

Submitted by Shelly Aldean

Hi Everyone. I apologize for getting this to you later than usual but, so far, June has been a rather hectic month. Following is my report on what took place at the TRPA Governing Board meeting on May 28, 2014.

The Governing Board agenda itself was relatively light, focusing largely on wildfire awareness in the Tahoe Basin and ongoing prevention efforts. As of 2013, 5,589 acres of forest have been treated which is in excess of the 5,115 acres actually targeted for fuels reduction. Kim Carr with the Sierra Nevada Conservancy reported on the outcomes of an analysis which involved the modeling of wildfire in the Mokelumne watershed in the central Sierra Nevada with and without forest fuel treatments. The results of the analysis disclosed what, to most of us, is intuitive – it makes good economic sense to invest in forest management to reduce the risk of destructive and high-severity wildfires. The long term savings (to land owners, public and private entities, taxpayers and utility rate payers) far exceed the cost of fuels treatment. In fact, it is 2 to 3 times less costly to pre-treat an area then to suppress and rehabilitate.

TRPA staff also solicited Governing Board input on a draft Tahoe Regional Housing Needs Program Report which was produced by BAE Urban Economics with the assistance of a technical working group which included representatives from local government and affordable housing advocates. The objective of the study was to identify barriers to the development of affordable housing in the Basin where 40% of the households are deemed to be low income. Among the alternatives discussed were 1) the repurposing of old tourist accommodation units into low and moderate income housing 2) removing the barriers to the redevelopment/transfer of mobile home parks into affordable housing 3) allowing secondary residential units on lots less than one acre within a ¼ mile from designated urban centers to be used for deed restricted affordable housing 4) expanding the TRPA Code of Ordinances to encourage the construction of low to moderate income housing for the Region's workforce, and 5) removing existing barriers in the code and streamlining the permitting process. Although I agreed with most of recommendations from staff I opposed the suggestion that the Agency consider designating existing mobile home pads as affordable or moderate income housing **by default** since this would be tantamount to a taking.

At lunchtime, a meeting of the Environmental Improvement Committee was held to discuss strategies for funding some of the Basin's key EIP projects including the Aquatic Invasive Species (AIS) program (both prevention and treatment). Although one time infusions of capital are helpful, a stable source of funding is needed to ensure that the Lake is not infected by quagga or zebra mussels or another equally insidious species. The Committee agreed that it needed to widen its reach to include local water purveyors and downstream water users since everyone who relies on Tahoe for water and recreation is a key stakeholder in the battle against AIS. It was also recommended that the governing boards and commissions of the five local

jurisdictions be convened as part of a joint meeting to discussion the status of AIS prevention and future funding options.

Later in the day, a meeting of the Regional Plan Implementation Committee was convened and

- 1) recommended extending the timeframe for the adoption of the South Lake Tahoe Tourist Core Area Plan MOU to no later than December 31, 2014 with the proviso that a draft MOU be available for review by no later than August of this year
- 2) accepted the tentative schedule for public meeting and hearings concerning the Martis Valley West Parcel Specific Plan targeting the fall of 2015 for formal TRPA Governing Board action
- 3) reviewed the history of the Shorezone Ordinance and its environmental documents, the applicable goals and policies , the inventory of existing shorezone improvements, boating statistics and the assumptions underlying the 2008 ordinance including that the prohibition of new structures in fish habitat was not supported by science; private littoral property owners are eligible for piers, buoys and other shorezone structure; structures existing in 1987 might be eligible for grandfather status; new structures may be permitted; and existing piers can be maintained and repaired. Based on the court decision that vacated the original ordinance, the Agency will focus on concerns regarding the total number of moorings (used as a baseline), the fee structure, and mitigation enforcement and will also ensure that the new environmental review is robust and scientifically supported which will include a scientific peer review (lead by Lahontan) of existing fish studies.

The last two agenda items involved status reports on the BMP Compliance Working Group and the Coverage of Transfers Across Hydrologically Related Areas Working Group. For the sake of brevity (and your sanity) I will not go into further detail other than to say that the work of these committees should be completed by midyear. Both of these topic areas were deferred for future action when the Regional Plan Update was adopted in December of 2012.

As usual, if you have any questions, please don't hesitate to call. Welcome aboard Nick!

*Shelly (Aldean)*