

**Summary of Consultant Activities – March 2022**  
**Sustainable Community Advocates**  
**Steve Teshara, Principal**

- Prepare and provide District Management Team with weekly North Shore Agenda Watch, highlighting items of interest on agendas, including, but not limited to, Placer County Board of Supervisors, Placer County Planning Commission, and the North Tahoe Regional Advisory Council (NTRAC). This Watch also includes meetings of the TRPA Governing Board, Advisory Planning Commission (APC), and Governing Board committees: Regional Plan Implementation Committee (RPIC), Local Government & Housing Committee, EIP, Transportation and Public Outreach Committee, Forest Health & Wildfire Committee, and TRPA Technical Working Groups (as they are appointed and assigned specific planning matters), and meetings of the Tahoe Interagency Executives Steering Committee (TIE-SC).
- Review all pertinent TRPA written materials. Provide District Chief and Management Team updates on TRPA activities related to the Regional Plan and Code of Ordinances, Area Plans, and the development and execution of active Agency Strategic Planning Initiatives, including the current TRPA Local Government and Housing Committee’s work (Tahoe Living Work Group) and the Tahoe Transportation Implementation Committee (TTIC) work on the Sustainable Regional Revenue Source(s) initiative to help fund transportation and transit in the Tahoe Region.

**Projects and Planning in Placer County (and along SR 89-West Shore)**  
**Pertinent TRPA and related meetings**

- Provide Chief and Management Team with a copy of the March 22 Placer County staff report regarding the contract award to GHD, Inc., of Sacramento for professional engineering, right-of-way, and related services for the Kings Beach Western Approach project (aka “roundabout”) at the intersection of CA state routes 28 and 267 adjacent to NTFPD Station 52.
- Continue to track Placer County Board of Supervisors decisions regarding the County’s Short-Term Rental Ordinance. Note: A revised STR ordinance was approved by the Board of Supervisors at its January 25 meeting at Tahoe (First Reading). The revised ordinance includes a cap of 3,900 STRs in eastern Placer County and requires a business license for any new STR permits. The ordinance Second Reading was approved by the Board on February 8. **These and the other ordinance revisions approved by the Board are scheduled to take effect March 31, 2022.**
- Continue to track a variety of proposed private and public projects within the NTFPD service area, with a focus on downtown Tahoe City and downtown Kings Beach, including, but not limited to: Remaining elements of the SR 89/Fanny Bridge Community Revitalization Project; Tahoe City Lodge boutique hotel; Boatworks at Tahoe (project proposes 80-85 lodging hotel lodging units, 31 residential condominiums, conference facilities, full-service spas and other amenities, food and beverage outlets, and retail space); Kings Beach Center (proposed redevelopment of numerous parcels to include a 120 unit (key hotel), 20 single family residential condominiums, and retail/mixed use); and the Lakeside Redevelopment Project (also in Kings Beach).

**Summary of Consultant Activities – March 2022**  
**Sustainable Community Advocates**  
**Steve Teshara, Principal**  
**Page 2**

- Continue to track Placer County's actions and directions on affordable and achievable housing programs, initiatives, and projects, including the proposed Dollar Creek Crossing project in Tahoe City.
- Continue to track the status of litigation on the Martis Valley West Project.  
Note: The Third District Court of Appeals recently unanimously ruled in favor of the environmental challenges filed by Mountain Area Preservation, Sierra Watch, and League to Save Lake Tahoe against the proposed Martis Valley West development. The project's landowner, Sierra Pacific Industries, sought entitlements to allow construction of a gated community with new roads, commercial development and some 760 vacation homes on an "environmentally sensitive undeveloped ridge-line" at the northern rim of the Lake Tahoe Basin.

In their lawsuit, the conservation groups argued that the Placer County Board of Supervisors, in their 2016 project approval, failed to meet state law requirements by downplaying or disregarding impacts on the clarity of Lake Tahoe, greenhouse gas emissions (GhG), traffic and fire safety (lack of an adequate evacuation plan in an area recognized as a high fire hazard zone).

The appeals court ruled that the County's review of the Martis Project was "inadequate," taking issue with the County's (lack of adequate) disclosure of the impacts on Lake Tahoe, as well as its failure to mitigate the project's significant climate impacts. However, according to Alexis Ollar, Executive Director of Mountain Area Preservation, the court ruling did not address the issue of the "lack of adequate fire evacuation planning." Ms. Ollar told SCA March 1st that the conservation groups are not going to further litigate the fire evacuation planning issue. They are waiting to see if Placer County and Sierra Pacific Industry move to appeal the Third District Court ruling. **To date, no decision on whether the County and SPI will appeal has been announced.**

- Monitor the March 3rd virtual meeting of the Tahoe Interagency Executives Committee (TIE-SC) meeting.
- Email communications during the month with the Basin Fire Chiefs providing updates as Congress completes negotiations and finally adopts the federal fiscal year 2022 budget, with the first federal appropriation (\$7 million) for water infrastructure to support fire suppression; also included in the adopted budget: \$6 million for forest health (Hazardous Fuels Reduction and related), and \$6.5 million for watershed management.
- Follow-up call with TRPA EIP Division Manager Kim Caringer to discuss the status and need to update the list of priority EIP water infrastructure projects to support fire suppression, particularly important now that these types of projects have been appropriated federal funds for the first time under the authorizing provisions of the Lake Tahoe Restoration Act (LTRA) and Tahoe's funding requests for federal FY 2023 are to be submitted.
- Attend and provide input at the March 17 virtual meeting of the Tahoe Prosperity Center (TPC) Catalyst Committee. Provide Basin Fire Chiefs with a copy TPC's newest report **Community Report for the Tahoe Region - Current Social and Economic Information and**

**Opinions About Living and Working Today in and Around the Basin.** The report includes summary outcomes of a survey of some 1800 persons from throughout the Tahoe region. Concerns about wildfires and wildfire smoke are high on the list of concerns.

- Provide Basin Fire Chiefs with a copy of TRPA's 2021 Annual Report.
- Additional communications with TRPA Senior Planner Jacob Stock in advance of the Public Safety Pier Kickoff Meeting (virtual) scheduled for March 3rd and in advance of the first Public Safety Pier Workshop on March 25th. Attend and participate in both the Kickoff meeting and March 25th workshop.
- Follow-up call with TRPA Planner Jacob Stock following the March 25th workshop.