

Report to the Carson City Board of Supervisors

TRPA Update – September 9, 2016

The meetings of the TRPA Governing Board from April through August of this year have focused largely on informational updates, however, there are a few Agency actions and discussion topics I would like to review with the BOS.

In April, the Governing Board approved the continuation of the Partial Permitting Program for Shorezone projects while the Agency works on updating the Shoreline Ordinance through an extensive stakeholder-driven process. In addition, we began preliminary discussions concerning targeted code amendments that would accommodate the needs of first responders to access the Lake during periods of high and low water.

In August, the Board received a series of updates including a very sobering report on the health of the forests along the west slope of the Sierras. As a result of the prolonged drought and the resulting bark beetle infestations, it is estimated that 66 million trees have died over a six county area. In response to the threat this poses to the Tahoe Basin, the TRPA, the U.S. Forest Service and Tahoe Fire Fuels Team have developed an Incident Action Plan with the objective of implementing measures, in coordination with the directives of the individual states, to help prevent large-scale infestations and tree mortality in the Tahoe Basin while actively treating infested areas at risk of losing trees.

We also received a report from Dr. Geoff Schladow from the UC Davis Tahoe Environmental Research Center. UCD has been monitoring water quality at Lake Tahoe since 1968. The 2016 report highlights the impacts of a changing climate. In the last century, the average daily minimum temperature increased by roughly 4 degrees and the number of days with below freezing temperatures decreased by 30.

Earlier this month, as a member of the Regional Plan Implementation Committee, I attended the inaugural meeting of the Development Rights Working Group on which I also now serve. The members of this group (with representatives from the Governing Board, the Advisory Planning Commission, the business community, the environmental community, the California Tahoe Conservancy, Nevada State Lands and the California A.G.'s Office) are tasked with overseeing a

comprehensive re-assessment of the development rights system used in the Basin. This analysis involves an objective look at the relative effectiveness of the current system for permitting projects and allocating development rights (commercial floor area, tourist accommodation units, residential allocations, etc.) in terms of achieving the goals of the Regional Plan – managing growth, shaping environmentally beneficial redevelopment, and encouraging sensitive land restoration. Since we are failing to reach many of our Regional Plan benchmarks, the Governing Board, through the work of this group, has decided to take a critical look at what is and isn't working so we can restructure the present system.

The collective conclusion of a preponderance of stakeholders in the region is that while the system has been effective at controlling growth, it has also hindered environmentally beneficial redevelopment because of regulatory complexity, an absence of meaningful incentives, and a lack of predictability. In an effort to take full advantage of best practices, past and present, part of this initiative will include the engagement of the APA Planning Advisory Service which will allow us access to decades of plans, ordinances and reports from across the country so we can learn from the successes and failures of other communities around the nation and fashion a new system that enhances the environment through economically viable redevelopment.

The Working Group is preliminarily scheduled to finalize its recommendations to the Governing Board by October of 2017.

Shelly

Late Material

Item #: 16

Meeting date: 09/15/16