

Summary of Consultant Activities – February 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

- 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.
- Track the Placer County process for placing a measure on the June 7, 2022 State Direct Primary Election Ballot to renew the 2% Transient Occupancy Tax (TOT) in the North Lake Tahoe TOT area for a total of 10% TOT. Note: At their February 8th meeting, the Board of Supervisors voted unanimously to place the 2% North Lake Tahoe area TOT renewal on the June 7, 2022 ballot.
- 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).
- Continue to track the status of litigation on the Martis Valley West Project. Note: The Third District Court of Appeals has 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 ridgeline" 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.

- Continue to track final design and funding for construction of the Kings Beach "Western Approach" project (roundabout) at the intersection of State Route 267 and 28 in Kings Beach adjacent to NLTFPD Station 52.
- Attend February 3rd virtual meeting of the Tahoe Interagency Executives Committee (TIE-SC) meeting. Topics included discussion of the Lake Tahoe Climate Resiliency Action Strategy and the process for updating the Lake Tahoe Restoration Act Priority List for federal fiscal year 2023.
- Attend and provide input at February 7th virtual meeting of the Tahoe Prosperity Center (TPC) Catalyst Committee, the meeting of this Basin-wide Committee prior to TPC's finalization and release of its *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. Note: SCA will subsequently email an electronic copy of this report to the Basin Chiefs.
- Attend February 9th virtual meeting of the Tahoe Regional Planning Agency Advisory Planning Commission meeting (APC) and provide comments in support of the proposed TRPA Forest Health Code Language amendments regarding Mechanical Ground-based Equipment on 30% to 50% slopes, Chapter 61, Vegetation Forest Health - Sections 61.1.6.B through 61.1.6.D. Note: APC members voted unanimously to recommend the amendments be approved by the TRPA Governing Board.

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- Attend February 23rd virtual meeting of the Tahoe Regional Planning Agency Governing Board and provide testimony in support of the proposed amendments to TRPA Forest Health Code language regarding Mechanical Ground-based Equipment on 30% to 50% slopes, Chapter 61 Vegetation and Forest Health - Sections 61.1.6.B through 61.1.6.D. Note: In response to APC comments, TRPA staff adjusted the analysis in the Initial Environmental Checklist prepared for the proposed amendments, in the Scenic Resources Community Design section, to reflect that there may be visible scenic impacts during and after forest health treatments; however, scenic impacts from projects will be positive and representative of reduced stand densities indicative of healthy, resilient forests.
- Communications with Forest Schafer on follow-up topics related to the January 27th meeting of the Tahoe Fire and Fuels Team (TFFT).
- Additional communications with TRPA Senior Planner Jacob Stock in advance of the Public Safety Pier Kickoff Meeting (virtual) scheduled for March 3rd.
- Monitor February 15 meeting of the Nevada Legislative Committee for the Review and Oversight of the Tahoe Regional Planning Agency and the Marlette Lake Water System (NRS 218E.555). This was the Committee's first meeting of the 2021-2022 Nevada Legislative Interim. Assemblywoman Sarah Peters (D, District 24, Washoe County part) was elected Committee Chair. SCA and TFFT leadership will be seeking an opportunity to provide updates to the Committee during their series of meetings this year.
- Continue to actively track the status of FY 2022 budget negotiations in the US House and Senate with the advocacy goal of supporting passage of the FY 2022 budget as soon as possible. The current "Continuing Resolution" (CR) was extended to March 11th to give negotiators from the House, Senate, and White House time to reach final agreement and adopt (Congress) and sign (President) a final FY 2022 budget. Note: The FY 2022 budget year began October 1, 2021. The final amount of appropriations for the Lake Tahoe Restoration Act (LTRA) will not be known until adoption of the budget. SCA, as a member of the Lake Tahoe Partnership, continues to advocate for the full amount of LTRA funding reflecting by adding the amounts previously recommended by the House and Senate appropriations committees.