

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

Via GoToWebinar

March 24, 2021

Meeting Minutes

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Bruce called the meeting to order at 11:50 a.m.

Members present: Ms. Aldean, Mr. Beyer, Mr. Bruce, Mrs. Cegavske, Mr. Friedrich, Ms. Gustafson, Mr. Hicks, Ms. Hill, Mr. Lawrence, Ms. Novasel, Mr. Rice, Ms. Williamson, Mr. Yeates

Members absent: Ms. Faustinos

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Mr. Bruce deemed the agenda approved as posted.

IV. APPROVAL OF MINUTES

Ms. Aldean said she provided her minor clerical edits to Ms. Ambler.

Mrs. Cegavske moved approval of the February 24, 2021 minutes as amended.

Motion carried.

V. TRPA CONSENT CALENDAR

1. February Financials
2. Revised allocation of FY FY2020-2021 Local Transportation Funds of \$75,000 to the Tahoe Regional Planning Agency for Administration and Planning of the Transportation Development Act
3. Resolution of Enforcement Action: Michael Oliver; Unauthorized Watercraft Launching without an inspection, Placer County, CA, Assessor's Parcel Number 097-100-043
4. Resolution of Enforcement Action: Matt Mora and Brent Johnson; Commencement of a project without a Pre-Grade Inspection and Unauthorized Grading Outside the Grading Season, 2205 Inverness Drive, South Lake Tahoe, CA, Assessor's Parcel Number 022-051-080

Ms. Aldean said the Operations and Governance Committee recommend approval of item numbers one and two.

Mr. Bruce said the Legal Committee recommend approval of item numbers three and four.

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Board Comments & Questions

None.

Public Comments & Questions

None.

Mr. Rice made a motion to approve the consent calendar.

Ayes: Ms. Aldean, Mr. Beyer, Mr. Bruce, Mrs. Cegavske, Mr. Friedrich, Ms. Gustafson, Ms. Hill, Mr. Lawrence, Ms. Novasel, Mr. Rice, Ms. Williamson, Mr. Yeates

Absent: Ms. Faustinos

Motion carried.

VI. PLANNING MATTERS

A. Release and Briefing on the Draft 2019 Threshold Evaluation

TRPA staff member Mr. Kasman provided the presentation.

Mr. Kasman said this evaluation draws on the work of TRPA and many partners of the Environmental Improvement Program, Federal, State, local agencies, and research institutions. The goal today of this draft document is to highlight some key results and findings. There'll be opportunities to provide comments and questions over the next several weeks. That input will be reviewed with partners and necessary changes will be made for the final evaluation that will be brought back to the Governing Board in a few months.

This is the seventh comprehensive evaluation of environmental conditions in the Tahoe region. The thresholds are the regions long term goals. There's not much change in four years for example, the clarity goal is still decades out and old growth can only improve as fast as the existing trees can grow and age. But much like the prior evaluations, the region is making incremental progress towards achieving those goals and the 2019 Threshold Evaluation shows this progress. This evaluation is also a transitional evaluation, the last two were peer reviewed for their methods and assessment technique and to recommend improvements to the monitoring and evaluation programs. The reviewers also recommend ways for improving the standards themselves. These reviews set off the threshold update process which has already made significant changes including removing redundant standards and policy statements.

Overall, there are 146 standards which is down from the 178 in the 2015 evaluations without changing any of the environmental protections. There's also transition in the evaluation itself because of the improved monitoring and evaluation they made attainment determinations for 13 additional standards in this evaluation. They've collected high resolution aerial imagery and the second basin wide LiDAR data collection in partnership with NASA's Jet Propulsion Lab for impervious coverage analysis.

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The vegetation analysis used the US Forest Service Eco Object to promote sensing data set that takes the LiDAR and can distinguish individual trees and determine forest conditions.

They also completed the first lake wide Aquatic Invasive Species survey to identify both native and invasive aquatic biomass in the Lake and to provide a baseline for change detection for future evaluations.

It's also transitional in how they are presenting the evaluation itself. The newly updated interactive dashboard on Lake Tahoe Info replaced a more than 1,300 page report and appendices from the 2015 evaluation, it provides interactive maps and tables and interconnections to illustrate the contributions of EIP projects along with other projects to threshold attainment. The system is being moved to the next iteration. It's a one-stop shop for evaluating the conservation success of EIP and the effectiveness of Regional Plan. The dashboard is a center piece of the digital first initiative that they presented on in December. The format is modeled after best practice for presenting dynamic and complex information to the public, decision makers, and stakeholders. It makes layers of information far more transparent and readily available. It better links regional actions to outcomes and allows for real time updates. Those were keen to know which statistic to look at for threshold attainment status or how the monitoring plans were developed.

Overall, they reported on 113 of the 146 standards in this evaluation and eighty percent are in attainment. They were unable to report status on 33 standards either because they don't have defined targets or because data wasn't available. But they were able to improve on the reporting and categorization of 13 additional standards in 2019 and reduce the number of undetermined from 46 in the 2015 evaluation. Taking all standards into account, 62 percent of the standards are in attainment, 16 percent are out of attainment and status wasn't determined for 22 percent.

All of the standards reported on for Air Quality, Fisheries, Scenic, and Recreation are in attainment.

For Noise, the 24-hour standards for plan areas are mostly in attainment but the single event noise standards that are monitored are out of attainment. Most of the single event standards are not monitored or reported because the standards have been identified in the last two peer reviews as being too complex and resource intensive.

Soil Conservation stream environmental zone standards are out of attainment but we're nearing achieving the restoration standard.

The Vegetation standard for uncommon plants like the deep water plan communities and old growth are out of attainment but most of the other vegetation standards are unchanged.

Most of the standards in Water Quality cannot be measured because targets were either not established or data is not available. In September 2020, the Threshold Update Initiative Stakeholder Working Group based on information from the Tahoe Science Advisory Council recommended that they reorganize and update the water quality standards. Those changes will be brought forward soon. The update will enable better tracking and reporting on this critical area for future evaluations.

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Ninety six percent of the trends reported were either stable or improving. It's important to note that environmental resource management stability often is the goal. More than one third of the threshold standards call for non-degradation of a resource or direct the Agency to maintain an environmental value. They were able report on an additional 13 standards in this evaluation compared to 2015 bringing the total number of standards reported for trends to 54 percent, up from 45 percent in the 2015 evaluation.

Stream Environment Zones: TRPA and partners with funding from the Environmental Protection Agency completed the first ever comprehensive baseline assessment of the stream environment zones in the region. This three year project used field data and remote sensing to assess the condition of all SEZ in the region. This assessment provided the basis for attainment determinations for SEZ restoration standards where they are seeing steady improvement and the region is approaching an historic milestone to achieve the goal of restoring 25 percent of the disturbed SEZs. The assessment helped inform the stream habitat standard in the fisheries category which came into attainment and improved with recent stream restoration projects. The assessment also provides a benchmark from which to assess status and trend for future evaluations and sets the foundation for the threshold update processes, new SEZ goals, and guides restoration efforts for the Environmental Improvement Program.

Scenic: TRPA monitors nearly 900 different scenic viewpoints along the roadways, shoreline, public recreation areas, and bike trails. They modernized the scenic evaluation and created an interactive map in the evaluation that allows users to click through the individual scenic points and view photos that were used for the evaluation. All of the 2019 photos are in the system and they'll adding historic photos soon to see the scenic improvement overtime for each point in the region. Ninety three percent of the scenic points for this evaluation met or exceeded the scenic threshold standards. Values for 11 resources increased in this evaluation and none decreased.

Tahoe Yellow Cress is a small, rare mustard like plant with yellow flowers that only grows on the exposed shoreline of Lake Tahoe. It's population and habitat are highly dependent on lake level. When the Lake is high the populations drop and when the Lake drops the TYC numbers explode. Because the Lake was high for the past several years, TYC populations were below the threshold standard and was deemed out of attainment for this evaluation. The numbers don't tell that story. The current populations are roughly double the numbers observed during the last sustained periods of high lake levels. Surveys have found that most of the suitable habitat that is still exposed is occupied. Because of the TYC conservation strategy and memorandums of understanding developed by TRPA, the US Fish and Wildlife Service, the US Forest Service, Nevada Natural Heritage Program, Nevada Divisions of State Lands; Forestry and Parks, and California State Lands; Parks and Fish and Wildlife, the California Tahoe Conservancy, the League to Save Lake Tahoe, and the Tahoe Lakefront Owners Association the population numbers of TYC are growing and TYC was removed from consideration under the Endangered Species Act in 2015.

Wildlife: All but one of these standards are in attainment. These standards protect the nesting and range habitat of the wildlife from human disturbance and prevent development that may destroy their habitat. As discussed in December, Peregrine Falcons in particular have made a remarkable recovery in the Tahoe Basin. The EIP partners and recreation providers were together to discourage nest disturbance from hiking and climbing activities near the Peregrine Falcon nest sites resulting in the highest population and the highest number of nests in the Tahoe region in decades.

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The threshold evaluation is a core element of the adaptive management process for the region. This evaluation highlights some areas of concern particularly the growing impact of climate change on the region. These impacts are mostly visible in the air and water quality thresholds. Two of the areas that the region has invested heavily and those gains are being influenced by climate change. Air quality in the Tahoe region continues to be very good, nearly all of the standards are in attainment. The air quality concerns of today are no longer about auto emissions as they were in the past but rather extreme fire events. The increasing severity and intensity of wildfires, particularly outside of the Tahoe region is impacting Tahoe's air quality. The annual average of large particulates which have been steadily decreasing overtime. However, the highest measurements for 24-hour concentrations of particulate are increasing as a result of large and intense wildfire activity across the west. In region, they are doing what they can. The Forest Health subgroup of the Environmental Improvement Program and the Tahoe Fires and Fuels Team are working to reduce in Basin risk of catastrophic wildfire through forest health and fuels reduction projects.

Lake clarity is another area of concern in response to the possible affects of climate change. The historic decline in clarity is well documented. Between the late 1960s and 2000, nearly 30-feet of clarity was lost. An aggressive action by land mangers and agencies has halted the decline. Since 2000 the Lakes clarity has remained stable and the long term trend is encouraging. However, recent observations show a diverging trend in clarity. While winter clarity appears stable or improving, summer clarity continues to decline. Research indicates that the summer clarity declines are likely tied to the interconnected issues of climate change and invasive species. There are three climate change driven observations that they feel are reducing clarity. First, as more precipitation falls as rain and not snow the inflow to the Lake brings higher sediment and because it's warmer this enriched flow doesn't plunge as deep into the Lake as otherwise would if it were colder. The suspended sediments remain higher in the water column effecting clarity.

Second, similarly as the overall lake warms it mixes less frequently. Mixing is when the waters of the bottom of the Lake come up to the surface and the relatively rich sediment infused waters at the surface plunge to the bottom improving surface clarity. If the Lake doesn't mix then those high concentration sediments remain near the surface and effect the clarity. Third, the warming surface waters have made the Lake more hospitable to clarity impairing algae called Cyclotella. An increase in Cyclotella lowers clarity especially in the summer and is also flourishing because of the loss of natural predators likely because of invasive species. Understanding these drivers of summer clarity of the Nevada and California and the Tahoe Science Advisory Council. TRPA and partners continue to work closely with the science community to understand the causes and how to influence these declines in the face of climate change. Clarity would be much worse without the regional investments.

The Tahoe TMDL partners continue to exceed the annual load reduction milestones. The 2020 Total Maximum Daily Load Performance Report shows every implementor exceeded their credit target and the cumulative load reductions are on their way to achieving the second five year milestone established by the TMDL. Understanding what climate change means to the physical and ecological dynamics of the Lake is still under investigation. They'll continue to work with the science partners to develop management strategies that influence and seek to adapt the effects of climate change on the Lake.

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Mr. Kasman provided a demonstration of the Threshold dashboard on the Lake Tahoe Info website <https://www.laketahoeinfo.org/>

He thanked Ms. McNamara, Mr. Segan, Ms. Vollmer, Mr. Tevlin, Ms. Ulrich, Mr. Bindl, and Mr. Haefer for all their work on the Threshold Evaluation Report. He acknowledged the Tahoe Science Advisory Council and research partners at the University of California, Davis, the Tahoe Environmental Science Center, University of Nevada, Reno, and Desert Research Institute, the Environmental Improvement Program partners, land managers, and agency partners. Also, recognizing the US Environmental Protection Agency for the Southern Nevada Public Land Management Act (SNPLMA) and the states of California and Nevada for extra funding for the data collection and analysis for the evaluation and development of the new threshold dashboard. A thank you to the technology partners and developers at Sitka Technology Group who helped build Lake Tahoe Info and these interactive tools.

Presentation can be found at:

[Agenda-Item-VI.A-2019-TVAL-Briefing.pdf](#)

Board Comments & Questions

Mr. Bruce said it's a great way of demonstrating all the hard work that staff and its partners put into Lake Tahoe. It tells such a compelling story of what it is that we're doing to be able to go through that data and see the interactive tools. He asked what kind of traffic the website receives from the public versus people who are involved in projects or partnering agencies.

Mr. Kasman said they started building this platform in iterations and to get buy in of the partners and public as they build it and then expand it to other areas. As they've added more tools, they've seen the usage increase expeditiously. For example, the Parcel Tracker has become the go to source for property owners that want to know about the permit history of their parcel. There's been a significant volume of users such as realtors, property managers, and others when new properties are coming on the market to provide information to prospective buyers. Then the monitoring data for each of those programs through the monitoring dashboard. There's the Lake clarity tools that the TMDL partners built on Lake Tahoe Info instead of building it outside of the system. All the clarity tools and crediting program is built on the Lake Clarity tracker. The mooring registration program is built out in the Lake Tahoe Info and have seen a lot of volume of users. Over the past year they went from about 10,000 users to nearly 20,000 users mostly driven by moorings and parcel tracker usage. They just wrapped up the Environmental Improvement Programs annual reporting season and the EIP partners used this tool and the EIP tracker for the performance measure reporting.

Mr. Lawrence said the Lake Tahoe Info website started with the Environmental Improvement Program and has been evolving over the years. He directs people to that website because it has great information on it. One of the telling indicators that it is a success is that he's starting to use it for his research instead of asking his staff. In the Basin there's about nine thresholds and 51 standards and indicators and knows we're making progress to streamline but when there's so many silos it's sometimes hard to see the overall bigger picture. How do you put that all together to talk about the story of the environmental, social, and economic health of the Basin? There's a lot of threads in the Threshold Evaluation which are critically important but as a decision maker

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how is that tied together and tell that story of the overall health of the Basin? Is there any thought of a State of the Basin report or how is that being tied together?

Mr. Kasman said as part of introducing this dashboard concept provides an opportunity and platform from which to view those interconnecting systems in a much better way. What will be seen as they move from the draft to the final document is that they'll start to compile even more of that together. They'll likely produce an executive summary that does pull out more of those high level themes and the interconnection of some of these different standards. Within the structure they have it appears very siloed. One of the benefits of this platform is it allows them to interconnect those systems. This tool helps us to weave those interconnections better than a paper report or the way the information has been presented in the past. They're looking to other tools that help bring that bigger story and could be an overlay on top of this that could help break down those silos a little more.

Public Comments & Questions

None.

VII. REPORTS

A. Executive Director Status Report

1) 2020 Annual Report

Ms. Regan said the Lake Tahoe Restoration Act Priorities List can be found on TRPA's new website. Every year, TRPA assists the Basin partnership with the US Forest Service in compiling a list that goes to Congress by March 15th of every year. That is to comply with the Lake Tahoe Restoration Act requirements for a priority list of restoration. Every that Mr. Kasman just presented on is incorporated into an annual list in the authorized categories under that act; Forest Health, Aquatic Invasive Species, Watersheds, and Water Quality accountability which helps them support that Lake Tahoe Info website and the tracker among other restoration priorities. This priority list represents over one hundred million dollars this year. There's a lot of investment going on in the Federal Government so appropriations are never easy to come by. The report shows all the project program areas that the teams have vetted extensively in partnership with the states, the federal government, the local governments, and the private sector.

Ms. Marchetta said an attachment to the Annual Report that was omitted from the packet has been posted separately on the website. In 12 years as Executive Director at TRPA, there's been many different Governing Boards and the Agency has travelled collectively to some important distance within that time. What she noticed 12 years ago as an organization their primary activity as a Governing Board was reviewing a small handful of projects. They reviewed about one half percent of the projects that staff looked at annually. As an organization they were tending to make policy on the basis of seeing only those very few projects without seeing the whole landscape and seeing whether new policies fit within a larger system. She felt the board was focusing at too small of level then and they set a goal to scale up. By time the new Regional Plan was approved in 2012, staff had managed to redirect the Governing Board's focus to this higher policy perspective for Tahoe.

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The Regional Plan set some new progressive policies for the region. Some of those were discussed at the Regional Plan Implementation Committee today which were particularly related to the land use framework. They committed new policies that would change the land use pattern of a region from this old legacy development where it was least wanted and needed and now, they're moving to sustainable communities with a new land use pattern of walkable, bikeable small communities with access to good transit designed around up to date environmental standards. Since that 2012 Regional Plan Update, they've been accelerating momentum to implement that new vision.

They're working on affordable and workforce housing and looking hard on how to incentivize stream environmental zone transfers into and near the town centers. There's been extraordinary investment over the past decade. A few years ago, it was \$600 million of new investment on the South Shore alone. Last year, the board approved a new strategic plan and that plan emphasized a three legged stool of initiatives to make sure the land use system was working with the transportation goals. In addition to those two legs of the stool, they added new program focuses. The annual report has new focus on sustainable recreation which is delving into the visitor management side of the equation. The need to make sure that behavior keeps up with the physical system changes such as transit, shuttles, and parking management. How do we get people to know about and take advantage of those new systems. Those three pillars; transportation, sustainable communities, and sustainable recreation are top of mind. They're not merely random silos instead they array a set of plans, programs, and projects that are actions that intentionally and methodically combined to align all the pieces of this larger system that is defined in the Regional Plan which is designed to work together into a harmonious whole.

Next month, the Governing Board will be taking action on a foundational piece of the regional system. It will be an update of the transportation side of the Regional Plan equation to bring it current with the 21st century intention to manage the growing numbers of visitors and to enhance the quality of life in the Tahoe community. That set of changes is perhaps as important as the Regional Plan Update in 2012 and the 2020 Annual Report is this navigational map that walks through the incremental accomplishments for that next quantum leap in policy making in Tahoe. TRPA's stellar staff put this together within and during the vagaries of Covid and any other extreme social disruption. Thank you to them for their dedication and resilience and she thanked the board for continuing to take this journey with us.

Board Comments & Questions

Mr. Yeates said it was one year ago that we launched into this virtual world of TRPA Governing Board meetings. It has been quite remarkable on how well staff has done in trying to juggle the workload and no longer having the central location of TRPA's office. Yet, we hardly missed a beat and it's remarkable the work staff has done. Some had children out of school and juggling with their partners job. He's grateful for the leadership of Ms. Marchetta and the executive team and the individual competence and commitment of staff.

Mr. Bruce complimented Ms. Marchetta for her spectacular leadership and group effort of staff in 2020.

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B. General Counsel Status Report

Mr. Marshall said the litigation for Richards v. TRPA has been dismissed voluntarily by the plaintiffs after extensive briefing but before a decision. That involved the Gonowabie appeal where some neighbors were in dispute over some single family residences being built on Gonowabie. Other litigation is currently being briefed and nothing new to report.

VIII. GOVERNING BOARD MEMBER REPORTS

None.

IX. COMMITTEE REPORTS

A. Local Government & Housing Committee

Ms. Novasel said there will be Housing Solutions Webinar specifically about accessory dwelling units on March 31, 12:00 p.m. Please contact herself or Ms. Fink if you're interested.

B. Legal Committee

None.

C. Operations & Governance Committee

Ms. Aldean said the committee received a presentation from our Financial Advisor, Bruce Remington and Gaye Borden, Trustee who provides administrative oversight of TRPA's portfolio. As of December 31, 2020, the market value of TRPA's portfolio was approximately \$11.95 million dollars. Although, the average yields were relatively low, they were still positive. Our advisor continues to look for ways of increasing these yields while working within the existing investment sideboards.

D. Environmental Improvement, Transportation, & Public Outreach Committee

This committee will meet after the Governing Board meeting. The focus of this committee, particularly for the next several months is going to focus on transportation sustainable revenue and identifying the gaps, needs, and benefits. Their session last month was brainstorming to try and lay out some of the foundational questions or issues regarding the why, what, who, and where for sustainable revenue. This month, they'll receive a presentation on the Regional Transportation Plan and the Linking Tahoe Regional Transportation Plan and the Sustainable Communities Strategy along with taking some input regarding sustainable transportation funding.

E. Forest Health and Wildfire Committee

Mr. Hicks said the board will hear an information presentation in May. The Southern Nevada Public Land Management Act Round 18 funding matter is currently out for public comment by the Bureau of Land Management until April 14. The Tahoe Fire and Fuels Team originally requested \$45 million dollars but the BLM cut it down to \$27.5 million. He thanked Mr. Teshara for bringing to his attention the fact that they didn't address a provision in the Forest Health

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Code that needs some discussion. It's a provision that was adopted in 2010 that suspended the acceptance of applications for biomass facilities within the Basin. There's been some interest in possibly placing a small biomass facility within the Basin. There's an interest that's pending on the Loyalton site which had been opened for a period of time before bankruptcy. The new ownership is now looking for funding.

F. Regional Plan Implementation Committee

Mr. Yeates said the committee received a good presentation on the vehicle miles traveled threshold and changes to the Regional Transportation Plan that's incorporating that new threshold and the individual project assessment. They received some good comments and there's some opportunity to work through some language issues to have something that the committee can review for possible recommendation at their April meeting.

X. PUBLIC INTEREST COMMENTS

Ann Nichols, North Tahoe Preservation Alliance said Homewood Mountain Resort and Boulder Bay have failed the community. It's been over a decade and they've failed to complete their BMPs or improve water quality. Homewood has left a boarded up mess at the Tahoe Inn and that building is tagged and toxic with mold. She submitted written comments with photos.

Boulder Bay is starting up again with massive condo towers and at the same time trying to take the fourth exit out of the Crystal Bay neighborhood through abandonment. Citizens fought this 11 years ago and won but they're trying to do it again. The residence better have wings if there's a fire. The Boulder Bay site is strewn with rusted junk and falling down buildings. Both the Tahoe Inn and parts of the Boulder Bay property are health and safety issues. Placer and Washoe County won't help. JMA won't clean up their mess but there are beginning the process of building luxury condos in Homewood. They had a design review committee two nights ago. The excuse for their failure to demolish the Tahoe Inn is that it wasn't a condition of approval and they needed to divert funds elsewhere. In fact, raising the Tahoe Inn is a condition of transferring their tourist accommodation units. The residence in her community is furious.

There are reasons for the set program failures. First, it wasn't just the result of lawsuits. The proposed projects were too massive and expensive. TRPA approved these bad ideas and now they are morphing into giant condo complexes because that's the hot commodity in real estate. Condos are a different animal use wise and traffic has become brutal in the decade since approval. TRPA must require a new traffic study, not just a refreshed study based on these projects.

Both Homewood and Boulder Bay have found developers loop hole, namely phasing. Homewood is beginning with a phase within a phase; seven free standing condos are avoiding a traffic study and the mitigation requirements for fire evacuation. Boulder Bay began with 18 condos avoiding the triggers of their mitigation. TRPA can resurrect and improve the set program with enforcement. Hold Homewood and Boulder Bay's feet to the fire to complete mitigations before a shovel hits the ground. Make the county's require Homewood to demolish the Tahoe Inn and Boulder Bay to demolish their derelict cabins and Crystal Bay Motel. Smaller projects like Tonopalo 2 and the Henrikson building were removed in advance of development.

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TRPA, Cindy Gustafson, and Alexis Hill help your communities by requiring Boulder Bay and Homewood to clean up their mess before they develop.

Ellie Waller said she was taken by surprise about the biomass announcement. She had seen the Loyalton information about what they're looking at. The failure in the Basin to do it to begin with led the public to believe it could be done. It was not financially feasible then and doesn't see how it's going to be now at least in Placer County. She's looking forward to seeing this agenzized on a regular basis for updates on where it properly belongs.

She attended the design review committee meeting for Homewood and asked Placer County staff if TRPA had done their meetings. Their reply was that TRPA had not gone through the process because there are different ways of looking at it between the Governing Board and the Placer County staff. She has issues that the design review doesn't bring up scenic. They don't regularly get information on when the condition use permit has been reviewed from Placer County as well as what ever level staff analysis is done. In an email to Julie Roll in April 2017, she asked when the demolition was going to take place of the Tahoe Inn. The response in April 2017, with a copy to Placer County, number 220 conditional use permit; the project is approved as a phased project. The development review committee shall determine when any of the proceeding conditions apply to a given phase of development where such timing is not specified as a condition. If there's no condition for taking down the Tahoe Inn, she's requesting that Supervisor Gustafson get this accelerated and get the decaying, decrepit building removed.

XI. ADJOURNMENT

Mr. Yeates moved to adjourn.

Chair Mr. Bruce adjourned the meeting at 1:10 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Marja Ambler".

Marja Ambler
Clerk to the Board