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Subject: Comments for Nevada Oversight Committee Hearing-"TRPA"S Induced Demand Philosophy"
Date: Tuesday, June 4, 2024 7:52:08
Attachments:

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Dear Honorable Committee Chair, Vice Chair and Members,

North Tahoe Preservation Alliance has been actively Helping preserve the natural beauty and rural character of North Lake Tahoe since 2007.

Induced demand means different things to/for different people. One perspective is:

"Induced demand is often used as a catch-all term for a variety of interconnected effects that cause new roads to quickly fill up to capacity. In rapidly growing areas where roads were not designed for the current population, there may be a great deal of latent demand for new road capacity, which causes a flood of new drivers to immediately take to the freeway once the new lanes are open, quickly clogging them up again."

The equivalent for housing would be that new units simply attract new people (from other cities, or from roommates getting their own apartments, etc.) 1-for-1 and there's no change in vacancy rate or prices.

Induced demand appears to be the philosophy of TRPA. It can be argued it will never fix the problems facing Tahoe, rather will just contribute to increased growth that fuels a circular, unending environmental catch-22 predicament.

Thank you,

Ann Nichols



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"Helping preserve the natural beauty and rural character of North Lake Tahoe"

Preserve Lake Tahoe (Video): <https://youtu.be/WKzPL-EwEUw>

TikTok Video: https://www.tiktok.com/@northtahoepreservation?_t=8XCElbNFbSt&_r=1

Instagram Video: <https://www.instagram.com/northtahoepreservation/>

Dear Nevada TRPA Oversight Committee,

These are the problems with the TRPA. They think that the Tahoe Basin is not prone to wild fire and they think that in case of a wild fire we (residents) will be able to evacuate.

First, there was recently a fire in Kings Beach, just ask Chief Sommers. Second, please keep in mind that after the Paradise Fire, they compared Kings Beach to Paradise. Thirdly, in North Lake Tahoe we only have 2 lane roads(one lane each way), which can not be widened and according to Chief Sommers, both lanes can NOT serve as an exit in emergency evacuation. According to Chief Sommers, he needs the lane entering to basin to bring in more equipment. Lastly the evacuation plans are outdated. The evacuation plan for Incline Village and Crystal Bay are based on numbers from 2010 and DO NOT include visitors, nor short term rentals(which are not restricted in number). I have to admit that the Washoe County is working on updating the Incline Village/Crystal Bay evacuation plan, but please keep in mind that our county government moves VERY slowly. So when the TRPA tells you that fire risk and evacuation is not a problem, PLEASE DO NOT BELIEVE THEM! They don't even have accurate numbers of people that will need evacuation.

The TRPA is NOT doing their job, Lake Tahoe has a trash problem and it has lead wires in the lake. My water bill last August stated that we now have micro plastics in our drinking water. Instead they are busy promoting more tourism, zoning changes and urbanization, which makes our trash problems worse, fire problem an evacuation problem worse.

Thank you,
Yolanda Knaak
Incline Village Full Time Resident