasteeljr@trans-sierra.com</a>
<b>Agenda Item</b>	1. General Interest Comments
<b>Position</b>	For
<b>Member of the Public Comment Form</b>	<p>March 24, 2020</p> <p>TRPA Governing Board Members  Tahoe Regional Planning Agency  128 Market Street  Stateline, NV 89449</p> <p>Re: Approval of RDA#2 Event Center Project</p> <p>Dear TRPA Governing Board Members,</p> <p>I have attended and spoken at previous meetings regarding the importance and recommending the approval for the RDA#2 Events Center project. The events center project is a critical component for the sustainability of the market and the integration of the Main Street Management Plan.</p> <p>We have all seen the expansion of Gaming across the Nation and California has dramatically impacted the Stateline Casinos business resulting in a loss of \$150,000,000 per year in revenues, a decline of 43% annually.</p> <p>Additionally, no one talks much about much is the loss of employment since I was an executive at Caesar's Tahoe my last year in 2000. At that time the Stateline Casino's employed 10,000 people. That number has now dropped to 3,000 employees. Our market has lost 7,000 jobs, a 70% decline in employment. I personally knew many of these people who loved Tahoe and had to move away as they no longer had a job.</p> <p>Your support and approval of the events center will help everyone in the market, allow the Stateline Casinos and the entire South Lake Tahoe market be more competitive on a year round basis, increase hotel occupancy and overall sales during the shoulder seasons, and allow for more full time jobs and stabilize/increase employment in the Casinos for our residents. It will also continue to advance</p>

redevelopment and compliment the Main Street Management Plan the TRPA is currently undertaking. Thank you again for your leadership and vision, and I request the Board approve the RDA#2 Events Center project.

Sincerely,

Gary B. Casteel, Jr.  
Vice President and General Manager  
Trans-Sierra Investments, Inc.