

PLEASE DO NOT THROW AWAY!!  
KEEP FOR REFERENCE, OR PASS  
ALONG TO A NEIGHBOR (Our funds are limited).

Apr 17, 1977

SO YOU THINK YOU KNOW WHAT HAS BEEN HAPPENING AT LAKE TANCE!!

The following is a capsulized review of the environmental overkills imposed on the community and the thousands of property owners here at Lake Tance by the Tance Regional Planning Agency (T.R.P.A.), California Tance Regional Planning Agency (C.T.R.P.A.) pressured by, and largely controlled by, appointees from the Sierra Club and the League to Save Lake Tance (for themselves).

1. In 1971 the T.R.P.A. massively down-zoned 34,000 acres of private lands to General Forest zonings. This meant if a private property owner had a parcel of 1 acre or 500 or more acres (size did not matter), only one house could be built upon the whole. A clear example of a taking of private property without one owner receiving compensation. Liken that to your having ten houses and the State taking nine in the public interest, without compensation. Morally or legally right? We think not!
2. T.R.P.A. also down-zoned all other parcels of land (except existing single family subdivisions) this had the instant effect of subtracting massive values from private property. This act also made nearly every commercial property non-conforming. If an owner wanted to remove an old structure and rebuild, he could not. Thus, it "locks in" the aged and obsolete, performs no valid service to our community---in short this is prostituted planning.
3. T.R.P.A. then grandfathered all properties---effectively saying, "we recognize major economic injury has happened to the property owner, the grandfathering will protect him from further loss".
4. C.T.R.P.A. was re-empowered because the Sierra Club and League to Save Lake Tance (for themselves) complained that the T.R.P.A. was not strict enough and pressured the California Legislature to place Sierra Club and League appointees to a majority vote on C.T.R.P.A. governing board.
5. C.T.R.P.A. came to Tance, removed the "grandfather" protection set by T.R.P.A., massively down-zoned again all the properties previously injured, and many more besides, without compensation.
6. C.T.R.P.A. then denied all the property owners the right to develop their land for a period of approximately 20 years, except that irrespective of parcel size, 1 acre or 3000 acres, the owner would be allowed to build one house. Again, clearly a taking of property without compensation, and the owner continues to pay the sewer bond assessments and taxes. Legally or morally right? Again, we think not!
7. The latest effort to deny all building is a clever ruse of using up sewer plant capacity by demanding water treatment far above drinking water standards produced by S.T.P.U.D. for over 10 years. Reason? To use sewer capacity as a tool to deny building permits.
8. The ultimate coup de gras will be the C.T.R.P.A.'s (anti) Transportation Plan. C.T.R.P.A. has already introduced a bill into the Legislature, the effect being to originate a Transit Authority in South Shore that will impose a "user fee" (tax) on residents and visitors alike. This governing board will also be appointed from the Sierra Club and the League to Save Lake Tance (for themselves). The Sierra Club has already stated, "what we want is gaming and automobiles out of the basin". Soon these are the types who will be "controlling the gates" on all California basin entrants. How? By raising the user fee, discouraging and frustrating those who want to enjoy Tance.
9. T.R.P.A. and C.T.R.P.A. have together (so far) removed \$27,500,000 of assessed valuation from down-zoned properties, this burden was shifted to improved properties causing unnecessary burdens to others. Now, C.T.R.P.A. is proposing to eliminate the possibility of 12,000 owners the right to build a home. These 12,000 lots (South Shore California only) have an approximate value of \$132,000,000. If the assessed

valuation was only 20% of that figure, or \$26,400,000---this amount too would be transferred to already improved properties, either through higher assessed valuations or increased tax rate. Obviously again eliminating the ability of most to own property---except the wealthy.

So we now have regional government (appointed, not elected) instead of regional planning. What has it done for us?

- A. Denied us elected representation.
- B. Taken or prevented use of property without compensation.
- C. Ignored realistic solutions to our traffic problems.
- D. Tarnished Tahoe's image with untrue statements about "polluted" air and water.
- E. Designed a "playground for the wealthy" that will exclude most Americans.
- F. Replaced orderly growth with panic building.
- G. Caused accelerated taxes and rents, with even greater increases to come.
- H. Increased the cost of building a home without increasing its value.
- I. Because of excessive regulations, forced condominiums upon us that are not in the Tahoe image.
- J. Prevented the rebuilding of older blighted areas that down-grade our community either because of arbitrary land coverage restrictions or massive down-zoning.

It is vital to understand that regional government is stealing private property through abusive uses of the Police Power (zoning regulations). Why is it happening? Because the California Legislature has over reacted to misrepresentations provided them by extremists in the environmental movement.

#### THE THREE BASIC MISREPRESENTATIONS ARE:

1. "Development is out of control." FACT: 87.5% of land in the Tahoe Basin is already in greenbelt; 11% has been developed; only 1.5% remains to be developed.
2. "Lake Tahoe's waters are being polluted." FACT: The water of Lake Tahoe is 99.7% pure. If it were much more pure, it could not sustain fish life. It has been---and remains one of the two purest lakes in the world. Few people in the world drink water as pure as the untreated water of Tahoe.
3. "Tahoe's smog is worse than L.A.'s". FACT: Our air quality is one of our principal assets. It is already known that the major cause of any lessening of Tahoe's air quality is from the westerly winds bringing in Bay Area and Sacramento air problems to our Basin. Further, because the C.T.R.P.A. refuses to allow a traffic solution, the stop and go traffic can only add to an environmental problem that principally emanates from the Bay Area.

These misrepresentations are now believed by the California Legislature, who, while reacting in good conscience, have been lobbied and misled by extremists in the environmental movement. An example of---"When a lie is told often enough, it becomes believed"---unfortunately, to the detriment of citizens and property owners at Lake Tahoe. Council for Logic has the only organized force representing residents and property owners in the Tahoe Basin and opposing what you read above. Join us, we need your support badly, both financially and your personally becoming involved.

IF ENOUGH OF US JOIN FORCES WE CAN RID OURSELVES OF THE OPPRESSIVE TYRANNIES IMPOSED ON US. HELP US!!

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