

California Tahoe Conservancy
Agenda Item 3a
March 20, 2025

BOARD MEETING MINUTES
September 19, 2024

September 19, 2024 (9:35 a.m.) Board Meeting

Staff drafted the minutes from the same-day audio recording and transcription, which Foothill Transcription Company prepared and then certified on October 4, 2024.

Agenda Item 1. Roll Call

Vice Chair Tamara Wallace called the meeting to order at 9:35 a.m. The meeting took place in person at the North Tahoe Events Center in Kings Beach, California.

Members Present:

Tamara Wallace, Vice Chair, City of South Lake Tahoe (City)
Chris Calfee, California Natural Resources Agency (CNRA)
Cindy Gustafson, Placer County
Brooke Laine, El Dorado County
Michele Perrault, California Department of Finance
Jay Hansen, Public Member
Erick Walker, USDA Forest Service, Lake Tahoe Basin Management Unit (ex officio)

Members Absent:

Adam Acosta, Chair, Public Member

Others Present:

Jason Vasques, Executive Director
Jane Freeman, Deputy Director
Michael Steeves, General Counsel
Danae Aitchison, Deputy Attorney General

Agenda Item 2. Public Comment on Items Not on the Agenda

There were no public comments on items not on the agenda.

Agenda Item 3. Consent Items

- a. **Approval of June Minutes (action)**
- b. **Estate Court Easement (action)**

Mr. Hansen moved for approval of Consent Items Resolution 24-09-01 and Resolution 24-09-02, and Ms. Laine seconded the motion. Resolution 24-09-01 and Resolution 24-09-02 passed unanimously by voice vote. Ms. Perrault did not vote on these resolutions.

Agenda Item 4. Tahoe Livable Communities Program Update (discussion only)

(Ms. Perrault joined the meeting at 9:44 a.m.)

Kevin Prior, Land Division Director, introduced John Hester, Chief Operating Officer of the Tahoe Regional Planning Agency (TRPA), who presented on growth management and the historical context and current details of the land coverage program in the Lake Tahoe Basin (Basin). Marlon Charneau, Tahoe Livable Communities Program Supervisor, then presented on the California Tahoe Conservancy (Conservancy) Tahoe Livable Communities Program covering the Conservancy's acquisition, Land Bank and development rights, and asset land activities.

Mr. Hansen asked who decides the cap on housing in the Basin and who has the power to change that. Mr. Hester explained that the TRPA sets the cap and that the TRPA could vote to change that after proper environmental analysis through a Regional Plan Amendment.

Mr. Hansen asked about the TRPA's involvement in the Biltmore site at the state line on the north shore. Mr. Hester explained that the TRPA was involved, and the site is still active, but that he didn't know much more because the investors had been killed in a plane crash.

Mr. Hansen asked Mr. Charneau if the properties discussed were all Conservancy owned. Mr. Charneau explained that the asset lands are Conservancy owned and are identified as potentially developable through a Board action in 2014. Mr. Hansen and Mr. Charneau discussed the timing of a new request for proposals for the 833 Emerald Bay Road asset land parcel, which is intended to be released in early 2025.

Vice Chair Wallace asked about the development rights multiplier for the development rights associated with the Motel 6 property. (To incentivize the removal of development out of sensitive or remote areas, development rights can be multiplied upon the transfer to more appropriate areas like town centers.) Mr. Charneau answered that a three-to-one multiplier is applied.

Mr. Hansen thanked staff for the presentation.

Mr. Walker asked if there would be opportunities in the future to acquire more asset lands. Mr. Charneau answered that there are currently 17 asset lands and those are the

focus of the program currently. Mr. Vasques added that the Conservancy generally does not purchase parcels for the sole purpose of development, and that the current properties were acquired through other means.

Ms. Laine asked for details about the proposed aquatic invasive species inspection station in the Meyers area and the potential land swap with El Dorado County.

Mr. Charneau explained that El Dorado County was looking into which properties may be appropriate. Ms. Laine then asked for details about the 2070 Lake Tahoe Boulevard property. Mr. Prior explained that the Conservancy purchased the property in the early 1990s.

Vice Chair Wallace called for public comment. Ann Nichols, from the North Tahoe Preservation Alliance, urged the Conservancy, that for sale of any asset lands on the North Shore, consider deed restricting or requiring an income limit if the parcels are sold for affordable or achievable housing.

Vice Chair Wallace asked about the history of assets lands in the State. Mr. Steeves explained that the asset lands identified are distinguished from surplus or excess lands and are not a part of Governor Gavin Newsom's surplus land program. He added that identifying asset lands allows the Conservancy to retain control over how those parcels are used to fulfill the Conservancy mission.

Agenda Item 5. Tahoe City Public Utility District Dollar Property Long-Term License Agreement (action) (Resolution 24-09-03)

Chris Mertens, Recreation and Public Access Program Supervisor, presented Item 5.

Mr. Hansen asked about revenue the Conservancy collected over the last five years and the fee structure moving forward. Mr. Mertens said that it was about \$11,000 per year, that the Conservancy will be keeping the same fee structure, and that the Conservancy gets a percentage dependent on the gross receipts on a sliding scale.

Ms. Gustafson thanked the Conservancy for its work through the years in supporting this program.

Vice Chair Wallace called for public comment. Kim Boyd with the Tahoe City Public Utility District thanked the Conservancy and Board for their partnership and pointed to the community benefit of this program. Lianne Nall, Program Coordinator at Tahoe XC, thanked the Conservancy and the Board for their support and involvement in the program.

Ms. Gustafson moved for approval of Resolution 24-09-03, and Ms. Laine seconded. Resolution 24-09-03 passed unanimously by voice vote.

Agenda Item 6. Upper Truckee River Signage Grant (action) (Resolution 24-09-04)

Scott Carroll, Senior Environmental Planner with the Watershed Program, presented Item 6.

Ms. Gustafson asked about the need for additional future funding for this project. Mr. Carroll explained that part of the planning efforts includes strategizing ways to secure future funding.

Mr. Hansen asked how the many different entities will agree to a standardized sign design and if the designs will include websites or QR codes. Mr. Carroll pointed out that getting to consensus may have some challenges due to different agencies' signage guidance, but the Conservancy anticipates these conversations among the landowners as part of the design process. He explained that agencies will discuss digital components, other languages, and audio options.

Mr. Walker asked if sign design conversations around this project will inform other Conservancy sign design in the future for consistency around the Basin. Mr. Carroll responded that many of the parties involved are interested in sign consistency throughout the Basin.

Ms. Laine asked how many signs the grant will support. Mr. Carroll answered that the number of signs will depend on the sizes and frequency of sign placement, which will be a part of the design process.

Vice Chair Wallace called for public comment. There were no public comments on this item.

Mr. Hansen moved for approval of Resolution 24-09-04, and Ms. Gustafson seconded. Resolution 24-09-04 passed unanimously by voice vote.

Agenda Item 7. Racial Equity and Community Engagement Update (discussion only)

Sara Lopez, Staff Attorney, presented Item 7 with Jillyan McKinney, Senior Director of Projects and Operations for the Equity and Wellness Institute.

Mr. Hansen asked about the metrics that the Conservancy will use in reporting back to the Board in the future. Ms. Lopez responded that those metrics are still in the development stage. Mr. Hansen then asked how we can achieve more diversity in our hiring. Ms. Lopez explained that the Racial Equity Action Plan includes goals to improve outreach to the already qualified diverse applicant pools and to build stronger pathways with the existing communities. Mr. Hansen then asked about internship programs within the Conservancy. Mr. Vasques and Ms. Lopez discussed some of the existing internships and pathways to Conservancy employment.

Mr. Hansen commented on the importance that equity is embedded for the benefit of all Californians to be able to access Lake Tahoe in an environmentally responsible way. Ms. McKinney added that local and state opinions were incorporated in the data they collected.

Ms. Gustafson and Ms. Lopez discussed how to engage local youth and local nonprofits that may be good partners in that process. Vice Chair Wallace commented on the Park Ranger Program that the City uses to connect with high school students.

Vice Chair Wallace called for public comment. There were no public comments on this item.

Agenda Item 8. Executive Director's Report

Jason Vasques, Executive Director, presented Item 8. Mr. Vasques introduced Chairman Serrell Smokey of the Washoe Tribe of Nevada and California (Tribe) to introduce the new Washoe Tribal Tahoe Liaison, Lydell Wyatt.

Chairman Smokey spoke about the capacity issues that the Tribe faces in working with the many entities that make decisions regarding their original homelands. He expressed how the newly created tribal liaison position will aid the Tribe in being continually involved in the meetings that happen in the Basin, especially as the only stakeholder not physically present in the Basin. He then introduced Lydell Wyatt. Mr. Wyatt spoke of his background and his excitement in being able to represent the Tribe as the natural stewards of the land.

Mr. Vasques announced to the Board that Mr. Wyatt would be working from the Conservancy offices temporarily. He then announced new staff attorney David Coats, and presented plaques to Aimee Rutledge, Erin Ernst, and Sara Lopez for their work at the Conservancy. Mr. Vasques also recognized the North Tahoe Public Utility District and its response to the sewage spill in July. Mr. Vasques asked Steve Byrne to read a statement to Congress by Congressman John Garamendi commemorating the fortieth anniversary of the Conservancy. Staff played a video commemorating the Conservancy's fortieth anniversary for the Board and public. This video is posted on the Conservancy website.

Vice Chair Wallace called for public comment. There was no public comment on this item.

Agenda Item 9. Chair's Report

Vice Chair Wallace gave the Chair's Report and celebrated that occupants of the first 68 units in the Sugar Pine Village affordable housing development will be moving in in the

coming weeks. Vice Chair Wallace noted the Conservancy's role in providing the land for this development.

Agenda Item 10. Board Member Comment

Mr. Hansen commented on the impact that Lake Tahoe has had on his life and congratulated the Conservancy on its 40-year anniversary.

Agenda Item 11. Adjourn

Vice Chair Wallace adjourned the meeting at 11:51 a.m.

California Tahoe Conservancy
Resolution 25-03-01
Adopted: March 20, 2025

APPROVAL OF MINUTES

I hereby certify that the foregoing is a true and correct copy of the minutes of the September 19, 2024, meeting of the California Tahoe Conservancy adopted on March 20, 2025.

IN WITNESS THEREOF, I have hereunto set my hand this 20th day of March, 2025.

Jason Vasques
Executive Director