

**From:** [Aaron](#)  
**To:** [Tahoe Regional Planning Agency and the Marlette Lake Water System](#)  
**Subject:** Public Comment March 8th oversight committee  
**Date:** Thursday, March 7, 2024 5:47:57 PM

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Please make this public comment. VII and VIII. If it doesn't fall under those, it can go under general but is related to TRPA, TTD and Transportation.

First off. The noise in my neighborhood is getting out of hand. Our community is going to have to get a lawyer involved. There are multiple cars breaking TRPA's noise ordinance and there doesn't seem to be anything we can do about it going on 3 years now. I see this as a failure of TRPA to do it's current job while it overreaches in tourism development and amendments that are making things worse.

It is evermore clear to me that many people who care about the same (or at least say they do) have in my opinion and misguided opinion on how to achieve our common objectives around housing and transportation.

I would like to try to address some of these misguided opinions.

### **Problem #1, Parking Safety (e.g. hwy 28):**

I want to make it clear about the direction things are currently going. A commonly spoken message is getting people off of the "dangerous" roadsides as they try to access the beach, and forest recreation sites.

The problem is, the more parking spaces and recreational trails that are created;

- the more plastic pollution (as seen in erosion barriers, construction processes and human litter),
- the more light pollution (lighting for safety),
- the more potential slip and fall injuries on the ice in the winter (meaning more sidewalk snowplows running on fuel or ice melt that ends up in the watershed),
- the more, not less people entering the forest off trail that wouldn't have otherwise been able to access these areas (adding to erosion, unintentional and intentional litter, fishbone development pattern as seen in the rainforests of South America and beyond),
- the more people in the forest in drier climate change conditions means more risk of human caused fires and illegal camping,
- the more interaction with bears, mountain lions and other increased risks.
- the more people getting lost or injured.
- and most importantly, the MORE PEOPLE COMING TO LAKE TAHOE (because of additional marketing and spread of word/mouth about the areas they can now access and park at.

### **Solution #1 to parking safety:**

When it comes to safety, how about this. Prevent people from parking on the side of the road in dangerous locations. Simple. No need to increase parking elsewhere. No need to increase trails, sidewalks, wifi access points, bike charging stations, developments, defensible space, bathrooms, drinking water stations, etc etc etc. It is very simple. TRPA is supposed to address carrying capacity for a healthy environment. Carrying capacity reaches its limit. It either must stop or if it overshoots, it comes crashing down with catastrophic results.

Construct guard rails, pylons, walls etc to simply not let people park off the side of the road. It's done throughout national parks and areas that people are not supposed to stop at. This isn't to say you

can't have emergency parking pullouts that are enforced just like you are not allowed to park along the shoulder of a freeway.

I understand that people have had access to certain beaches, snowmobiling sites, sledding hills and trails and this could prevent access that was previously had. Some safe parking could be kept or just kept to still reach these precedent setting places of interest. I mean, it's next to impossible to reverse Lake Tahoe into a national park. The foot was in the door and now the door is being forced open to pillage the inside. This is where the important conversation must exist and where TRPA must be bold in placing limits. This is the purpose of TRPA. Limits of healthy carrying capacity. TRPA may once again be the bad guy in the view of the developers and the misguided folk that believe in freedom of humans selfishly doing anything they want (forgetting that their freedom stops where someone else's freedom starts), but it is necessary for the world to confront the issue of limited resources and finite systems.

TRPA seems to be under the impression that we can't take anything away and must increase tourism facilities and attractions under some big marketing campaign. People move away from the city seeking peace and freedom among other things and then they ruin the very thing they were seeking.

## Solution #2 to parking safety:

Have a normal public transit system. We don't need large parking lots to have safety services and amenities for all the additional people for all the additional access points and trails and opportunities created in the name of safety and false promise of reduced vehicle miles traveled (VMTs).

Allow people to take the bus but you also can't force them to.

Visitors and tourists throughout the world, often must either hop on a transit point from a location distant to the attraction or risk getting to the attraction and finding the capacity full. There are millions of example in the world where you must park and then travel via walking, shuttle, bus, tram, etc to your destination attraction that has abundant demand. If you don't do this and allow unlimited people directly to the attraction and through the attraction, you are going to destroy the attraction or make it incapacitated. Especially if this is a natural attraction susceptible to decay or wildlife.

A normal bus system is one that brings pedestrians to the various points around the lake. Not a bus system that creates amenities and large parking areas with new access points to new trails and recreational activities inside of the attraction. Doing so only clogs the roads accessing that location, increases pollution and decreases safety among other things. If you increase safety by simply taking away parking in dangerous locations by building pylons, walls and guard rails, you might get some slower traffic from drive through site seers but you aren't going to increase flow of ever more vehicles and VMTs in an unlimited growth scenario of ever increasing development clogging up slow traffic anyway. Again, I don't have the complete answers but at some point we hit a limit and you don't HAVE to build parking areas.

A normal bus system also brings residents and alike to and from the basin and neighborhoods without adulterating residential (workforce) with tourism mucking up the residential zoning and peaceful enjoyment of one's home away from working in the sometimes vile tourist environment.

## Problem #2, gentrification:

There are people that just want all this access because they are independently wealthy enough to have the freedom and time to live here or have second, third, 4<sup>th</sup>, etc homes here and make use of all these trails and new access. Typical people are too busy working and taking care of life's chores to be biking 5-10 miles to work every day (or the people living in the new "attainable housing" project that can't have a parking space for their car and now have to spend more time taking the bus planning their routine). Gentrification is slowly making Lake Tahoe unaffordable for more and more people while the privileged few can have their third or fourth home they rent out part of the year making extra passive income to give them more time to then recreate.

## Solution #1 to gentrification:

See it for what it is. Growing wealth inequality. TRPA should be combating this marketing Lake Tahoe and tourism, not leading it through project development and marketing advertising publicity avenues.

## Solution #2 to gentrification:

I'd like to remind people to put things into perspective. Traveling other less affluent parts of the world, road situations are far MORE dangerous but people have far less injuries than one would expect given the dangers, probably due to culture. It's relative. Don't fall into the thinking of entitlement as we are gentrified into an ever more privileged life where we demand life is perfect. This is not to say that a single person being injured isn't bad. We must do what we can to have safety and teach common sense about safety but life isn't perfect either and we have to have compassion in life.

## Solution #3 to gentrification:

See Housing solutions below.

## **Problem #3 Housing:**

### Solution to Housing:

Equality. Currently, there is absolutely nothing to hinder Lake Tahoe from turning into being owned and accessed by only the world's wealthiest. It is blazing down this path in full force right now. Enact policies that discourage inequality. Do not give more money to the wealthy expecting trickledown economics. Debunk the capitalism pyramid scheme. Not to say free market capitalism is bad or good but there is a healthy balance and it needs to support equal opportunities. I have a lot to say on this but I do not believe "affordable housing" exists or can ever exist until there is a more equal playing field of cross-state wages, labor and land ownership among other things.

## **Additional Solutions**

- TRPA and others should be embracing and practicing the educational messages and messaging about why wilderness is important. Why we have the wilderness act. Why greenspace is important. Why ecology is important. Why and how natural systems are maintaining human life. Why diversity is important (hint: strength). Why equality is important (hint: happiness), why TRPA exists in the first place and many many more important messages about creating a healthy world. Refocusing our quest of life, liberty and the pursuit of happiness (because in my opinion, we seemed to have gotten lost along the way).

These things matter because:

- They makes us healthy as humans relying on these systems.
- They save learning opportunities for future generations because we don't currently know all there is to know about the natural world.
- They protect places to be safe and affordable for everyone current and future generations.
- Many more reasons I haven't listed and we don't yet know.
- TRPA should be focusing on upholding it's thresholds. For example, noise threshold is atrocious. Plastics are incorporated into all these development projects and trails and culvert pipes and storm water systems and piers. Inequality is out of control. If they are to focus on sustainability and people then they need to make Tahoe accessible for everyone. HINT, It's not building MORE tourism attractions that increase traffic and cause more unaffordability. It's putting a stop to enormous house sizes, and stop making dense urban centers for the poorest to live in noise and pollution. I could go on.

Thank you and Sincerely,  
Aaron Vanderpool