City of South Lake Tahoe
City Council
Meeting Agenda
Tuesday, May 5, 2026 at 9:00 am
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

City Council
Cody Bass, Mayor
Keith Roberts, Mayor Pro Tem
Scott Robbins, Councilmember
David Jinkens, Councilmember
Heather Horgan, Councilmember

Mission of the City Council
We provide responsive and effective local government by maintaining a safe, livable, and well-managed city through smart investment, reliable services, and thoughtful planning.

Public Participation
City Council meetings are held in person at the time and location listed on this agenda. A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's Website at www.cityofslt.us, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us Providing Public Comment:

Remote Public Participation: If you would like to participate remotely, please join the ZOOM meeting by using this link: https://us02web.zoom.us/j/85670431951. If you would like to make a comment, wait for the agenda item to begin, then press the "raise hand" button. Meetings are also live-streamed on Channel 21, the City website at www.cityofslt.us, and YouTube at https://www.youtube.com/channel/UC3LYne8Ih-kTPLnnuyJW9SQ/live

Note: The Mayor reserves the right to conduct the meeting with in-person public participation only, if there is a technology malfunction that precludes the use of remote public participation.

In Person: Every agenda for regular meetings provides an opportunity for members of the public to directly address the legislative body (City Council), on any item of public interest which is within the jurisdiction of the City Council during Public Communications. For items on the agenda or in connection with any item which the City Council will consider, the public is given the opportunity to comment before or during the City Council's consideration of the item [Government Code Section 54954.3(a)].

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to City Council prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.us. When emailing comments, identify the agenda item number in the subject line to which your comments relate. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting

will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)]. Written comments will not be read out loud during the meeting.

The City Council Chambers meeting facility is accessible to people with disabilities. Every reasonable effort will be made to accommodate any person needing special assistance to attend this meeting. Contact the City Clerk at (530) 542-6005 at least 48 hours in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

Spanish Interpretations: The public may access Spanish interpretation using the ZOOM link listed on the front of the Agenda from an internet device (smartphone, laptop, tablet, home computer) with audio capabilities and selecting the Spanish language option. Persons without an internet device may attend the meeting in-person and a device will be provided while supplies last. Requests for interpreter services to offer public comment may be made by contacting the City Clerk.

Land Acknowledgement

Land Acknowledgement - The City of South Lake Tahoe acknowledges the lands we occupy today are the lands and home of the Waśíšiw, the people from here known today as the Washoe Tribe of Nevada and California, a sovereign nation. Since the beginning of time and for thousands of years before the arrival of any other people, the Washoe lived here and cared for this place, with values and intention that we can all learn from. On behalf of the City Council, I would like to acknowledge, thank, and honor the Indigenous Washoe Tribal Communities that are the past, present, and future stewards of the Lake Tahoe Basin.

Call to Order/Pledge of Allegiance

Roll Call

Closed Session Report

Proclamations

1. Proclamation Recognizing May 2026 as "Mental Health Awareness" Month
   Requested Action / Suggested Motions: Issue a Proclamation to Angie Regan with Access Tahoe and Peace Love Tahoe, recognizing May 2026, as "Mental Health Awareness" month.
   Item 1- Executive Summary.pdf
   Proclamation - May 2026 Mental Health Awareness Month.docx

2. Proclamation Recognizing May 17-23, 2026, as "National Public Works Week"
   Requested Action / Suggested Motions: Issue a Proclamation to the City Public Works Department recognizing May 17-23, 2026, as "National Public Works Week".
   Item 2- Executive Summary.pdf
   May 17-23, 2026 National Public Works Week.docx

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to four (4) minutes. In accordance with the Brown Act, the City Council cannot deliberate or vote on any matter raised under public communications, but may briefly respond to statements made or questions posed. (Government Code Sections 54954.2)

City Commission Reports

Consent Agenda

Public Comment - This is the public's opportunity to speak on any topic listed on the Consent Agenda. Comments shall be limited to three (3) minutes per item and six (6) minutes total per speaker.

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilmember may have an item on the consent agenda removed and considered separately upon request.

Pass a Motion to adopt the Consent Agenda in one motion except as indicated at each item.

3. City Council Meeting Minutes
Requested Action / Suggested Motions: Pass a Motion approving the minutes from the April 18, 2026 and April 21, 2026, City Council meetings.
Responsible Staff Member(s): Michelle Davis, Assistant City Clerk, and Susan Blankenship, City Clerk
Item 3- Executive Summary.pdf
04 18 2026 Special City Council Meeting Minutes.pdf
04 21 2026 City Council Meeting Minutes.pdf

4. Resolution Declaring Intent to Reimburse Fire Station 3 Expenditures
Requested Action / Suggested Motions: Pass a Resolution declaring the City's intent to reimburse certain expenditures related to the Fire Station 3 project from the proceeds of future tax-exempt bond financing.
Responsible Staff Member(s): Olga Tikhomirova, Director of Finance
Item 4- Executive Summary.pdf
01-Staff Report Fire Station 3 Reimbursement Resolution.docx
02-Resolution Fire Station 3 Reimbursement.doc

5. Journey of Hope Recreation Center Showers Fee Sponsorship
Requested Action / Suggested Motions: Pass a Resolution authorizing the Use of General Fund to cover 40 cyclists from the Journey of Hope to use the showers at the Recreation & Aquatics Center totaling $120.
Responsible Staff Member(s): John Stark, Director of Parks & Recreation
Item 5- Executive Summary.pdf
01-Staff Report - Journey of Hope Rec Center Showers Fee Sponsorship.docx
02-Resolution-Journey of Hope Rec Center Showers Fee Sponsorship.docx

6. Quarterly Update on the Affordable Housing
Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member(s): Lydia Zuniga, Associate Management Analyst
Item 6- Executive Summary.pdf
01-Staff Report - Quarterly Update.docx

7. Inclusionary Housing Ordinance In-Lieu Fees Annual Report
Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member(s): Lydia Zuniga, Associate Management Analyst
Item 7- Executive Summary.pdf
01-Staff_Report_Inclusionary_Housing_Ordinance_Update (17).docx

8. Contract with Darren Taylor Construction, Inc. for 2026 Road Rehabilitation Project
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute construction contract with Darren Taylor Construction, Inc. in the amount of $3,636,859.75, for the 2026 Road Rehabilitation Project.
CEQA Determination: This project is categorically exempt under CEQA Guidelines section 15301(c) (Existing Facilities).
Responsible Staff Member(s): Stephen Anderjack, Project Manager
Item 8- Executive Summary.pdf
01-Staff Report - 2025 Road Rehabilitation Award.docx
02 - Contract with Darren Taylor Construction Inc.pdf

9. Ratification of Amendment to Agreement with CDM Smith, Inc. to Extend Contract Term
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute Ratification of Amendment No. 7 to Agreement with CDM Smith, Inc. for engineering services for Pioneer Trail Pedestrian Improvement Project Ph II, to extend the term through December 31, 2026.
CEQA Determination: This project is categorically exempt under CEQA Guidelines section 15301(c).
Responsible Staff Member(s): Lilian Iverson, Engineering Technician
Item 9- Executive Summary.pdf
01-Staff Report - CDM Amendment 7.docx
02-Amendment 7 to Agreement with CDM Smith.docx
03-Contract C-009-2019 CDM Smith
04-Amendment 1
05-Amendment 2.pdf
06-Amendment 3
07-Amendment 4.pdf
08-Amendment 5.pdf
09-Amendment 6.pdf

10. Acceptance of Lake Tahoe Restoration Act Funds for Construction of Needle Peak Localized Treatment (Part of the Upper Bijou Park Creek Watershed Restoration Project)
Requested Action / Suggested Motions: 1) Pass a Motion authorizing and directing the Mayor to execute the Memorandum of Understanding with Tahoe Regional Planning Agency to accept up to $300,000 in Lake Tahoe Restoration Act grant funds for the construction of the Needle Peak Localized Treatment Project; and 2) Pass a Resolution authorizing and directing the Director of Finance to accept and appropriate Lake Tahoe Restoration Act grant funds to the Upper Bijou Park Creek Watershed Restoration Project for the construction of the Needle Peak Localized Treatment Project.
CEQA Determination: The Planning Commission adopted the CEQA Initial Study/Mitigated Negative Declaration for the project on November 19, 2020 (SCH # 202090564), and adopted Addendum No. 1 on May 16, 2024.
Responsible Staff Member(s): Brianna Greenlaw, Senior Civil Engineer
Item 10- Executive Summary.pdf
01-Staff Report - LTRA Needle Peak.docx
02 - MOU with TRPA.pdf
03-Resolution - LTRA Needle Peak.docx

11. Sale of Surplus Vehicles and Miscellaneous Small Tools
Requested Action / Suggested Motions: Pass a Motion designating 9 vehicles and miscellaneous small tools for surplus and subsequent disposal following the City's policy on disposition of surplus property.
Responsible Staff Member(s): Mohammad Qureshi, Director of Public Works and Phil Harwood, Fleet Manager
Item 11- Executive Summary.pdf
01-Staff_Report-Surplus Sale.docx
02-Exhibit A-Surplus List.pdf

Public Hearing

12. 2025-2026 Master Fee Schedule
Requested Action / Suggested Motions: Pass a Resolution adopting the Annual Master Schedule of Fees and Charges for City Services as presented.
Responsible Staff Member(s): Akemi Nishimura, Accountant I
Item 12- Executive Summary.pdf
01-Staff Report - 25-26 Master Fee Schedule.docx

02-Master Fee Schedule 25_26 (Red-Lined).pdf
03-Resolution Master Fee Schedule 25_26.docx
04-Master Fee Schedule 2526 (Exh. A to Reso.).pdf
05-Strengthening Financial Position Feb 2013.pdf
06-Notice of Public Hearing-Master Fee Schedule_04.03.26.pdf
07-South Lake Tahoe User Fee Report.pdf

Regular-Unfinished Business

13. Amendment to Ordinance Regulating Shared Mobility Devices (First Reading)
Requested Action / Suggested Motions: Pass an Ordinance amending Chapter 4.185 of the South Lake Tahoe City Code (Shared Mobility Devices) to increase the City's liability protections from shared mobility device accidents, add safety measures for shared mobility device operations, and revise operator insurance requirements.
Responsible Staff Member(s): Dan Bardzell, Assistant City Attorney Jeff Roberson, Chief of Police
Item 13- Executive Summary.pdf
01 - Staff Report
02 - SMD Ordinance (Redline)
03 - SMD Ordinance Amendments

14. Grow and Diversify the Economy, Strategic Plan Priority Update #2
Requested Action / Suggested Motions: Pass a Motion providing direction to the Interim City Manager on the following: 1) whether to establish (a) an Economic Development Committee with appointments to be made by either the City Council or the City Manager, or (b) an Economic Development Commission to be appointed by City Council; and; 2) whether to pursue a video & social media campaign with the National League of Cities and CGI.
Responsible Staff Member(s): Hilary Roverud, Interim City Manager
Item 14- Executive Summary.pdf
01_-_Staff_Report_Strategic_Plan_Priority_4_update__2_.docx
02 - Attachment A Priority 4 Update PPT.pdf
03 - Attachment B List of Businesses Contacted.docx
04 - Vacant and Underused Properties April 2026.pdf

15. Resolution Reaffirming the City's Commitment to the Rights, Dignity, and Safety of all Residents
Requested Action / Suggested Motions: Pass a Motion to either: 1) Pass a Resolution reaffirming the City's commitment to the rights, dignity, and safety of all residents, regardless of immigration status, and opposing unconstitutional Federal enforcement actions and overreach; or 2) Take no action.
Responsible Staff Member(s): Hilary Roverud, Interim City Manager
Item 15- Executive Summary.pdf
01-Staff Report
02-Resolution - tracked changes.pdf
03-Resolution - clean

Regular-New Business

16. City Green Card Assistance Program
Requested Action / Suggested Motions: Pass a Motion to either:1) Direct staff to bring back program guidelines and budget allocation for a city green card assistance program; or 2) Take no action.
Responsible Staff Member(s): Hilary Roverud, Interim City Manager
Item 16- Executive Summary.pdf
01-Staff Report Green Card Assistance
02-USCIS Green Card Eligibility Categories

17. Housing Terminology, 2025 Housing Element Annual Progress Report and 2027 - 2035 Housing Element Update
Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member(s): Jessica Wackenhut Lomeli, Housing Manager
Item 17- Executive Summary.pdf
01-Staff Report - 2025 GP HE APR.docx
02-2025 GP & HE APRs.pdf
03 - Housing Terminology_APR.pptx
04 - CSLT_7th-Cycle-RHNA.pdf

18. Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance
Requested Action / Suggested Motions: Pass a Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance.
Responsible Staff Member(s): Hilary Roverud, Interim City Manager
Item 18- Executive Summary.pdf
01-Staff Report - Resolution Supporting Measure G
02-Resolution - Supporting Measure G

19. Status of Efforts to Provide Electrical Service for Ski Run Farmer's Market
Requested Action / Suggested Motions: 1) Pass a Motion providing direction on advancing the design of this project; or, 2) Take no action.
CEQA Determination: This action is statutorily exempt under CEQA Guidelines section 15262 (feasibility and planning studies).
Responsible Staff Member(s): Mohammad Qureshi, Director of Public Works, and Branden Gardella, Project Manager
Item 19- Executive Summary.pdf
01-Staff Report - Electrical Service for Ski Run Farmers Market.docx
02-Status of Ski Run Electrical.pptx

Public Hearing

20. Levy of Assessment for Ski Run Business Improvement District for Business License Year 2026/2027
Requested Action / Suggested Motions: Pass a Resolution confirming the Ski Run Business Improvement District annual report and levying the assessment for business license year 2026/2027.
Responsible Staff Member(s): Ben Hannah - Accountant II
Item 20- Executive Summary.pdf
01 Staff Report Ski Run BID 05-05-2026.docx
02-Resolution Ski Run BID
03 SRBID 2026-2027 Budget Proposal.pdf
04 SRBID 2026-2027 Prior Year vs Adopted.pdf
05 SRBID 2026-2027 Budget Proposal includes Measure S.pdf
06 Ski Run BID Report 2026.pdf
07 AB 1572 (Friedman)_Irrigation Mandate.pdf

Agenda Planning Calendar

21. Agenda Planning Calendar
Requested Action / Suggested Motions: Identify, with consent of at least two Council Members, any desired future agenda items, and/or modify the Agenda Planning Calendar as desired.
Responsible Staff Member(s): Susan Blankenship, City Clerk, and Hilary Roverud, Interim City Manager
APC 04 30 2026.pdf

Updates and Announcements (City Attorney, City Clerk, City Manager)

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday, May 5, 2026, City Council Meeting was posted and available for review on Thursday, April 30, 2026, at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the City website at https://www.cityofslt.us.
Signed April 30, 2026

\\sb\\ Susan Blankenship, Elected City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager

Meeting Date: May 5, 2026
Agenda Item #:1

Agenda Item: Proclamation Recognizing May 2026 as "Mental Health Awareness" Month

Requested Action / Suggested Motions: Issue a Proclamation to Angie Regan with Access Tahoe and Peace Love Tahoe, recognizing May 2026, as "Mental Health Awareness" month.

Attachments:

Proclamation - May 2026 Mental Health Awareness Month.docx

City of South Lake Tahoe
Proclamation
Recognizing May 2026 as
"Mental Health Awareness" Month

Whereas, mental health is vital to the well-being and resilience of individuals and the community, and while fostering understanding, compassion and acceptance help reduce stigma and encourage support; and

Whereas, Access Tahoe, Peace Love Tahoe, SoulShop, Unity at the Lake, Forever 14, the American Foundation for Suicide Prevention, South Lake Tahoe Mutual Aid, Eastern Sierra Counseling Center, Tahoe Youth and Family Services, Mountain High Recovery Center, Conscious Mind Therapy Institute, A Balanced Life Tahoe, Wildflower Wellness, Sacred Nature Circle, Petal Kindness, and other community partners play an important role in supporting mental health, recovery, and community connection; and

Whereas, all Americans experience times of difficulty and stress in their lives and mental health is essential to everyone's overall health and well-being; and

Whereas, prevention is an effective way to reduce the burden of mental health conditions; and

Whereas, mental health conditions are real and prevalent in our nation**,** with early and effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

Whereas, we reaffirm our commitment to expanding equitable mental health services, resources, and support systems for all residents.

Now, therefore, be it resolved, that the City Council of the City of South Lake Tahoe hereby proclaim May 2026 as "Mental Health Awareness" month and encourages all residents to promote awareness, support recovery, and to help build a healthy, supported, and connected community.

_____
Cody Bass, Mayor

_____
Susan Blankenship
City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager

Meeting Date: May 5, 2026
Agenda Item #:2

Agenda Item: Proclamation Recognizing May 17-23, 2026, as "National Public Works Week"

Requested Action / Suggested Motions: Issue a Proclamation to the City Public Works Department recognizing May 17-23, 2026, as "National Public Works Week".

Attachments:

May 17-23, 2026 National Public Works Week.docx

The City of South Lake Tahoe
Proclamation
Recognizing May 17-23, 2026 as
"National Public Works Week"

Whereas, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of South Lake Tahoe; and,

Whereas, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

Whereas, it is in the public interest for the citizens, civic leaders, and children in the City of South Lake Tahoe to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

Whereas, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

Now therefore, be it resolved that the City Council of the City of South Lake Tahoe does hereby designate the week of May 17–23, 2026, as National Public Works Week and urges all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

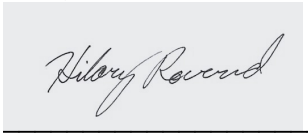
_____
Cody Bass, Mayor

_____
Susan Blankenship
City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:3

Agenda Item: City Council Meeting Minutes

Requested Action / Suggested Motions: Pass a Motion approving the minutes from the April 18, 2026 and April 21, 2026, City Council meetings.

Responsible Staff Member: Michelle Davis, Assistant City Clerk, and Susan Blankenship, City Clerk

Attachments:

04 18 2026 Special City Council Meeting Minutes.pdf
04 21 2026 City Council Meeting Minutes.pdf

City of South Lake Tahoe
Special City Council
Meeting Minutes
Saturday, April 18, 2026 at 10:00 am
Multi-Generational Recreation and Aquatics Center
1110 Rufus Allen Blvd, South Lake Tahoe, CA 96150

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. Complete Council member discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at http://www.cityofslt.us Public submittals on items are retained in the administrative record and can be viewed in the City Clerk's repository at http://www.cityofslt.us

Land Acknowledgement
Mayor Bass read the Land Acknowledgement.

Call to Order
Mayor Bass called the meeting to order at approximately 10:07 a.m.

City Council Present
Present were Mayor Bass, Mayor Pro Tem Roberts, and Councilmembers Horgan and Jinkens. Councilmember Robbins was absent.

Welcome
Mayor Bass welcomed everyone to the new Multi-Generational Recreation and Aquatics Center and provided opening remarks.

New Business
1. Grand Opening Celebration - Multigenerational Recreation and Aquatics Center
The following people addressed the Council:
1. Bryan Todd, Vice President, Roebbelen Contracting
2. Patrick Sheehan, Senior Project Manager, JKAE Design
3. Jerry Bindel, Parks and Recreation Commissioner
4. Hilary Roverud, Interm City Manager
5. John Stark, Director of Parks & Recreation

Public Comment
None.

Adjournment
Mayor Bass adjourned the meeting at approximately 10:57 a.m.

Signed: Attest

_____ _____
Cody Bass, Mayor Susan Blankenship, City Clerk

City of South Lake Tahoe
City Council
Meeting Minutes
Tuesday, April 21, 2026, at 5:30 pm
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. Complete Council member discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at http://www.cityofslt.us Public submittals on items are retained in the administrative record and can be viewed in the City Clerk's repository at http://www.cityofslt.us

Land Acknowledgement
Mayor Bass read the Land Acknowledgement.

Call to Order/Pledge of Allegiance
Mayor Bass called the meeting to order at 5:30 p.m., and then led the Pledge of Allegiance.

Roll Call
Present were Mayor Bass, Mayor Pro Tem Roberts, and Councilmembers Jinkens and Horgan. Councilmember Robbins was present over Zoom.

Also present were City Clerk Blankenship, City Attorney Stroud, and Interim City Manager Roverud.

Closed Session Report
Closed Session Report from the April 21, 2026, Meeting
1. **Public Employment Appointment - Government Code section 54957(b)**
   Title: City Manager
   Action: No reportable action.

Proclamations
1. **Proclamation Recognizing April 2026 as "Sexual Assault Awareness" Month**
   Acton: Issued a Proclamation to Chelcee Thomas, Vista Rise Collective, recognizing April 2026 as "Sexual Assault Awareness" Month.
   Written public comment was received from the following person:
   1. Larry Pedigo

2. **Proclamation Recognizing April 2026 as "National Child Abuse Prevention" Month**
   Action: Issued a Proclamation to Amanda Carrilio, El Dorado County Child Abuse Prevention Council, recognizing April 2026 as "National Child Abuse prevention" month.
   Written public comment was received from the following person:
   1. Larry Pedigo

Presentations
3. **Presentation by Terry Rubald and Kevin Dredge with Lions International**
   Action: Received and filed.

Public Communications
Public comments were heard from the following people:
1. Jessamie Lashire and Katherine Miller, South Lake Tahoe Library- Support of Measure B

2. Melissa Soderston- Support of Measures B and G, support for immigrant rights, need for process to be respectful towards all people
3. Alan Miller- Tahoe Keys Marina project remodel did not meet 30 day noticing requirement
4. Ed Mosur- Public comment clock, mobile home lots repurposed to affordable housing
5. John Messina- Support for ICE and removal of illegal immigrants
6. Scott Loberg- Support nonprofits, old Fire Station 3 repurposed to be used for boat inspections, PT Revolution contract, plastic water bottle ban, plastic contamination in the lake, oppose Measures B and G, Mayor bass business with El Dorado County
7. Jerry Bindel, Parks and Recreation Commissioner- opening of the new Recreation Center
8. Donielle Morse- Tahoe Blue Fins Swim Team
9. Astrid Mallein- Tahoe Blue Fins Swim Team
10. Patricia Sussman- Tahoe Blue Fins Swim Team
11. Angie Reagan- Mental Health Month Proclamation, cannabis tax cut, PT Revolution
12. Jessica Grime- Tahoe Blue Fins Swim Team
13. DJ Guess- Tahoe Blue Fins Swim Team
14. Eric Paulin- Tahoe Blue Fins Swim Team

City Commission Reports

Nicole Ramirez-Thomas, Parks and Recreation Commission- Presented a letter of input on behalf of the Commission regarding the Shared Mobility Ordinance.

Consent Agenda

Action: Moved/Seconded: Horgan/Jinkens
Yes: Bass, Roberts, Robbins, Jinkens, Horgan
Action: Passed the Consent Agenda.

4. City Council Meeting Minutes

Action: Passed **Motion 2026-054** approving the minutes from the March 24, 2026, City Council meeting.

5. 2025 Annual Comprehensive Financial Report (ACFR)

Action: Receive and File.

6. Acceptance of Funds from California State Boating and Enforcement Aid Program for Police Boat Safety and Enforcement Program

Action: Passed **Resolution 2026-034:** 1) authorizing acceptance of an amount up to $39,953.66 from the California State Boating and Enforcement Aid Program; 2) authorizing and directing the Mayor, or the Chief of Police to execute the Program Agreement **(C-112-2026)** and each reimbursement claim; (3) accepting El Dorado County vessel property taxes in the amount up to $59,508.00 for a total program amount up to $99,461.66; and 4) authorizing budget of that amount into the current City's budget into account #237 02110 effective July 1, 2026.

Public comment was heard from the following person:

1. Scott Loberg

7. Grant Application to California Division of Boating and Waterways for Boating Safety and Enforcement Equipment

Action: Passed **Resolution 2026-035** authorizing Police Department staff to apply for grant funding through the Division of Boating and Waterway Boating Safety and Enforcement Equipment Grant in an amount up to $100,000 to purchase, replace and/or upgrade boating safety and law enforcement equipment.

Public comment was heard from the following person:

1. Scott Loberg

8. **Amendment to Agreement with Stantec Consulting Services, Inc. for Construction Support Services for the Tahoe Valley Stormwater and Greenbelt Improvement Project (Phase 2)**
Action: Passed **Motion 2026-055** authorizing and directing the Mayor to execute Amendment No.12 to the Professional Services Agreement with Stantec Consulting Services, Inc. **(C-113-2026)** for a not-to-exceed amount of $9,700 for a total not-to-exceed contract amount of $796,300.
Public comment was heard from the following person:
1. Scott Loberg

9. **Award Bid Alternate C to Herback General Engineering's Construction Contract and Accept Funds from Tahoe Fund for the Tahoe Valley Stormwater and Greenbelt Improvement Project, Phase 2**
Action: 1) Passed **Motion 2026-056** awarding Bid Alternate C to Herback General Engineering's Construction Contract for Phase 2 of the Tahoe Valley Stormwater and Greenbelt Improvement Project, contingent on the SWRCB Prop 1 Grant extension; and 2) Passed **Resolution 2026-036** authorizing and directing the Director of Public Works or designee to accept the Tahoe Fund grant terms, and authorizing and directing the Director of Finance to appropriate the funds received from Tahoe Fund to the Tahoe Valley Stormwater and Greenbelt Improvement Project.

10. **Affordable Housing and Sustainable Communities (AHSC) Program Application for the Sugar Pine Village Phase 2B Affordable Housing Project**
Action: Passed **Resolution 2026-037** authorizing staff to submit a joint application with Related Companies of California LLC under the AHSC Program for an amount not to exceed $30,000,000 of which an amount not to exceed $20,000,000 will be provided as a loan for the affordable housing construction and an amount not to exceed $10,000,000 will be provided as a reimbursable grant for Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit Related Infrastructure (TRA) or Program activities as defined in the AHSC Program Guidelines.
Written public comment was received from the following person:
1. Larry Pedigo

11. **Affordable Housing and Sustainable Communities (AHSC) Program Application for the Affordable Housing Project at 3900/3908 Lake Tahoe Boulevard**
Action: Pass a **Resolution 2026-038** authorizing staff to submit a joint application with NDC Lake Tahoe LP under the AHSC Program for an amount not to exceed $30,000,000 of which an amount not to exceed $20,000,000 will be provided as a loan for the affordable housing construction and an amount not to exceed $10,000,000 will be provided as a reimbursable grant for Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit Related Infrastructure (TRA) or Program activities as defined in the AHSC Program Guidelines.
Public comments were heard from the following people:
1. Ed Mosur
2. Scott Loberg

Written public comment was received from the following person:
1. Larry Pedigo

12. **Amendment to Agreement with CDM Smith, Inc. for Surveying and Easement Acquisition Services for the Dennis T. Machida Memorial Greenway Phase 1C**
Action: Passed **Motion 2026-057** authorizing and directing the Mayor to execute Amendment No. 1 to the Professional Services Agreement with CDM Smith, Inc. **(C-114-2026)** to allow an additional eighteen months to complete the Scope of Work. This Amendment extends the term to October 23, 2027.

13. Purchase of HPE Alletra 5010 Storage Array and Five-Year Support Contract

Action: Passed **Motion 2026-058**: 1) Approving the purchase of an HPE Alletra 5010 storage array with five years of manufacturer support under the NASPO ValuePoint cooperative purchasing agreement **(C-115-2026)** in the amount of $139,700.45; and 2) Authorizing the Interim City Manager to execute the necessary purchase documents to complete the acquisition.

Public Hearing

14. Tentative Subdivision Map for Zalanta II Resort at the Village

Action: Moved/Seconded: Jinkens/Horgan
Yes: Bass, Robbins, Jinkens, Horgan
Absent (Recused): Roberts
Note: Mayor Pro Tem Roberts recused himself from participating on this item due to business interest in the area, and left the meeting.

Action: Passed **Resolution 2026-040**: 1) finding the Tentative Subdivision Map is consistent with the City General Plan, the Tourist Core Area Plan, and the City-Wide Design Standards, and meets the findings required by the California Subdivision Map Act; 2) finding the Tentative Subdivision Map will not have a significant effect on the environment as disclosed in the EIR/EIS for Redevelopment Project 3 and the subsequent 2007 Second Addendum; and 3) approving the Tentative Subdivision Map (File #TSM25-002).

Public comment was heard from the following person:

1. Scott Loberg

Note: Public Hearing was split to take up Item 16 sooner on the agenda.

Regular-Unfinished Business

16. Liberty Utilities Presentation

Note: Mayor Bass announced this item would be heard after Item 14.
Action: Moved/Seconded: Roberts/Jinkens

Action: Passed **Motion 2026-059** providing direction to work with the Mayor on making changes to the letter to the California Public Utility Commission, including a request for a moratorium on SMART meters, ask TRPA for help on the safety perspective, and to have a thorough review of Liberty's rate policies and audit that does not include general business infrastructure but only applies to improvements and opportunities to provide a better product.

The following person addressed the Council:

1. Eric Schwarzrock, President of Liberty Utilities

Public comments were heard from the following people:

1. Scott Loberg
2. John Messina
3. Nick Exine, South Tahoe Public Utilities District
4. Melissa Soderston
5. Molly Armanino, Tahoe Climate Change Action Network
6. Luke Shidler
7. John Friedrich
8. Ed Mosur
9. Danielle Hughes, Tahoe SPARK
10. David Gabriel
11. Heather Cade-Bauer
12. Erick Asbury
13. Alan Miller *written comment submitted

Written public comment was received from the following people:

1. Larry Pedigo
2. Marcia Schultz
3. Molly Armanino, Tahoe Climate Action Network

Public Hearing

15. 2025-2026 Master Fee Schedule

Action: Moved/Seconded: Roberts/Bass
Yes: Bass, Roberts, Robbins, Jinkens, Horgan
Action: Passed **Motion 2026-060** continuing this item to the May 5, 2026, City Council meeting.
Written public comment was received from the following person:
1. Larry Pedigo

Regular-Unfinished Business

Action: Moved/Seconded: Horgan/Roberts
Yes: Bass, Roberts, Robbins, Jinkens, Horgan
Action: Passed **Motion 2026-061** to extend the meeting past 10:00 p.m.

17. Collaborative Bear Process and Protocol

Action: Moved/Seconded: Horgan/Roberts
Yes: Bass, Roberts, Robbins, Jinkens, Horgan
Action: Passed **Motion 2026-063** providing direction regarding Collaborative Bear Process and Protocol on: (1) increasing fines for violations related to trash management and providing wildlife access to food; (2) provide direction to pursue designating the City as a Bear Wise Community and return at a later date on what is need to accomplish this designation; (3) Use existing staff to continue collaborating with other organizations on liaison work; (4) formal written correspondence from City Council to CDFW requesting continuation of Trap, Tag, and Haze program in South Lake Tahoe, consideration of relocation process of bears to avoid lethal removal, and formal correspondence to the Bear League requesting their members not interfere with CDFW staff in data collection processes, and requesting data sharing with the City; (5) Not providing pilot program funding to partner with South Tahoe Refuse; and (6) continuation of City facilitation of discussions between CDFW, Bear League and community partners regarding management of habituated bears.
The following person addressed the Council:
1. Morgan Kilgour, Regional Manager CDFW
2. Jeff Tillman, South Tahoe Refuse

Public comments were heard from the following people:
1. Leona Allen
2. Melissa Soderston
3. Scott Loberg
4. Toochi Sulch
5. Ed Mosur
6. Anne Bryant, Bear League *written comment submitted
7. John Messina
8. Nicole Corrado
9. Heather Cade-Bauer
10. Susan Sybert
11. Alejandra Bus Nago

Written public comment was received from the following person:
1. Robyn Johnson

18. Ordinance Amending Shared Mobility Device Regulations (First Reading)

Note: This item was continued to the May 5, 2026, City Council meeting.
Action: Moved/Seconded: Horgan/Roberts
Yes: Bass, Roberts, Robbins, Jinkens, Horgan
Action: Passed **Motion 2026-062** to continue Item 18, Ordinance Amending Shared Mobility Device Regulations (First Reading) to the May 5, 2026, City Council Meeting.

Agenda Planning Calendar

19. Agenda Planning Calendar

Action: Received and filed.

Updates and Announcements (City Attorney, City Clerk, City Manager)

City Clerk Blankenship

1. May 26, 2026, Special City Council Meeting discussing ethics and protocol. (Mayor Pro Tem Roberts requested the start time to be 11:00 a.m. and Council provided consensus).

Interim City Manager Roverud

1. Thank you to City staff for opening of the new Recreation Center.

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Councilmember Jinkens

1. Thank you to City staff for opening of the new Recreation Center.

Councilmember Horgan

1. Thank you to Council for her appointment to fill the vacancy.

Councilmember Robbins

1. Request for CCA status update and reengaging on becoming a municipal energy utility (Jinkens seconded).

Mayor Bass

1. Attended National League of Cities Conference, Washington D.C.

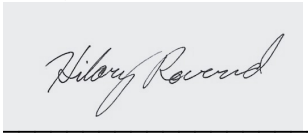
Adjournment

Mayor Bass adjourned the meeting at 11:31 p.m.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:4

Agenda Item: Resolution Declaring Intent to Reimburse Fire Station 3 Expenditures

Executive Summary: This item requests City Council adoption of a reimbursement resolution related to the planned issuance of tax-exempt bonds for the Fire Station 3 project. The resolution declares the Cityâ€™s intent to reimburse itself for eligible project expenditures incurred prior to bond issuance, in accordance with Internal Revenue Code requirements. Adoption of the resolution does not obligate the City to issue bonds but preserves its ability to reimburse prior costs from future bond proceeds if financing is completed.

Requested Action / Suggested Motions: Pass a Resolution declaring the City's intent to reimburse certain expenditures related to the Fire Station 3 project from the proceeds of future tax-exempt bond financing.

Responsible Staff Member: Olga Tikhomirova, Director of Finance

Reviewed and Approved By: Susan Blankenship, City Clerk Heather Stroud, City Attorney

Attachments:

01-Staff Report Fire Station 3 Reimbursement Resolution.docx
02-Resolution Fire Station 3 Reimbursement.doc

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Resolution Declaring Intent to Reimburse Fire Station 3 Expenditures

Location: Citywide

Responsible Staff Member: Olga Tikhomirova, Director of Finance

Background: Fire Station 3 was originally built in 1957 and has undergone only minor renovations. The facility was not originally designed to meet the operational and essential service needs of a modern fire station.

On October 19, 2021, City Council awarded a contract to JK Architecture for design and assessment services. The resulting condition assessment identified significant deficiencies, including noncompliance with current building codes and structural, mechanical, and electrical issues. The facility also does not adequately support the operational, administrative, and residential needs of the Fire Department personnel.

On March 28, 2023, staff presented renovation and replacement options to City Council. On September 12, 2023, City Council directed staff to proceed with planning for construction of a new one-story fire station on adjacent property (Option D), with an estimated cost of $19.75 million, $1.1 million for LEED Gold certification, and a flashing beacon on US Highway 50. Since then, the City has allocated funding within the Fire Station 3 Capital Project (Fund 301) to support project-related expenditures, including Measure S sales tax funds designated for public safety.

To facilitate the project, the City entered into negotiations with BMO Bank N.A. for the purchase of approximately 1.53 acres of adjacent property. On March 25, 2025, City Council approved the property acquisition, and escrow closed in January 2026.

Since that time, the City has incurred and will continue to incur costs related to the planning, design, acquisition, and future construction of Fire Station 3. The City intends to reimburse such expenditures from the proceeds of future bond financing and is adopting this resolution to declare its official intent to do so in accordance with applicable federal tax regulations.

Issue and Discussion: The City is planning to finance a portion of the Fire Station 3 project through the issuance of tax-exempt bonds. In order to comply with Internal Revenue Code (Code) requirements related to tax-exempt financing, the City must declare its intent to reimburse itself for eligible project expenditures incurred prior to the issuance of the bonds.

A reimbursement resolution serves as this formal declaration of intent. Adoption of the resolution allows the City to use future bond proceeds to reimburse itself for certain prior expenditures, subject to applicable federal limitations. Generally, reimbursement must occur no later than 18 months after

the later of (i) the date on which the expenditure is paid, or (ii) the date on which the project is placed in service, and in no event more than three years after the expenditure is incurred.

Adoption of the reimbursement resolution does not obligate the City to issue bonds, nor does it commit the City to reimburse specific expenditures. Rather, it preserves the City's ability to do so if and when bonds are issued.

The proposed resolution has been prepared in consultation with bond counsel and meets the requirements of the Internal Revenue code for reimbursement of prior expenditures from future bond proceeds.

Financial Implications: Adoption of the reimbursement resolution will not result in a financial commitment. If bonds are issued in the future, prior expenditures incurred up to 60 days prior to the date of adoption will become eligible to be reimbursed from bond proceeds. Any such reimbursement will be limited to available bond proceeds and will not constitute a general obligation of the City.

Environmental Considerations: This is not a "project" subject to review under the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications: This action supports City Council Strategic Plan 2025-2030 priorities related to public safety, infrastructure investment, and organizational effectiveness, including cross-cutting concepts of "Organizational Development", aimed at continuously investing in the City's internal capacity – people, systems, and structures – to better serve the community.

Resolution 2026-XXX

Adopted by City of South Lake Tahoe City Council

May 5, 2026

Declaring Its Intention to Reimburse Certain Capital Expenditures Relating to Fire Station 3 from the Proceeds of Tax-Exempt Obligations

BACKGROUND:

A. The City of South Lake Tahoe (the "City") owns and operates public facilities and property within the City.

B. The City anticipates undertaking certain capital improvements to its fire safety facility, commonly referred to as Fire Station 3, located at 2101 Lake Tahoe Boulevard (the "Project"), and further anticipates issuing debt to finance all or a portion of the costs of the Project.

C. The City expects to incur certain expenditures in connection with the Project prior to the issuance of such debt and desires to reimburse itself for such expenditures from the proceeds of tax-exempt obligations.

D. Section 1.150-2 of the Treasury Regulations (the "Regulations") promulgated under the Internal Revenue Code of 1986, as amended (the "Code), requires that, in order for proceeds of tax-exempt obligations to be used to reimburse prior expenditures, the issuer must declare its reasonable official intent to reimburse such expenditures prior to the payment thereof.

E. The City Council hereby finds and determines that it is in the best interest of the City to declare its official intent to reimburse such expenditures.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. **Declaration of Intent.** The City hereby declares its official intent, pursuant to Section 1.150-2 of the Regulations, to reimburse itself for certain capital expenditures incurred in connection with the Project from the proceeds of one or more series of tax-exempt obligations (the "Obligations").
2. **Maximum Amount.** The maximum principal amount of Obligations expected to be issued for the Project is $35,000,000.
3. **Reimbursement of Prior Expenditures.** The City reasonably expects to reimburse itself for expenditures incurred in connection with the Project prior to the issuance of the Obligations, which are paid from the Fire Station 3 Capital Project account (Fund 301), subject to the limitations set forth in the Code and the Regulations.
4. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

Adopted by the City Council of the City of South Lake Tahoe on May 5, 2026, by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date: _____
Cody Bass, Mayor

Attest:

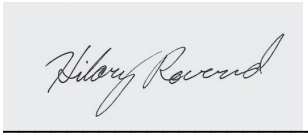
_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:5

Agenda Item: Journey of Hope Recreation Center Showers Fee Sponsorship

Executive Summary: The Journey of Hope is a cross-country bicycle journey to raise awareness and celebrate the abilities of all people. About 40 participants will be cycling through South Lake Tahoe in June 2026 and will be supported by local hosts during their stay. They requested use of the Recreation & Aquatics Centerâ€™s showers during their stay. There is a $3 fee for use of the showers Staff requests that City Council authorize the use of General Fund to cover the $120 in fees for use of the showers at the Recreation & Aquatics Center by the Journey of Hope participants.

Requested Action / Suggested Motions: Pass a Resolution authorizing the Use of General Fund to cover 40 cyclists from the Journey of Hope to use the showers at the Recreation & Aquatics Center totaling $120.

Responsible Staff Member: John Stark, Director of Parks & Recreation

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - Journey of Hope Rec Center Showers Fee Sponsorship.docx
02-Resolution-Journey of Hope Rec Center Showers Fee Sponsorship.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Journey of Hope Rec Center Showers Fee Sponsorship

Location: Recreation & Aquatics Center

Responsible Staff Member: John Stark, Director of Parks and Recreation (530) 307-9145

Background: The Journey of Hope is a cross-country bicycle journey to raise awareness and celebrate the abilities of all people. About 40 participants will be cycling through South Lake Tahoe in June 2026 and will be supported by local hosts during their stay. They requested use of the Recreation & Aquatics Center's showers during their stay. There is a $3 fee for use of the showers

Staff requests that City Council authorize the use of General Fund to cover the fees for use of the showers at the Recreation & Aquatics Center by the Journey of Hope participants. With approximately 40 cyclists, these fees would total an estimated $120.

Issue and Discussion:

City Council authorization is required to allow the Parks and Recreation Department to apply General Fund support toward the fees for use of the Recreation & Aquatics Center showers. This approach enables the City to support this request, while still recognizing and accounting for the cost of using City facilities totaling $120.

Financial Implications: The total for 40 cyclists using the Recreation & Aquatics Center showers would be $120.

Environmental Considerations: This action is not a project subject to review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15378(b)(4) (government funding mechanisms or fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment).

Policy Implications: Strategic Plan Priorities supported by sponsoring the shower fees include: 7.7 Continue to improve access for people of all abilities to all public spaces.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 5, 2026

Authorizing the Use of General Fund to Cover Shower Use Fees at the Recreation Center for the Journey of Hope Participants

BACKGROUND

A. The Journey of Hope is a cross-country bicycle journey to raise awareness and celebrate the abilities of all people. About 40 participants will be cycling through South Lake Tahoe in June 2026 and will be supported by local hosts during their stay.
B. Staff requests that City Council authorize the use of General Fund to cover the fees for use of the showers at the Recreation & Aquatics Center by the Journey of Hope participants. With approximately 40 cyclists, these fees would total an estimated $120.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Authorizes the Use of General Fund to cover shower use fees for the Journey of Hope participants totaling $120.

Adopted by the City of South Lake Tahoe City Council on May 5, 2026, by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____

Cody Bass, Mayor

Attest:

_____

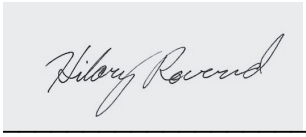
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:6

Agenda Item: Quarterly Update on the Affordable Housing

Executive Summary: On March 28, 2023, Mayor Pro Tem Bass (seconded by former Council Mayor Wallace) requested to agendize an item to require a quarterly report on the number of people actively on the waiting lists for affordable housing through the City. The last quarterly update was provided to Council on February 10, 2026. This report includes an update on the affordable housing waitlist, the Long-Term Rental Incentive Program since the program was brough-inhouse and the Rental Assistance Program (RAP).

Requested Action / Suggested Motions: Receive and file.

Responsible Staff Member: Lydia Zuniga, Associate Management Analyst

Reviewed and Approved By: Zach Thomas, Director of Development Services Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - Quarterly Update.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Quarterly Update on the Affordable Housing Waitlist

Location: City-wide

Responsible Staff Member: Lydia Zuniga, Associate Management Analyst

Background: On March 28, 2023, Mayor Bass (seconded by former Mayor Wallace) requested to agendize an item to require a quarterly report on the number of people actively on waiting lists for affordable housing throughout the City. Consistent with this directive the Development Services Department submits quarterly reports to the City Council to document various statistics related to the City's housing programs, including the number of people actively waiting for affordable housing.

At its November 21, 2023 meeting, the Council requested that ongoing reporting also be conducted on the program formerly known as the Lease 2 Locals Program and newly renamed to the Long-Term Rental (LTR) Incentive Program.

Issue and Discussion: Before the City Council is the quarterly update on the updated waitlist from the affordable housing properties within the City, an update on the Long-Term Rental (LTR) Incentive Program and the Rental Assistance Program (RAP). The Shelter Pass Program (SPP) was still underway when this report was written, an update will be provided during the next quarterly report.

On June 3, 2025, Council requested additional information be added pertaining to how the waitlist has changed, trending and how it has evolved. Additionally, this report includes statics as to how many people on the waitlist are from the local area, including the county, and how many people are from out of area, such as a different city, and state.

On February 10, 2026, Council received the last update for the fourth quarter for 2025. The report included a chart as to how the waitlist was trending and changing. Additionally, this report included statics as to how many people on the waitlist are from the local area, including the county, and how many people are from out of area, such as a different city, and state.

Affordable Housing Waitlist

There are currently nine affordable housing properties monitored by the City, totaling 472 units (including Sugar Pine Village). The City is obligated to conduct monitoring to ensure compliance with funding source requirements.

For the purposes of this quarterly housing report, only the waitlist for the eight properties noted below are included. This is because Sugar Pine Village does not have a formal waitlist, as it is in the lease up process for the third 60-unit phase, which will open in July 2026. For the first quarter in 2026, there were 475 people on the eight lists. Based on a review of the individual lists, there

are about 100+ names that appear on multiple lists. The approximate wait times range from 1-7 years depending on the size of the unit.

Below is a chart outlining the breakdown of the units. The 1-bedroom units include 175 people on the waitlist. Followed by the 2-bedroom units, which has about 228 and the 3-bedroom units has a total of 72 people. Resolution 2025-006 authorized the adoption of a Local Tenant Preference Policy which defines the term “local” and the vast majority of the people on the list are locals.

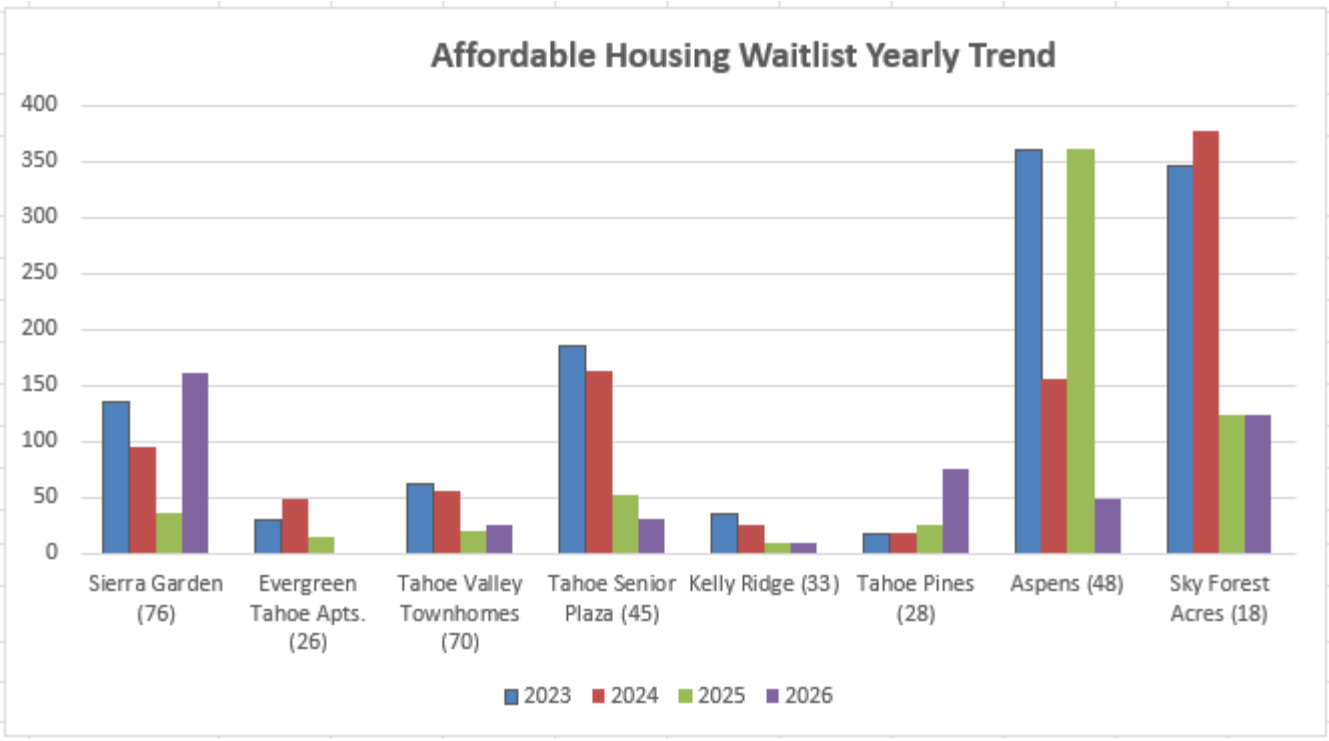
Some of the people not currently residing in the city consist of people working in tahoe and living in the northern Nevada Region or those who previously lived in tahoe and wanting to move back. Among this population most appear to be from California or Northern Nevada.

Affordable Waitlist 1st Quarter 2026

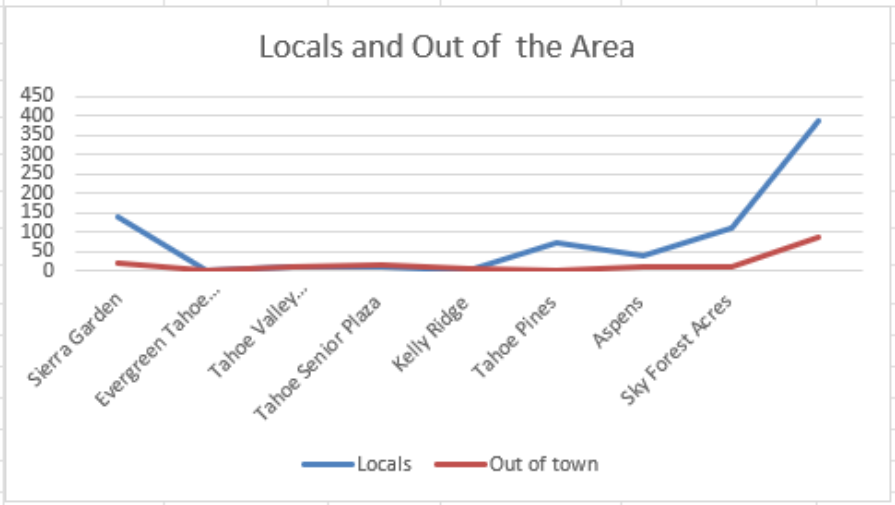
Property	Units	Total number of people on the list	1 bedroom	2 Bedrooms	3 Bedrooms	TOTAL	How long is the list 1 BD?	How long is the list 2 BD?	How long is the list 3 BD?	Locals	Out of the area
Sierra Garden	76	162	37	125	N/A	162	3-5 yrs.	2 yrs.	N/A	140	22
Evergreen Tahoe Apts.	26	0	N/A	0	0	0	N/A	1 yr.	1-5 yrs.	0	0
Tahoe Valley Townhomes	70	25	4	14	7	25	2 years	1 year	2 years	11	14
Tahoe Senior Plaza	45	30	30	N/A	N/A	30	2 years	N/A	N/A	12	18
Kelly Ridge	33	10	8	2	N/A	10	1 year	1 year	N/A	4	6
Tahoe Pines	28	76	N/A	35	41	76	N/A	1 year	1 year	73	3
Aspens	48	49	7	18	24	49	1 year	7 years	4 years	39	10
Sky Forest Acres	18	123	89	34	N/A	123	3 years	3 years	N/A	110	13
Total	**344**	**475**	**175**	**228**	**72**	**475**				**389**	**86**

Affordable Housing Waitlist Yearly Trend

Property		2023	2024	2025	2026
Sierra Garden (76)	76	136	96	36	162
Evergreen Tahoe Apts. (26)	26	30	48	15	0
Tahoe Valley Townhomes (70)	70	62	55	21	25
Tahoe Senior Plaza (45)	45	185	163	52	30
Kelly Ridge (33)	33	35	26	9	10
Tahoe Pines (28)	28	18	18	26	76
Aspens (48)	48	360	156	362	49
Sky Forest Acres (18)	18	347	377	123	123
Total	**344**	**1173**	**939**	**644**	**475**



Property	Locals	Out of town
Sierra Garden	140	22
Evergreen Tahoe Apts.	0	0
Tahoe Valley Townhomes	11	14
Tahoe Senior Plaza	12	18
Kelly Ridge	4	6
Tahoe Pines	73	3
Aspens	39	10
Sky Forest Acres	110	13
	389	**86**



Sugar Pine Village (SPV) project is a 248-unit affordable housing project as a result of the California Governor's Executive Order N-0619, which directed the California Department of General Services (DGS) to identify excess state properties as potential affordable housing development sites. The City has been a financial partner along with the developer Related Companies of California LLC in partnership with St. Joseph Community Land Trust to construct the project. The project is being built in four phases. On October 18, 2024, Sugar Pine Village opened the doors to the first 68 units for phase one and all units were leased.

A waitlist will be provided once all the SPV phases have been received certificates of occupancy and all units have been leased. The lease-up for SPV phase 2, which includes 60 units, is also complete.

Long-Term Rental Incentive Program:

On August 12, 2025, City Council directed staff to bring the Long-Term Rental Incentive Program in-house. Since then, staff have received twenty-two (22) inquiries, the first inquiry came in on August 22nd, and staff met with the prospective applicant to review and answer questions regarding the process. Many of the other inquiries were in the County and therefore not eligible. As of today, staff has processed four (4) Incentive grants in-house.

During the City Council meeting of August 26th, 2025, Council member Robbins expressed interest knowing how the program was being marketed.

On February 10, 2026, the staff report to Council highlighted the success of the program since the program was brought in-house. The report included the marketing efforts at no cost to the city, the unique marketing branding, and the different collaboration efforts conducted by staff to enhance and promote the Long-Term Rental Incentive Program.

The current remaining balance for new grants is $15,513.69, since the program started, the program has assisted 64 households and has housed a total of 153 people including children.

Rental Assistance Program

Rental assistance is often described as a method to diversify the socio-economic make-up of the tenant population while assisting renters to move to diverse rental options that would otherwise be unaffordable without assistance, such as a security deposit. On March 12, 2024, City Council approved the Rental Assistance Program (RAP) and directed staff to allocate $200,000 in the mid-year budget review process from the surplus Cannabis revenue fund, for implementation of the program. RAP assists tenants with a security deposit loan and/or a grant to assist with paying for rental applications.

On February 10, 2026, staff highlighted the success of the program. It's been over two years since the program started.

As of the date of this report, there are 60 approved security deposit applicants for a total of 141 people including children, and 24 approved application fee recipients. The security deposit loans vary between $500 and $2,000 and the application fee amounts have been between $30 and $70. Staff have received a handful of applications that were either denied or the applications were not complete.

This report emphasizes that the program arrived at a critical time to align with other housing efforts underway. For example, of the 60 approved applicants, 9 applicants were approved for the SPV phase 1, and 27 applicants for phase 2.

Additionally, 7 applicants approved for the RAP successfully transitioned from a Single Room Occupancy (SRO) unit into a SPV unit, which is the intent of the program.

Below is a chart outlining the remaining balance for the RAP.

Approved Sec. Deposit Applicants	Allocated Amount	Total Amount Spent Down	Remaining
60	$195,000.00	$78,023.00	$116,977.00
Approved Application Fees	Allocated Amount	Total Amount Spent Down	Remaining
24	$5,000.00	$1,283.98	$3,716.02

Staff is currently tracking data on applicants for the RAP program. The majority of the approved applicants either live, work, or grew up in Tahoe and over 63% are families. Most of the applicants are currently employed (over 75%) while about a third (28%) of the applicants are either retired or receive other types of assistance. Prior to finding housing, about 18% of the applicants approved were either unhoused or at risk of homelessness without this assistance. This data exemplifies that RAP is meeting the targeted need and population.

Summary and Highlights

Staff have provided quarterly updates to the City Council for two years on the affordable housing waitlist. The first update was conducted on September 12, 2023, the report showed that there were 1,163 people on the list. During the last quarter in 2023, the report presented an increase from 1,163 to 1,173. However, at the end of the first quarter in 2024 (after phase 1 of SPV opened), the number of people on the waitlist decreased from 1,173 to 1,108. By the end of the third quarter in 2024, the report showed a decrease from 1108 to 939. During the last quarterly update, the report showed a decrease from 939 to 644 people on the waitlist. Currently, the waitlist shows 475 people, which is a significant improvement in the City's housing landscape.

The waitlist serves to document the number of people actively seeking out affordable units vs the number that are immediately available. Those on the waitlist are choosing to wait for a unit while others may choose to not put their name on the list and seek alternative arrangements. As such, waitlists may be influenced by a variety of factors. Regardless, while the need for affordable housing is well established, the situation does appear to be improving within the city.

Monitoring the waitlists quarterly may provide an indicator of the effectiveness of City and community efforts to address low-income housing needs. The LTR program data is utilized to evaluate the effectiveness of the program as this is the only program supporting moderate income households. The Rental Assistance Program has filled a gap to prevent homelessness and provide housing stability to individuals and/or families who have the funds to pay for rent but do not have the savings for a security deposit. This staff report serves as a monitoring and reporting update to City Council.

Financial Implications: There are no costs associated with this report, except the staff time that would be needed to provide quarterly updates to Council. This report does not result in any modifications to any Housing Programs or has any additional financial implications.

Environmental Considerations: This is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications:

This item is consistent with the following adopted policies and programs:

City General Plan Housing Element

Policy 1-1. The City shall adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 2-5. The City shall recognize that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase and/or rent housing in the City.

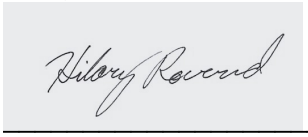
Policy 5-1. The City shall promote housing opportunities for all persons regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

Program 2-9. The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:7

Agenda Item: Inclusionary Housing Ordinance In-Lieu Fees Annual Report

Executive Summary: At its January 24, 2023 meeting, the City Council was presented the Analysis of Local Funding Sources for Housing Initiatives report (Report) that analyzed eight different local discretionary funding sources that could provide revenue to fund the Cityâ€™s housing initiatives. At its August 8, 2023, meeting, the City Council was presented the findings of the additional analysis. Upon receiving staff presentation, holding public comment and after conducting Council discussion, the City Council directed staff to draft an Inclusionary Housing Ordinance, which was adopted unanimously on November 21, 2023. It has been approximately two and a half years since City Council adopted the Inclusionary Housing Ordinance, this report serves as an annual report to City Council.

Requested Action / Suggested Motions: Receive and file.

Responsible Staff Member: Lydia Zuniga, Associate Management Analyst

Reviewed and Approved By: Zach Thomas, Director of Development Services Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff_Report_Inclusionary_Housing_Ordinance_Update (17).docx

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5th, 2026

Title: Inclusionary Housing Ordinance In-Lieu Fee Annual Report

Location: Citywide

Responsible Staff Members: Lydia Zuniga, Associate Management Analyst

Background: At its January 24, 2023 meeting, the City Council was presented the *Analysis of Local Funding Sources for Housing Initiatives* report (Report) that analyzed eight different local discretionary funding sources that could provide revenue to fund the City's housing initiatives. The Council requested that additional nexus and feasibility analysis be completed to further inform discussion about a potential inclusionary housing percentage and in-lieu fee.

The supplemental nexus and feasibility analysis were presented to the City Council on May 2nd. After receiving the presentation, holding public comment and engaging in Council discussion, direction was provided for staff to conduct enhanced analysis of inclusionary housing and commercial linkage fee policies.

At its August 8, 2023 meeting, the City Council was presented the findings of the additional analysis. Upon receiving staff presentation, holding public comment and after conducting Council discussion, the City Council directed staff to draft an Inclusionary Housing Ordinance, which was adopted unanimously. The first reading of the Inclusionary Housing Ordinance was held on November 7, 2023. The second reading and adoption of this ordinance was on November 21, 2023.

On January 14, 2025, staff provided an update on the Inclusionary Housing In-Lieu Fee Report, staff noted that the Housing Division would provide annual updates.

Issue and Discussion: The Mitigation Fee Act, California Government Code sections 66000-66025, imposes procedural requirements on certain fees (exactions) imposed on development projects by local governments. The Inclusionary Housing Ordinance is exempt from some requirements of the Mitigation Fee Act under *California Building Industry Association v. City of San Jose*, 61 Cal. 4th 435 (2015), but Section 65906.6, which was added by Assembly Bill 2663, commencing on January 1, 2026, requires cities to report on the amount of inclusionary housing fees collected in the previous year and whether the fees are intended to be used for a project, and the projects that the fees were spent on.

It has been over two years since City Council adopted Inclusionary Housing Ordinance No. 2023-1180. The fees collected under the Inclusionary Housing Ordinance will only be spent on construction of deed-restricted affordable housing units (low and moderate). The local contribution for most projects is over $500,000, and as such, staff does not have a project

identified for these funds as of today. Once the balance reaches a significant amount, future projects can be identified.

As of the end of Fiscal Year 2024–2025, the total available revenue at 9/30/2025 is $249,159.44. The balance for the current Fiscal Year 2025–2026 will be calculated and reported at the close of the fiscal year.

Three single-family dwellings have been completed. The remaining nine homes are at various stages of the permitting and construction process. The table below summarizes each project's Site Permit Number, Payment Date, Permit Status, Permit Issuance Date and Square Footage.

Permit Site APN	Date Paid	Permit Status	Permit Issued	Square Footage
027151034	06/07/2024	FINALED	06/07/2024	4,864
022051030	10/09/2024	FINALED	10/09/2024	3,706
022402002	09/10/2024	ISSUED	09/12/2024	4,030
032152009	11/07/2025	PENDING OUTSTANDING ITEMS		3,527
022061054	05/23/2025	ISSUED	05/23/2025	4,579
022401011	09/30/2025	ISSUED	10/02/2025	3,787
031333026	06/18/2025	FINALED	06/18/2025	2,103
027321014	03/16/2026	ISSUED	03/17/2026	3,497
022381022	09/08/2025	ISSUED	09/08/2025	9,275
029091021	10/22/2025	ISSUED	10/22/2025	4,019
025770003	11/03/2025	ISSUED	11/03/2025	3,421
022171053	03/16/2026	IN PLAN REVIEW		3,253

Financial Implications: There are no costs associated with this report, except for staff time needed to prepare it. This report does not result in any modifications to any Housing Programs or has any additional financial implications.

Environmental Considerations: The recommendation in this report is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications: There are no policy implications associated with reporting on the City's Inclusionary Housing Ordinance, which was adopted consistent with City Strategic Plan Action Item 1.3.4: *Establish a local discretionary funding source to leverage access to and increase competitiveness for outside funds, and implement Council direction to conduct outreach to analyze vacancy tax and transient occupancy tax funding sources*

The recommended action is also consistent with the following adopted policies and programs:

City General Plan Housing Element

Policy 1-1. The City shall adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

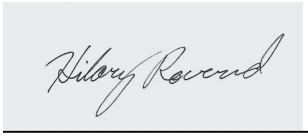
Policy 2-5. The City shall recognize that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase and/or rent housing in the City.

Program 2-11. The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:8

Agenda Item: Contract with Darren Taylor Construction, Inc. for 2026 Road Rehabilitation Project

Executive Summary: The City conducts annual road rehabilitation projects. The Department of Public Works solicited bids following the City's procurement policies and recommends the award of 2026 Road Rehabilitation Project to Darren Taylor Construction, Inc.Â in the amount of $3,636,859.75.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute construction contract with Darren Taylor Construction, Inc. in the amount of $3,636,859.75, for the 2026 Road Rehabilitation Project.

Responsible Staff Member: Stephen Anderjack, Project Manager

Reviewed and Approved By: Mohammad Qureshi, Director of Public Works Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heater Stroud, City Attorney Hilary Roverud, Interim City Manager

Attachments:

01-Staff Report - 2025 Road Rehabilitation Award.docx
02 - Contract with Darren Taylor Construction Inc.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Award of Construction Contract for the 2026 Road Rehabilitation Project

Location: Johnson Blvd, Al Tahoe Neighborhood

Responsible Staff Members: Stephen Anderjack, Project Manager

Background: The Public Works Department assembles an annual paving project to maintain the City's roadway network. The 2026 Road Rehabilitation project will consist of a 2" asphalt overlay on Johnson Blvd and a full depth asphalt replacement on Tallac Ave, San Francisco Ave, and Modesto Ave in the Al Tahoe Neighborhood.

The Johnson Blvd option was selected by City Council at the September 23rd, 2025 City Council Meeting with the James and Eloise Neighborhood Streets. The neighborhood streets portion of the project was switched to the Al Tahoe Neighborhood at the January 13th 2026 City Council meeting because there is planned utility work on the streets in the James and Eloise Neighborhood.

Issue and Discussion: On March 24, 2025, the Public Works Department advertised the 2026 Road Rehabilitation Project bid on the City's PlanetBids website. The Project Notice to Bidders was also advertised in the Tahoe Daily Tribune per Public Contract Code requirements.

PlanetBids notified 387 bidders . The Project bidding period closed on April 20th, 2026 at 2:00 pm.

Public Works received 7 sealed bids, which were publicly opened and read aloud at the scheduled bid opening at the City Public Works Building. Derren Taylor Construction, Inc was determined to be the lowest responsible and responsive bidder, with a Total Bid (Base Bid + Bid Alts 1-11) of $4,634,247.55.

The bid results are as follows (Base Bid Amounts):

Name of Contractor	Total Bid
Darren Taylor Construction, Inc	$4,634,247.55
McGuire & Hester	$5,105,322.00
All American Construction, Inc	$5,221,269.50
Hat Creek Construction, Inc	$6,019,969.00
Qualcon Contractors, Inc	$6,533,272.00

Martin Brothers Construction	$7,188,463.00
F.W. Carson Co.	$7,875,242.60

The apparent low bidder, Darren Taylor Construction's Base Bid and Bid Alt Pricing is Shown in the table below:

	Description	**Price**
Base Bid	Johnson Blvd, Tallac Ave, San Francisco Ave,	$2,499,310.05
Bid Alt 1	Modesto Ave (West)	$399,857.30
Bid Alt 2	Modesto Ave (East)	$372,328.80
Bid Alt 3	Argonaut Ave	$149,205.30
Bid Alt 4	Bellevue Ave	$168,581.30
Bid Alt 5	Berkeley Ave	$154,187.80
Bid Alt 6	Fresno Ave	$153,520.80
Bid Alt 7	Nevada Ave	$154,870.30
Bid Alt 8	Sacramento Ave	$163,630.80
Bid Alt 9	Oakland Ave	$170,007.80
Bid Alt 10	Pasadena Ave	$127,017.30
Bid Alt 11	Sacramento Ave Trenching (STPUD Reimbursement)	$31,725.00

The Public Works Department is recommending to award the Base Bid, and Bid Alts 1, 2, 8, 9, and 11. The total contract value with all bid alts selected will be $3,636,859.75. This contract will be funded by the Road Maintenance and Rehabilitation Account (RMRA SB-1), City Measure S Funds, and Utility In Lieu Fees.

Pursuant to the authority delegated in Resolution 2006-066, the City Engineer approved the plans, specifications, and Bid Addendum 1 and 2 for the 2026 Road Rehab Project.

Financial Implications: The lowest responsive, responsible bid received for this project is Darren Taylor Construction, Inc., with a Base Bid of $2,499,310.05. With Bid Alts 1, 2, 8, 9, 11 included, the total contract value will be $3,636,859.75.

The total expected expense for this project is listed in the table below:

Expense Description	***Amount***
Darren Taylor Construction, Inc (Base Bid + Bid Alt 1, 2, 8, 9, 11)	$3,636,859.75
10% Construction Contingency	$363,685.98
Materials Testing	$40,000.00
Labor Compliance Oversite	$10,000.00
TOTAL ANTICIPATED EXPENSES	$4,050,545.73

The City has on-call contracts with Eastern Sierra Engineering, Inc. for Material Testing, and Crede Group for Labor Compliance services.

The currently available budget in the Street Overlay Program Account (301-50005-48030) is $5,616,535.00, however $222,457.16 is allocated to pay the 2025 Road Rehab retainage, and $1,250,000.00 is allocated to pay for the 2026 Sealing Project. This brings the total project funding available to $4,144,077.84

Environmental Considerations: This project is considered roadway rehabilitation and will not extend the boundaries of the existing roadways. As such, the project is exempt from Tahoe Regional Planning Agency (TRPA) permits and the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301(c) (Existing Facilities). All applicable best management practices will be utilized to protect air and water quality during construction.

Policy Implications: The City Council has included Street Rehabilitation as one of their Strategic Priorities and Goals in their 2021-2026 Strategic Plan. This project will help accomplish the City Council's objective as well as provide adequate roadways for all to use.

AGREEMENT

DOCUMENT 00500 - AGREEMENT

CITY OF SOUTH LAKE TAHOE

Public Works Department

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS
AGREEMENT
for

2026 ANNUAL ROAD REHABILITATION PROJECT
PWC 26-30150005-01
CITY BID NO. 26-30150005-01-BN1

THIS AGREEMENT is made and entered into this 5th day of May, 2026, by and between the City of South Lake Tahoe, a political subdivision of the State of California, herein designated "City", and Darren Taylor Construction, Inc, herein designated as "Contractor."

WITNESSETH, that the City and the Contractor, in consideration of the mutual covenants hereafter set forth, agree as follows:

ARTICLE 1 — THE WORK

Contractor agrees to furnish all labor, tools, equipment, facilities, materials, transportation and services necessary to perform and complete, in a good and workmanlike manner, the **2026 ANNUAL ROAD REHABILITATION PROJECT** as required pursuant to the Contract Documents.

ARTICLE 2 — COMMENCEMENT AND COMPLETION

The Work to be performed under this Agreement shall commence at the time as specified in the Notice to Proceed, and the Contractor shall diligently undertake the performance of the obligations as set forth in the Contract Documents to achieve Final Completion of the Work (as defined at Section 9.9 Special Provisions) by October 15th, 2026 (the "Contract Time"). ***No grading or excavation or other land disturbance will be allowed between October 15th and May 1st; all Work shall be performed after the issuance of the Notice to***

Proceed, and Final Completion achieved within the contract time as set forth in these Bid Documents.

The City and the Contractor recognize that time is of the essence of this Agreement and that the City will suffer financial loss if the Work is not completed within the time specified herein, plus any extensions thereof allowed in accordance with the Contract Documents. The City and Contractor also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by the City if the Work is not completed within the Contract Time. Accordingly, instead of requiring any such proof, and pursuant to the Contract Documents, the City and the Contractor agree that as liquidated damages (but not as a penalty), the Contractor shall pay the City the sum of $1,000 for each calendar day beyond that portion of the Contract Time within which the Bidder is required to achieve Milestone #1, Substantial Completion (per Document 00100, Article 1.04.A.2), and $500 for each calendar day beyond that portion of the Contract Time within which the Bidder is required to achieve Milestone #2, Final Completion (per Document 00100, Article 1.04.A.3). In accordance with the Contract Documents, including, without limitation Document 00400.4.2 ("Bid Proposal"), the daily amount that Contractor may charge to the City for all delay costs, direct and indirect (and inclusive of all expenses and damages, including, without limitation, jobsite and home office overhead costs and extended general conditions) applicable to the first sixty (60) calendar days of Compensable Delay, if any, is, the amount set forth by Contractor in Document 00400.4.2 ("Bid Proposal"). This sum shall represent the exclusive and sole amount (i.e., payment in full for any and all direct and indirect delay costs) that Contractor, on behalf of itself and subcontractors and suppliers, of every tier, shall receive for any and all Compensable Delay(s) during the first sixty (60) calendar days of actual, Compensable Delay at the Project. Delay costs that may arise from Compensable Delay, if any, beyond the first sixty (60) calendar days of a Compensable Delay, if allowable, shall thereafter be governed by, and subject to, the applicable provisions of Sections 8 and 9 of the Standard Specifications, as modified by the Special Provisions, and the Contract Documents.

ARTICLE 3 — CONTRACT PRICE

The City agrees to pay, and the Contractor agrees to accept, in current funds for the performance of the Work pursuant to the Contract Documents, the Contract Sum for the completion of the Work in accordance with the Contract Documents as follows:

BASE BID (Johnson, Tallac, San Francisco)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
1	**Mobilization**	**LS**	**1**	**$45,177.30**	**$45,177.30**
2	**Traffic Control**	**LS**	**1**	**$150,000.00**	**$150,000.00**
3	**Temp Erosion Control**	**LS**	**1**	**$25,000.00**	**$25,000.00**
4	**Adjust Existing Manholes and Utility Boxes/Valves to Grade**	**EA**	**82**	**$1,500.00**	**$123,000.00**

5	**Dig Out and Repair (Unsuitable Material)**	**CY**	**200**	**$499.43**	**$99,886.00**
6	**2" Mill and Pave (Johnson Blvd)**	**SY**	**22165**	**$27.37**	**$606,656.05**
7	**Caltrans Type E InductIve Loop (Johnson Blvd)**	**EA**	**4**	**$18,950.00**	**$75,800.00**
8	**2" HMA Patching of Milled Surface (Johnson Blvd)**	**SY**	**1000**	**$45.83**	**$45,830.00**
9	**HMA Patching of Milled Surface - 1.5" - 6" Cracks (Johnson Blvd)**	**LF**	**8000**	**$22.05**	**$176,400.00**
	Type E AC Dike (Johnson Blvd)	**LF**	**5920**	**$2.81**	**$16,635.20**
10	**Crack Sealing of Milled Surface (Johnson Blvd)**	**LF**	**8000**	**$0.75**	**$6,000.00**
11	**4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)**	**SY**	**17950**	**$60.55**	**$1,086,872.50**
12	**Roadway Striping (Yield Lines 12 in Wide - Yellow)**	**LF**	**72**	**$14.00**	**$1,008.00**
13	**Roadway Striping (Stop Bar 12 in Wide - White)**	**LF**	**430**	**$14.00**	**$6,020.00**
14	**Roadway Striping (Bike Lane Symbol With Person - White)**	**EA**	**2**	**$500.00**	**$1,000.00**
15	**Roadway Striping (Bike Lane Arrow - White)**	**EA**	**1**	**$500.00**	**$500.00**
16	**Roadway Striping (Type VII Arrow - White)**	**EA**	**2**	**$500.00**	**$1,000.00**
17	**Roadway Striping (Type IV Arrow - White)**	**EA**	**6**	**$500.00**	**$3,000.00**
18	**Roadway Striping (Word Pavement Markings - White)**	**EA**	**4**	**$500.00**	**$2,000.00**

19	**Roadway Striping (Crosswalk Hatching - White)**	**EA**	**2**	**$1,800.00**	**$3,600.00**
20	**Roadway Stiping (4" Fog Line - White)**	**LF**	**8643**	**$1.00**	**$8,643.00**
21	**Roadway Stiping (4" Dashed Fog Line - White)**	**LF**	**500**	**$1.00**	**$500.00**
22	**Roadway Stiping (4" Double Centerline - Yellow)**	**LF**	**4891**	**$2.00**	**$9,782.00**
23	**SWPPP**	**LS**	**1**	**$5,000.00**	**$5,000.00**

BID ALT 1 - MODESTO AVE (WEST)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A1.1	**Traffic Control**	**LS**	**1**	**$33,600.00**	**$33,600.00**
A1.2	**Temp Erosion Control**	**LS**	**1**	**$1,000.00**	**$1,000.00**
A1.3	**Adjust Existing Manholes and Utility Boxes/Valves to Grade**	**EA**	**17**	**$2,000.00**	**$34,000.00**
A1.4	**Dig Out and Repair (Unsuitable Material)**	**CY**	**10**	**$499.43**	**$4,994.30**
A1.5	**4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)**	**SY**	**5390**	**$60.50**	**$326,095.00**
A1.6	**Roadway Striping (Stop Bar 12 in Wide - White)**	**LF**	**12**	**$14.00**	**$168.00**

BID ALT 2 - MODESTO AVE (EAST)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A2.1	**Traffic Control**	**LS**	**1**	**$33,600.00**	**$33,600.00**
A2.2	**Temp Erosion Control**	**LS**	**1**	**$1,000.00**	**$1,000.00**
A2.3	**Adjust Existing Manholes and Utility Boxes/Valves to Grade**	**EA**	**14**	**$2,000.00**	**$28,000.00**

A2.4	**Dig Out and Repair (Unsuitable Material)**	**CY**	**10**	**$499.43**	**$4,994.30**
A2.5	**4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)**	**SY**	**5030**	**$60.55**	**$304,566.50**
A2.6	**Roadway Striping (Stop Bar 12 in Wide - White)**	**LF**	**12**	**$14.00**	**$168.00**

BID ALT 8 - SACRAMENTO AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A8.1	**Traffic Control**	**LS**	**1**	**$10,500.00**	**$10,500.00**
A8.2	**Temp Erosion Control**	**LS**	**1**	**$1,000.00**	**$1,000.00**
A8.3	**Dig Out and Repair (Unsuitable Material)**	**CY**	**10**	**$499.43**	**$4,994.30**
A8.4	**4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)**	**SY**	**2430**	**$60.55**	**$147,136.50**

BID ALT 9 - OAKLAND AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A9.1	**Traffic Control**	**LS**	**1**	**$8,400.00**	**$8,400.00**
A9.2	**Temp Erosion Control**	**LS**	**1**	**$1,000.00**	**$1,000.00**
A9.3	**Dig Out and Repair (Unsuitable Material)**	**CY**	**10**	**$499.43**	**$4,994.30**
A9.4	**4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)**	**SY**	**2570**	**$60.55**	**$155,613.50**

BID ALT 11 - SACRAMENTO AVE TRENCHING					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A11.1	**Traffic Control**	**LS**	**1**	**$4,200.00**	**$4,200.00**

A11.2	**Temp Erosion Control**	**LS**	**1**	**$1,000.00**	**$1,000.00**
A11.3	**Adjust Existing Manholes and Utility Boxes/Valves to Grade**	**EA**	**4**	**$2,000.00**	**$8,000.00**
A11.4	**4" AC (2 Lifts) Trench Patch**	**SY**	**247**	**$75.00**	**$18,525.00**

TOTAL CONTRACT SUM $3,636,859.75

For the Total Contract Sum of THREE MILLION, SIX HUNDRED AND THIRTY SIX THOUSAND, EIGHT HUNDRED AND FIFTY NINE dollars and SEVENTY FIVE cents.

The above Total Contract Sum includes all allowances, if any, provided for in the Contract Documents.

Compensation for Unit Price Items shall be based upon the unit prices stated in the above schedule multiplied by the actual quantities or units of work and materials performed or furnished. Unit prices paid by the City may change depending on actual quantities or units of work completed in accordance with the Contract Documents.

ARTICLE 4 — PREVAILING WAGES

Pursuant to the provisions of California Labor Code, Sections 1770 to 1780, inclusive thereof, the Contractor, and any subcontractor, of any tier, shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

In compliance with Senate Bill 854 (2014) and the California Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractors must submit their certified payroll records directly to the Division of Labor Standards Enforcement Compliance Monitoring Unit through the electronic certified payroll reporting (eCPR) system, as well as to the City.

Pursuant to the provisions of California Labor Code Section 1773.2, the Contractor is hereby advised that copies of the prevailing rate of per diem wages and a general prevailing rate for holidays, Saturdays and Sundays and overtime work in the locality in which the Work is to be performed for each craft, classification, or type of worker required to execute the Contract, are on file in the City's office. The Contractor agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774. These rate determinations are found on the State of California Department of Industrial Relations' website at: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

ARTICLE 5 — CONTRACT DOCUMENTS

The Agreement includes and incorporates by reference the Contract Documents for the Project, which consists of the following documents:

(a) Notice to Bidders (Document 00100);

(b) Instructions to Bidders (Document 00200);

(c) Bid Proposal (Document 00400);

(d) Bidder's Bond (Document 00410);

(e) Designation of Subcontractors (Document 00420);

(f) Good Faith Effort for Local Hiring on Public Works Contracts (00421);

(g) Verification of Contractor and Subcontractor DIR Registration (00423);

(h) California Air Quality Control Board (CARB, Certificates of Reported Compliance (CRC) (00424);

(i) Self-Performance Declaration (Document 00425);

(j) Debarment and Suspension Certifications (Document 00430);

(k) Non-Collusion Declaration (Document 00432);

(l) Worker's Compensation Certification (Document 00435);

(m) Business and Professions Code Sections 7028.15 and 7031 Statement (Document 00440);

(n) Bidder's Statement of Financial Responsibility, Technical Ability and Experience (Document 00450);

(o) Disclosure of Lobbying Activities (Document 00466);

(p) Agreement (Document 00500);

(q) Payment Bond Form (Document 00610);

(r) Performance Bond Form (Document 00620);

(s) Sample Escrow Agreement for Security Deposits In Lieu of Retention (Document 00630);

(t) Warranty/Guaranty Form (Document 00635);

(u) Acknowledgment of City Code (Document 00640);

(v) Bid Document Certification (Document 00650);

(w) The Standard Specifications of the State of California, Department of Transportation, dated 2022; the Standard Plans of the State of California, Department of Transportation, dated 2022, and the South Lake Tahoe Public Improvement and Engineering Standards;

(x) Special Provisions, Document 00700 of the Bid Documents (which incorporate by reference, and, as specified, modify the Standard Specifications of the State of California, Department of Transportation, dated 2022; the Standard Plans of the State of California, Department of Transportation, dated 2022, and the South Lake Tahoe Public Improvement and Engineering Standards);

(y) Supplemental Conditions (Document 00800), if any;

(z) General Requirements, if any;

(aa) Construction Progress Documentation (Document 01300);

(bb) Technical Specifications;

(cc) Contract Drawings;

(dd) Addenda (numbers ___ to____, inclusive; and

(ee) Permits from other agencies as may be required by law.

Exhibits to this Agreement are enumerated as follows:

- Accepted Contractor's Bid attached hereto as Exhibit A;
- Escrow Bid Document Certification attached hereto as Exhibit B; and
- Insurance Certificates and Endorsements as Exhibit C.

ARTICLE 6 — WORKERS' COMPENSATION

Contractor shall take out and maintain during the life of the Agreement, adequate and sufficient workers' compensation insurance for all Contractor's employees employed at the site of improvements, and, if any Work is sublet, Contractor shall require each subcontractor similarly to provide workers' compensation insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor. If any class of employees engaged in Work under this contract at the site of the Project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City for any damage resulting to it from failure of either Contractor or any subcontractor to take out or maintain such insurance.

By its signature upon this Agreement, Contractor certifies that it has carefully reviewed and is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of the labor Code. Contractor, as a condition precedent to the commencement of its Work pursuant to the Agreement, shall comply with such provisions.

ARTICLE 7 — INDEMNITY AND INSURANCE

To the fullest extent permitted by law, and in strict accordance with the Contract Documents, Contractor shall defend, indemnify, and hold harmless the City, its officials, officers, City Council members, the California Tahoe Conservancy, Board members, employees, agents, the Architect/Engineer, the Engineer/Project Manager and the Project consultants, and their respective principals, officers and employees, and each of them, of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, attorneys' fees, losses, or liability, in law or in equity, of every kind and nature whatsoever related to, arising out of, or in connection with, Contractor's operations to be performed under this Agreement, and as otherwise set forth in Contract Documents, including, without limitation, Section 7-1.05A of the Standard Specifications, as modified by Section 7.11 of the Special Provisions. The obligations of defense and indemnity set forth in this Article, and in the Contract Documents, shall not be limited by any insurance requirements or obligations pursuant to the Contract Documents. The obligations arising from this Article shall not be construed to negate, abridge, or reduce other rights or obligations of

indemnity (including all duties to defend), which would otherwise exist as to a party, or person described elsewhere in the Contract Documents.

Contractor shall maintain the insurance coverage described in Section 7-1.06 of the Standard Specifications, as modified by Section 7.12 of the Special Provisions, throughout the performance of the Agreement, including any maintenance, warranty and/or guaranty periods. This Agreement shall not be operative until evidence of such insurance has been provided to, and approved by, the City as to form, amount, and carrier. Contractor shall not allow any subcontractor to commence Work at the Project until subcontractor provides evidence to Contractor and City that subcontractor has obtained insurance acceptable to the City.

ARTICLE 8 — NOTICES

Whenever any provision of the Contract Documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the address listed below:

Notices required to be given to City:
Public Works Director/City Engineer
City of South Lake Tahoe
1740 D Street
South Lake Tahoe, CA 96150-6251

Notices required to be given to Contractor:
_____
_____
_____
_____

Notices required to be given to any surety(ies):
_____
_____

ARTICLE 9 — MISCELLANEOUS

9.1 Terms. Terms used in this Agreement will have the meanings indicated in the Contract Documents.

9.2 Assignment. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns. City and Contractor each binds itself, its partners, successors, assign, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 South Lake Tahoe City Code. Contractor acknowledges that all pertinent provisions within the South Lake Tahoe City Code are incorporated by reference as though set forth in full herein, and, further, the failure of Contractor or any subcontractor, of any tier, to comply with any of its/their obligations under the Contract Documents, or the requirements of the South Lake Tahoe City Code, or any other applicable law, code, statute, or regulation, shall be deemed a material breach of the Agreement.

9.6 Third Party Beneficiary. Contractor expressly acknowledges the City's status as a third party beneficiary solely with respect to the performance to be rendered under each subcontract, of any tier, upon the Project, and, as a result, Contractor acknowledges that City possesses, *inter alia*, the rights enumerated within the South Lake Tahoe City Code as to the enforcement of obligations under subcontracts of any tier.

9.7 Regulatory Requirements. Contractor acknowledges that the Project is subject to requirements and regulations issued on behalf of various governmental and/or regulatory bodies, including, without limitation, the Lahontan Regional Water Quality Control Board and the Tahoe Regional Planning Agency, among others. Contractor agrees to fully and promptly comply with any and all requirements and regulations issued on behalf of such entities.

9.8 Governing Law. This Agreement and the Contract Documents shall be deemed to have been entered into in the County of El Dorado, State of California, and governed by California law. By entering into this Agreement, the Contractor consents and submits to the jurisdiction of Courts of the State of California, County of El Dorado, over any action of law, suit in equity, and/or other proceeding that may arise out of the Contract Documents.

IN WITNESS HEREOF, the said City of South Lake Tahoe, State of California, has caused this Agreement to be executed by its Mayor in its behalf, and the said Contractor has signed this Agreement the day and year first above written.

CITY OF SOUTH LAKE TAHOE

By _____
Mayor, City of South Lake Tahoe,
State of California

Contractor: _____

By _____

Title _____

Business License No. _____

ATTEST:

By _____

APPROVED AS TO FORM:

By_____

City Clerk
City of South Lake Tahoe

City Attorney
City of South Lake Tahoe

END OF DOCUMENT 00500

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

BID PROPOSAL TO THE CITY OF SOUTH LAKE TAHOE

DOCUMENT 00400 – BID PROPOSAL

2026 ANNUAL ROAD REHABILITATION PROJECT
PWC 26-30150005-01
CITY FORMAL BID NO. 26-30005-01-BN1

NAME OF BIDDER Darren Taylor Construction, Inc.

BUSINESS P.O. BOX _____

BUSINESS STREET ADDRESS 19672 N. Hirsch ct.

CITY, STATE, ZIP Anderson CA. 96007

TELEPHONE NO: (530) 378 2211 FAX NO. (530) 378 2212

CONTRACTOR LICENSE NO. 903262

This Bid Proposal is submitted to the City on April 20th, 2026

1.0 ENTER INTO AGREEMENT

The undersigned Bidder proposes and agrees, if this Bid Proposal is accepted, to enter into an Agreement with the City, in the form included in the Bid Documents, and to perform all Work as specified or indicated in the Bid Documents within the specified time and for the price(s) indicated in this Bid and in accordance with the other terms and conditions of the Bid Documents. The Agreement shall be in the amount of the Base Bid Schedule Price, plus any Bid Alternate Items, if applicable.

2.0 BIDDER ACCEPTANCE OF TERMS AND CONDITIONS

The undersigned Bidder accepts all of the terms and conditions of the Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bidder agrees that its Bid will remain open and subject to acceptance for at least ninety (90) calendar days after the Bid opening, or for such longer period of time that City and Bidder may agree to in writing.

3.0 BIDDER REPRESENTATIONS

In submitting this Bid, the undersigned Bidder represents that:

A. Bidder has in its possession a complete set of Contract Documents, and it has carefully examined and studied the Contract Documents, all information available to Bidders, and the following Addenda, receipt of all of which is hereby acknowledged:

Addendum Number	Addendum Date	Signature of Bidder
1	4/2/26	
2	4/13/26	

B. Bidder has visited the site and become familiar with and satisfied itself as to the general, local, and site conditions that may affect cost, progress, and performance of the Work. Bidder further affirms that by submitting this Bid it has satisfied itself as to the availability of skilled and unskilled labor and qualified workers necessary to perform the Work within the Contract Time permitted, as well as the availability to procure the necessary equipment and materials to perform the Work within the time required.

C. Bidder is familiar with and has satisfied itself as to all Federal, state, and local laws, regulations, codes, permits, and other requirements that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Bid Documents, if any.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of work (if any) to be performed by City and others at the Site, or in close proximity to the site, that relates to the Work as

indicated in the Bidding Documents or that may have some impact or bearing upon the performance of the Work.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. Bidder has given City written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents, and the written resolution thereof by City is acceptable to Bidder, and where said conflicts, errors, ambiguities, or discrepancies have not been resolved through the interpretations or clarifications by City because of insufficient time or otherwise, Bidder has included in the Bid the greater quantity or better quality of Work, or compliance with the more stringent requirement resulting in a greater cost.

J. The Bid Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.0 BID

The undersigned Bidder proposes and agrees to contract with the City to perform all of the Work, including subsidiary obligations as defined in the Contract Documents, for the price indicated in the Base Bid Schedule, below, plus or minus Alternate Item(s), if any, as directed in the sole discretion of the City.

In submitting its Bid Proposal, the undersigned Bidder understands and acknowledges that the Total Base Bid Price (Article 4.3, below) is the sum total of all required bid item amounts, inclusive of the Base Bid Schedule and the Bidder's Daily Rate of Compensation for Compensable Delay (extended for the number of calendar days as set forth herein). Alternate Items as set forth herein, if any, shall not be considered as part of the Total Base Bid unless Bidder is instructed, pursuant to the calculation of the Total Base Bid Price set forth in Section 4.3, below, to include some, or all, Alternate Items as part of the Total Base Bid. Lowest responsible bidder selection will be based on the Total Base Bid, plus All Bid Alternates combined.

The City shall compare the Total Base Bid Prices (Article 4.3) combined with all bid alternates of all responsible bidders submitting responsive Bids, and the City shall award the Agreement, if at all, to the lowest responsible bidder in accordance with California Public Contract Code section 20162. **The Contract Sum for the Agreement, if awarded, between the City and Contractor shall be for the price indicated in the Base Bid Schedule (Article 4.1) plus Add Bid Alternate Item(s) (Article 5), If any, as may be directed in the sole discretion of the City. The apparent low bidder will be calculated by the addition of the Total Base Bid Schedule (Base Bid Schedule + 60-day Compensable Delay) and Add Bid Alternates 1-11. The award of any Add Bid Alternates will be at the discretion of the City.**

4.1 BASE BID SCHEDULE

BASE BID (Johnson, Tallac, San Francisco)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
1	Mobilization	LS	1	45,177.30	45,177.30
2	Traffic Control	LS	1	150,000-	150,000-
3	Temp Erosion Control	LS	1	25,000-	25,000-
4	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	82	1500.00	123,000-
5	Dig Out and Repair (Unsuitable Material)	CY	200	499.43	99,886.00
6	2" Mill and Pave (Johnson Blvd)	SY	22165	27.37	606,656.05
7	Caltrans Type E Inductive Loop (Johnson Blvd)	EA	4	18,950	75,800.00
8	2" HMA Patching of Milled Surface (Johnson Blvd)	SY	1000	45.83	45,830.00
9	HMA Patching of Milled Surface - 1.5" - 6" Cracks (Johnson Blvd)	LF	8000	22.05	176,400.00
	Type E AC Dike (Johnson Blvd)	LF	5920	2.81	16,635.20
10	Crack Sealing of Milled Surface (Johnson Blvd)	LF	8000	.75	6,000.00
11	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	17950	60.55	1,086,972.50
12	Yield Lines 12 in Wide - Yellow	LF	72	14.00	1,008.00
13	Stop Bar 12 in Wide - White	LF	430	14.00	6020.00
14	Bike Lane Symbol With Person - White	EA	2	500.00	1,000-

15	Bike Lane Arrow - White	EA	1	500 -	500.00
16	Type VII Arrow - White	EA	2	500.00	1,000.00
17	Type IV Arrow - White	EA	6	500.00	3,000.00
18	Word Pavement Markings - White	EA	4	500.00	2,000.00
19	Crosswalk Hatching - White	EA	2	1,800.00	3,600.00
20	4" Fog Line - White	LF	8643	1.00	8,643.00
21	4" Dashed Fog Line - White	LF	500	1.00	500.00
22	4" Double Centerline - Yellow	LF	4891	2.00	9782.00
23	SWPPP	LS	1	5,000.00	5,000.00

BASE BID SCHEDULE PRICE (Item Nos. 1 through 23):

$ 2,499,315.05

BASE BID SCHEDULE PRICE (in words): Two Million - Four hundred Ninety - Nine Thousand, Three hundred + Fifteen Dollars + Five Cents

The amount of each of the above Bid line items must be filled in and completed in ink.

Bid prices shall include everything necessary for the completion of the Work stipulated in the Contract Documents, including but not limited to providing the materials, equipment, tools, plant and other facilities, and the management, superintendence, labor and services. Bid prices shall include all federal, state and local taxes.

The Bidder shall set forth for each unit basis item of work a unit price and a total for the item, and for each lump sum item total for the item, all in clearly legible figures in the respective spaces provided for that purpose. In the case of unit basis items, the amount set forth under the "Item Total" column shall be the product of the "Unit Price" multiplied by the "Estimated Quantity" for the item.

In case of discrepancy between the unit price and the total set forth for a unit basis item, the unit price shall prevail, except that if the amount set forth as a unit price is unreadable or otherwise unclear, or is omitted, or is the same as the amount as the entry in the item total column, then the amount set forth in the item total column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price.

If both the unit price and the item total are unreadable or otherwise unclear, or are omitted, the Bid may be deemed irregular. Likewise, if the item total for a lump sum item

In case of discrepancy between the "Base Bid Schedule Price" listed and the actual sum of all item total prices, the individual item totals will prevail and the "Base Bid Schedule Price" will be revised to reflect the appropriate total based on the unit prices.

Symbols such as commas and dollar signs will be ignored and have no mathematical significance in establishing any unit price or item total or lump sums. Written unit prices, item totals and lump sums will be interpreted according to the number of digits and, if applicable, decimal placement. Cents symbols also have no significance in establishing any unit price or item total since all figures are assumed to be expressed in dollars and/or decimal fractions of a dollar. Bids on lump sum items shall be item totals only; if any unit price for a lump sum item is included in a bid and it differs from the item total, the item total shall prevail.

The foregoing provisions for the resolution of specific irregularities cannot be so comprehensive as to cover every omission, inconsistency, error, or other irregularity which may occur in a Bid. Any situation not specifically provided for will be determined in the discretion of the City, and that discretion will be exercised in the manner deemed by the City to best protect the public interest in the prompt and economical completion of the Work. The decision of the City respecting the amount of a Bid, or the existence or treatment of an irregularity in a Bid, shall be final.

4.2 DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY

Each and every Bidder, to have its Bid deemed responsive, shall provide below the daily rate of compensation for any Compensable Delay (as defined at Section 9.10 of the Special Provisions) caused by the City, at any time, during the performance of the Work. The daily rate of compensation (as required to be extended herein), which shall be included in the Total Base Bid Price, shall represent the amount that Contractor will charge the City for all direct and indirect delay costs which may be incurred by Contractor, on behalf of itself and all subcontractors and suppliers, of every tier, should there be a Compensable Delay.

The daily rate to be charged to the City shall be listed in the blanks as required, below, and shall be applicable to each of the first sixty (60) calendar days of Compensable Delay (beyond the Contract Time) that is not concurrent with any Contractor-caused delay, and shall represent the exclusive and sole amount (*i.e.*, constitute payment in full) that Contractor, on behalf of itself and subcontractors and suppliers, of every tier, shall receive for any and all direct and indirect delay costs.

Bidders are advised that the amount filled in the first blank, below, is the daily rate to be paid by City for each of the first sixty (60) calendar days of Compensable Delay. That amount shall be multiplied by 60 to yield an amount which liquidates the City-caused delay damages, in its entirety, during the first sixty (60) calendar days of Compensable Delay, and this amount shall be filled in the second blank, below. The latter total, which Bidder must add to the Base Bid Schedule Price (and/or all other Bid amounts as may be required herein) to determine the Total Base Bid Price, will be used not only for bid comparison purposes to determine the lowest responsive, responsible Bidder, but also to determine the daily rate of direct and indirect delay costs to which Bidder will be entitled during the first sixty (60) days of any Compensable Delay (should the City award the Agreement to Bidder).

By including the daily rate of delay damages in this Bid Proposal, the City is not representing that it intends or expects to have the Project delayed, whether for sixty (60) calendar days or otherwise, but rather that the City wishes to quantify the amount it would be obligated to pay should such a Compensable Delay event(s) arise. The City will only pay the daily rate of compensation for the actual number of days of Compensable Delay, if any, in accordance with the Contract Documents; the actual number of days of Compensable Delay, if any, may be greater or lesser than the 60 day "multiplier" shown below. With respect to Compensable Delays beyond sixty (60) calendar days, the amount of direct and indirect delay costs, if any, to which Bidder may be entitled (if authorized under the Contract Documents) shall be determined in accordance with the Contract Documents.

In order for the Bid to be considered responsive, Bidder must submit the required Daily Rate of Compensation for Compensable Delay, extended as required hereunder. The failure of Bidder to do so shall result in the Bid being rejected as non-responsive.

(1) **DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY FOR CONTRACTOR AND ALL SUBCONTRACTORS/SUPPLIERS (include the amount in words as well as numbers):**

$ 1500.00 **per calendar day (amount).**

Fifteen hundred Dollars

_____ **(words).**

(2) **DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY FOR CONTRACTOR AND ALL SUBCONTRACTORS/SUPPLIERS MULTIPLIED BY 60 (include the amount in words as well as numbers):**

Daily Amount (above): $ 1500.00 **x 60 calendar days = $** 90,000.00 **(amount)**

Ninety-Thousand Dollars **(words).**

In case of discrepancy between the amount stated for "Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers" and the extension of that amount as stated above for the "Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers Multiplied by 60", the "Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers" shall prevail and the "Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers Multiplied by 60" will be corrected accordingly to reflect the appropriate total based on the stated daily rate.

4.3 TOTAL BASE BID

The Total Base Bid shall be determined by adding the following amounts as set forth in Sections 4.1 and 4.2(2): **"Base Bid Schedule Price" (Section 4.1)** plus **"Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers Multiplied by 60" (Section 4.2(2)) = "Total Base Bid".**

TOTAL BASE BID PRICE:

$ 2,589,313.05 (amount)

TOTAL BASE BID PRICE (in words): Two million Five hundred Eighty-nine, three hundred + thirteen Dollars + five cents.

In the event the addition of the "Base Bid Schedule Price" and "Daily Rate of Compensation for Compensable Delay for Contractor and All Subcontractors/Suppliers Multiplied by 60" is incorrect such that the Total Base Bid Price does not equal the product of those two Bid components, the City will correct the Total Base Bid Price accordingly and the corrected addition will govern.

The City shall compare the amounts of the Total Base Bid Prices combined with all bid alternates of all responsible bidders submitting responsive Bids, and the City shall award the Agreement, if an award is made, to the lowest responsible bidder in accordance with California Public Contract Code section 20162. The Contract Sum for the Agreement, if awarded, between the City and Contractor shall be for the price indicated in the Base Bid Schedule (Article 4.1) plus any additional bid alternates awarded at the discretion of the City. The apparent low bidder will be calculated by the addition of the Total Base Bid Schedule (Base Bid Schedule + 60-day Compensable Delay) and Add Bid Alternates 1-11. The award of any Add Bid Alternates will be at the discretion of the City.

The City reserves all rights to reject this Bid, or all Bids, and to waive any and/or all minor irregularities, all within the City's sole discretion.

5.0 BID ALTERNATE ITEMS

BID ALT 1 - MODESTO AVE (WEST)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A1.1	Traffic Control	LS	1	33,600.00	33,600.00
A1.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A1.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	17	2,000.00	34,000.00
A1.4	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A1.5	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	5390	60.50	326,095.00
A1.6	Stop Bar 12 in Wide - White	LF	12	14	168.00

BID ALT 1 – MODESTO AVE (WEST) TOTAL PRICE (Item Nos. A1.1 through A1.6):

$ 399,857.30

BID ALT 1 – MODESTO AVE (WEST) TOTAL PRICE (in words):

Three hundred NINETY-NINE THOUSAND + Eight hundred-FIFTY-SEVEN + THIRTY Cents

BID ALT 2 – MODESTO AVE (EAST)					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A2.1	Traffic Control	LS	1	33,600-	33,600.00
A2.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A2.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	14	2,000.00	28,000.00
A2.4	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A2.5	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	5030	60.55	304,566.50
A2.6	Stop Bar 12 in Wide - White	LF	12	14.00	168.00

BID ALT 2 – MODESTO AVE (EAST) TOTAL PRICE (Item Nos. A2.1 through A2.6):

$ 372,328.80

BID ALT 2 – MODESTO AVE (EAST) TOTAL PRICE (in words):

Three hundred SEVENTY-TWO THOUSAND + Three hundred TWENTY-Eight + Eighty Cents

BID ALT 3 – AGRONAUT AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**

A3.1	Traffic Control	LS	1	18,900.00	18,900.00
A3.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A3.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	1	2000.00	2,000.00
A3.4	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A3.5	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2020	60.55	122,311.00

BID ALT 3 – AGRONAUT AVE TOTAL PRICE (Item Nos. A3.1 through A3.5):

$ 149,205.30

BID ALT 3 – AGRONAUT AVE TOTAL PRICE (in words):

One hundred Forty-Nine Thousand + Two hundred + Five + Thirty Cents

BID ALT 4 – BELLEVUE AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A4.1	Traffic Control	LS	1	18,900-	18,900.00
A4.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A4.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	1	2,000.00	2,000.00
A4.4	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A4.5	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2340	60.55	141,687.00

BID ALT 4 – BELLEVUE AVE TOTAL PRICE (Item Nos. A4.1 through A4.6):

$ 168,581.30

BID ALT 4 – BELLEVUE AVE TOTAL PRICE (in words):

One hundred Sixty-Eight Thousand + five hundred Eighty-one dollars + Thirty Cents

BID ALT 5 – BERKELEY AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A5.1	Traffic Control	LS	1	16,800-	16,800.00
A5.2	Temp Erosion Control	LS	1	1,000-	1,000.00
A5.3	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A5.4	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2170	60.55	131,393.50

BID ALT 5 – BERKELEY AVE TOTAL PRICE (Item Nos. A5.1 through A5.4):

$ 154,187.80

BID ALT 5 – BERKELEY AVE TOTAL PRICE (in words):

One hundred Fifty-Four Thousand + one hundred Eighty-Seven + Eighty Cents

BID ALT 6 – FRESNO AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A6.1	Traffic Control	LS	1	10,500-	10,500.00
A6.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A6.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	1	2,000.00	2,000.00
A6.4	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30

A6.5	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2230	60.55	135,026.50

BID ALT 6 – FRESNO AVE TOTAL PRICE (Item Nos. A6.1 through A6.5):

$ 153,520.80

BID ALT 6 – FRESNO AVE TOTAL PRICE (in words):

One hundred FIFTY-THREE + FIVE hundred-TWENTY + EIGHTY cents

BID ALT 7 – NEVADA AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A7.1	Traffic Control	LS	1	8,400.00	8,400.00
A7.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A7.3	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A7.4	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2320	60.55	140,476.00

BID ALT 7 – NEVADA AVE TOTAL PRICE (Item Nos. A7.1 through A7.4):

$ 154,870.30

BID ALT 7 – NEVADA AVE TOTAL PRICE (in words):

One hundred FIFTY-FOUR Thousand + Eight hundred-SEVENTY + THIRTY Cents

BID ALT 8 – SACRAMENTO AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A8.1	Traffic Control	LS	1	10,500.00	10,500.00

A8.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A8.3	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A8.4	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2430	60.55	147,136.50

BID ALT 8 – SACRAMENTO AVE TOTAL PRICE (Item Nos. A8.1 through A8.4):

$ 163,630.80

BID ALT 8 – SACRAMENTO AVE TOTAL PRICE (in words):

One hundred Sixty-Three Thousand-six hundred + Thirty + 80 Cents

BID ALT 9 – OAKLAND AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A9.1	Traffic Control	LS	1	8,400-	8,400.00
A9.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A9.3	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A9.4	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	2570	60.55	155613.50

BID ALT 9 – OAKLAND AVE TOTAL PRICE (Item Nos. A9.1 through A9.4):

$ 170,057.80

BID ALT 9 – OAKLAND AVE TOTAL PRICE (in words):

One hundred -Seventy Thousand + Seven Dollars + Eighty Cents

BID ALT 10 – PASADENA AVE					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A10.1	Traffic Control	LS	1	8,400-	8,400.00
A10.2	Temp Erosion Control	LS	1	1,000.00	1,000.00
A10.3	Dig Out and Repair (Unsuitable Material)	CY	10	499.43	4,994.30
A10.4	4" AC (2 Lifts) on 8" AB (Including Removal of Existing AC and Subbase)	SY	1860	60.55	112,623.00

BID ALT 10 – PASADENA AVE TOTAL PRICE (Item Nos. A10.1 through A10.4):

$ 127,017.30

BID ALT 10 – PASADENA AVE TOTAL PRICE (in words):

ONE hundred TWENTY-SEVEN THOUSAND + SEVENTEEN dollars + THIRTY cents

BID ALT 11 – SACRAMENTO AVE TRENCHING					
BID ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**
A11.1	Traffic Control	LS	1	4,200.00	4,200.00
A11.2	Temp Erosion Control	LS	1	1000.00	1,000.00
A11.3	Adjust Existing Manholes and Utility Boxes/Valves to Grade	EA	4	2,000.00	8,000.00
A11.4	4" AC (2 Lifts) Trench Patch	SY	247	75.00	18,525.00

BID ALT 11 – SACRAMENTO AVE TRENCHING TOTAL PRICE (Item Nos. A11.1 through A11.4):

$ 31,725.00

BID ALT 11 – SACRAMENTO AVE TRENCHING TOTAL PRICE (in words):

THIRTY-ONE THOUSAND - SEVEN hundred + TWENTY-FIVE dollars

APPARENT LOW BIDDER WILL BE CALCULATED BY THE ADDITION OF THE TOTAL BASE BID PRICE PLUS BID ALTS 1-11.

TOTAL BID PACKAGE PRICE (TOTAL BASE BID + BID ALTS 1-11):

$ 4,634,245.55

TOTAL BID PACKAGE PRICE (TOTAL BASE BID + BID ALTS 1-11) (In words):

Four million SIX hundred THIRTY-Four THOUSAND TWO hundred FORTY-FIVE dollars + FIFTY-FIVE cents

6.0 COMPLETION

In accordance with the Contract Documents, the undersigned Bidder agrees to plan the Work and to prosecute it with such diligence that said Work shall be commenced within **ten (10) calendar days** from the date that commencement of the Work is authorized pursuant to

the Notice to Proceed, and shall be completed within the Contract completion time(s) as set forth in the Contract Documents. Furthermore, the undersigned Bidder accepts the provisions of Section 8.3.2 of the Special Provisions with respect to the assessment of liquidated damages in the event Contractor fails to complete the Work within the specified time(s).

7.0 ATTACHED DOCUMENTS

The undersigned Bidder, by initialing upon each line, below, acknowledges that the following fully completed and executed Bid Documents are attached to, incorporated herein by reference and made a condition of this Bid Proposal (unless the City authorizes the submission of any document(s) enumerated below subsequent to the bid opening pursuant to the instructions set forth in the Bid Documents:

SECTION	TITLE	INITIALS
00410	Bidder's Bond	DT
00420	Designation of Subcontractors	DT
00421	Good Faith Effort for Local Hiring on Public Works Contracts	DT
00423	Verification of DIR Compliance	DT
00424	CARB CRC Compliance	DT
00425	Self-Performance Declaration	DT

(If is not submitted with Bid, Document 00425 shall be submitted within 24 hours after the time of bid opening.)

00430	Debarment and Suspension Certifications	DT
00432	Non-Collusion Declaration	DT
00435	Worker's Compensation Certification	DT
00440	Business and Professions Code Sections 7028.15 and 7031 Statement	DT
00450	Bidder's Statement of Financial Responsibility, Technical Ability and Experience	DT
00635	Warranty/Guaranty Form	DT
00640	Acknowledgment of City Code	DT
00650	Bid Document Certification	DT

(Document 00650 shall be submitted with the escrowed bid documents, outside the sealed container holding the escrow bid documents, within three (3) business days after bid opening in accordance with the Bid Documents.)

8.0 SUPPLEMENTAL INFORMATION SUBMITTED AFTER BID OPENING

- The undersigned Bidder understands and acknowledges that it may be ineligible for an award of the Agreement unless the Bidder has furnished all required documentation, on behalf of itself and all subcontractors, as applicable, in accordance

with Section 2.3 ("Escrow of Bid Documents") of the Special Provisions, and which shall include, without limitation, Document 00650 ("Bid Document Certification").

- The undersigned Bidder understands that a Bidder may be ineligible for an award of the Agreement unless the Bidder has furnished, in accordance with the Bid Documents, and within 24 hours of the Bid opening, a completed Document 00425 ("Self-Performance Declaration") certifying that Bidder shall perform with the Bidder's own organization Work in an amount not less than **30%** of the total original price of the Work.

9.0 CALIFORNIA CONTRACTOR'S LICENSE AND ENTITY INFORMATION

The undersigned Bidder is licensed in accordance with Chapter 9, Division 3 of California Business and Professions Code and section 3300 of the California Public Contract Code, and the laws of the State of California, and that information follows:

Bidder's Valid California Contractor's License No. 903262 Class A

Expiration Date: 2/28/27 Bidder has contracted under this license number for 19 years.

Bidder must provide the following information if Bidder is:

An Individual/Sole Proprietorship:

Name (typed or printed): _____

By: _____ (SEAL)

(Individual's signature)

Doing business as: _____

Business Address: _____

Phone Number: ( ) _____ FAX Number: ( ) _____

Email Address of Authorized Representative: _____

A Partnership or LLC:

Partnership or LLC Name: _____ (SEAL)

By: _____

(Signature of general partner or member -- attach evidence of authority to sign)

Name (typed or printed): _____

Business address: _____

Phone Number: ( ) _____ FAX Number: ( ) _____

Email Address of Authorized Representative: _____

A Corporation:

Corporation Name: Darren Taylor Construction, Inc.

State of Incorporation: California

Type (General Business, Professional, Service, Limited Liability): Service

By: _____

(Signature -- attach evidence of authority to sign)

Name (typed or printed): Darren Taylor

Title: President

(CORPORATE SEAL)

Attest: _____

(Signature of Corporate Secretary)

Business address: 19672 N. Hirsch CT

Date of Qualification to do business is _____

Phone Number: (530) 3792211 FAX Number: (530) 3792212

Email Address of Authorized Representative: darrentaylorconstruction@Gmail.com

A Joint Venture:

Joint Venturer Name: _____ (SEAL)

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Business address: _____

Phone Number: ( ) _____ FAX Number: ( ) _____

Email Address of Authorized Representative: _____

Joint Venturer Name: _____ (SEAL)

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Business address: _____

Phone Number: ( ) _____ FAX Number: ( ) _____

Email Address of Authorized Representative: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.

10.0 BID SECURITY

Accompanying this Bid Proposal is:

Bidders Bond

(Insert the words "cash" ($_____), "cashier's check," or "bidder's bond," as the case may be.) in an amount to equal at least ten (10) percent of the total amount of the Bid.

IF CASHIER'S CHECK INCLUDED, ATTACH HERE:

By my signature on this Bid Proposal, I certify, under penalty of perjury under the laws of the State of California, that the foregoing Bid Proposal, and all documents, declaration and certifications submitted as part of this Bid Proposal, are accurate, true and correct and that the Bidder has complied with the requirements of 2 CCR Section 11102 (Fair Employment and Housing Commission Regulations).

Date: April 20th 2026

Sign Here

Darren Taylor, President

Signature and Title of Bidder's Authorized Representative

END OF DOCUMENT 00400

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

DOCUMENT 00410 – BIDDER'S BOND

WHEREAS, we, Darren Taylor Construction, Inc. as Principal, and Great Midwest Insurance Company as Surety, are held and firmly bound unto the City of South Lake Tahoe, a political subdivision of the State of California (hereinafter called "City") in the penal sum of TEN PERCENT (10%) of the total aggregate amount of the bid of the Principal above named, submitted by said Principal to City for the Work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such that a Bid to City for that certain construction project known as **2026 ANNUAL ROAD REHABILITATION PROJECT, PWC 26-30150005-1.**

for which Bids are to be opened on April 20, 2026, has been submitted by Principal to City:

NOW, THEREFORE, if the aforesaid Principal shall not withdraw said Bid within the period specified therein after the opening of the same or, if no period be specified, within ninety (90) days after said opening, and shall within the period specified therefore, or if no period be specified, within ten (10) days after the prescribed forms are presented to Principal for signature, enter into a written Agreement with City, in the prescribed form, in accordance with the Bid as accepted, and file the Contract Bonds with City (including one to guarantee faithful Performance and another to guarantee Payment for labor and materials, as required by law), or in the event of the withdrawal of said Bid within the period specified or the failure to enter into such Agreement and give such Contract Bonds within the time specified, or to satisfy any other conditions precedent to the entering into an Agreement, if the Principal shall pay City the difference between the amount specified in said Bid and the amount for which City may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by City in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

Surety for value received, hereby stipulates and agrees that no change, extension of time, alterations, or addition to the terms of the Agreement on the call for Bids, or to the Work to be performed thereunder, or the specifications accompanying the same, shall in any way affect its obligation under this Bond, and it does, hereby, waive notice of any such change, extension of time, alteration, or addition to the terms of specifications.

In the event suit is brought upon this Bond by the City of South Lake Tahoe and judgment is recovered, Surety shall pay all costs incurred by the City of South Lake Tahoe in

such suit, including attorneys' fee and consultant costs to be fixed by the court in accordance with applicable statutory law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 14th day of April, 2026.

PRINCIPAL: Darren Taylor Construction, Inc.

Signature

Darren Taylor
Name

President
Title

5750 Pleasant View Drive, Anderson, CA 96007
Address

SURETY: Great Midwest Insurance Company

Signature

Elizabeth Collodi
Name

Attorney-in-Fact
Title

800 Gessner, Suite 600, Houston, TX 77024
Address

NOTE TO SURETY COMPANY:
The following form of acknowledgement should be used. If any other form of acknowledgement is used, there must be submitted a certified copy of unrevoked resolution of authority for the attorney-in-fact.

SURETY COMPANY ATTORNEY-IN-FACT

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) ss.
)

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____, before me, the undersigned, a Notary Public in and for the State, personally appeared _____, known to me to be the duly authorized Attorney-in-Fact of the corporate Surety named in the within instrument, known to me to be authorized to execute that instrument on behalf of said corporation, known to me to be the person whose name is subscribed to such instrument as the Attorney-in-Fact of said corporation, and acknowledged to me that he (she) subscribed the name of said corporation thereto as Surety, and his (her) own name as Attorney-in-Fact and that said corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL:

(SEAL)

See Attached CA All-Purpose Acknowledgment
_____
Notary Public for the State of California.

Acknowledgement by Attorney-in-Fact must be attached.
Corporate seals of Principal and Surety must be attached.

END OF DOCUMENT 00410

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte

On April 14, 2026 before me, Deanna Quintero, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARS3 DEANNA QUINTERO COMM. # 2430368 NOTARY PUBLIC CALIFORNIA COUNTY OF BUTTE Comm. Expires DEC. 12, 2026 ARS3

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Bill Rapp, Deanna Quintero, Elizabeth Collodi, Jason March, Jennifer Lakmann, John Hopkins, John Weber, Matthew Foster, Mindy Whitehouse, Phil Watkins, Samantha Watkins, Sara Walliser, Tony Clark, Brad Espinosa, Paula Senna, Breanna Boatright, Kathleen Le, Sharon Smith, Cassandra Medina, R. Kailany

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC STATE OF TEXAS
CHRISTINA BISHOP
My Notary ID # 131090488
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 14th Day of April 2026.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

No. 5780-2

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

Great Midwest Insurance Company

of Texas, organized under the laws of Texas, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Fire, Marine, Surety, Disability, Plate Glass, Liability,

Workers' Compensation, Common Carrier Liability, Boiler and Machinery,

Burglary, Credit, Sprinkler, Team and Vehicle, Automobile, and Aircraft

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 4th day of August, 2015, I have hereunto set my hand and caused my official seal to be affixed this 4th day of August, 2015.*

Dave Jones
Insurance Commissioner

By

Valerie Sarfaty
for Nettie Hoge
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code section 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

DESIGNATION OF SUBCONTRACTORS

DOCUMENT 00420 – DESIGNATION OF SUBCONTRACTORS

In compliance with the provisions of Sections 4100 to 4114, inclusive, of the Public Contract Code of the State of California, and any amendments thereof, each bidder shall set forth below the name (including license number), the location and the portion of the Work to be performed by each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these Contract Documents, in an amount in excess of one-half of 1 percent (0.5%) of the Bidder's total bid per the Base Bid Schedule Price. **BIDDER SHALL ALSO EXECUTE AND SUBMIT TO THE CITY THE DECLARATION UNDER PENALTY OF PERJURY AT THE END OF THIS DOCUMENT.**

If the Bidder fails to specify a subcontractor for any portion of the Work (in an amount in excess of one-half of 1 percent (0.5%) of the Bidder's total bid (per the Base Bid Schedule Price)) to be performed under the Agreement, the Bidder shall be deemed to have agreed to perform such portion itself. Subletting or subcontracting of any portion of the Work (in an amount in excess of one-half of 1 percent (0.5%) of the Bidder's total bid (per the Base Bid Schedule Price)) as to which no subcontractor was designated in the original Bid shall only be permitted in strict accordance with California law.

Contractor shall also verify below that each listed subcontractor has registered and paid a fee to the Department of Industrial Relations pursuant to Labor Code 1725.5.

[NOTE: Reproduce page two of this section for additional listings needed beyond the length of this form.]

PORTION OF WORK ACTIVITY (%)	SUBCONTRACTOR NAME	LICENSE NUMBER	LOCATION OF SUBCONTRACTOR	DIR. REG. NUMBER	EQUIPMENT CRCs INCLUDED (Y/N)
90%	SAFE Roads Over	1096205	PO Box 371 Palo Cedro CA. 96073	1000992660	N
100%	Clear View Electric	1096462	987 Edgewood Ct #E S. Lake Tahoe 96150	2000009342	N

PORTION OF WORK ACTIVITY (%)	SUBCONTRACTOR NAME	LICENSE NUMBER	LOCATION OF SUBCONTRACTOR	DIR. REG. NUMBER	EQUIPMENT CRCs INCLUDED (Y/N)

Document 00420 - Designation of Subcontractors; Declaration Under Penalty of Perjury:

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an officer, principal or owner of the Bidder, and that the foregoing Document 00420 - Designation of Subcontractors submission is accurate, true and correct.

Date: 4/20/26 Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00420

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

GOOD FAITH EFFORTS FOR LOCAL HIRING ON PUBLIC WORKS CONTRACTS

DOCUMENT 00421 – GOOD FAITH EFFORTS FOR LOCAL HIRING ON PUBLIC WORKS CONTRACTS

Procedure for Good Faith Efforts for Local Hiring on Public Works Contracts Related to City of South Tahoe City Code sections 3.45.120

Unless such provision would conflict with a state or federal law or grant requirement applicable to a particular contract for a public project, contracts for public projects subject to formal competitive bidding (greater than $220,000) shall contain provisions requiring the contractor to make a good faith effort to hire individuals who are residents of the Lake Tahoe Basin portion of El Dorado County in sufficient numbers so that **no less than 15 percent** of the contractor's total construction work force, including any subcontractor work force, measured in labor work hours, are such residents.

The obligation of the bidder/offeror is to make good faith efforts. The bidder/offeror can demonstrate that it has done so either by meeting the contract goal or documenting good faith efforts.

The City of South Lake Tahoe, Public Works Department, reviews all local hire commitment information submitted as a result of bid when a contract goal is assigned. Local workforce or sub-contractors' information that bidders must submit the following information with the bid for the prime contractor and subcontractors:

1. The bidder/offeror's overall local workforce or subcontractor commitment.

2. Local Workforce. Items of work, type of work, and the number of workers the bidder/offeror has made available to the local workforce. The bidder/offeror identifies and describes those items of work for the workforce the bidder/offeror might otherwise perform with the bidder/offeror's own forces and those items that have been broken down into economically feasible units to facilitate local workforce. For each item listed, the bidder/offeror must show the dollar value for wages and the percentage of the total contract. The bidder/offeror is responsible for demonstrating that sufficient work to meet the goal was made available to the local workforce or subcontractors.

3. Local Subcontractors. Names of local subcontractors, dates on which they were solicited to bid on the project, and the North American Industry Classification System (NAICS) and California Work Category codes. The bidder/offeror must include the items of work offered. The bidder/offeror must describe the methods used for following up initial solicitations to determine with certainty if the local subcontractors were interested and the dates of the follow-up. The bidder/offeror must attach supporting documents such as copies of letters, memos, facsimiles sent, telephone logs, telephone billing statements, and other evidence of solicitation. The bidder/offeror is reminded to solicit local

contractors with the City of South Lake Tahoe through all reasonable and available means and provide sufficient time to allow local contractors to respond.

4. Name of the selected subcontractor and its status as a local subcontractor for each item of work made available. The bidder/offeror must include the name, address, and telephone number of each subcontractor that provided a quote and their price quote. If the firm selected for the item is not a local contractor, the bidder/offeror must provide the reasons for the selection.
5. Name and date of each publication in which the bidder/offeror requested local workforce and/or subcontractor participation for the project. The bidder/offeror must attach copies of the published advertisements. Names of agencies and dates on which they were contacted to assist in contacting, recruiting, and using local workforce or subcontractors. If the agencies were contacted in writing, the bidder/offeror must provide copies of supporting documents.
6. List of efforts made to provide interested local workforce and/or local subcontractors with adequate information about the plans, specifications, and requirements of the contract to assist them in responding to a solicitation. If the bidder/offeror has provided information, they must identify the name of the local workforce or subcontractors assisted, the nature of the information provided, and the date of contact. The bidder/offeror must provide copies of supporting documents, as appropriate.
7. List of efforts made to assist interested subcontractors in obtaining bonding, lines of credit, insurance, necessary equipment, supplies, and materials, excluding supplies and equipment that the local contractors purchase or leases from the bidder/offeror or its affiliate. If such assistance is provided by the bidder/offeror, they must identify the name of the local workforce or subcontractors assigned, the nature of the assistance offered, and the date assistance was provided. Provide copies of supporting documents, as appropriate.
8. Written documentation of the bidder/offeror's commitment to use a local workforce and/or subcontractor whose participation it submits to meet a contract goal.
9. Written confirmation from each listed local workforce or subcontractor that it is participating in the contract in the kind and amount of work provided in the bidder/offeror's commitment.
10. Written documentation of the reason(s) for rejecting local workforce commitment or subcontractor quotes.
11. Any additional data to support the demonstration of good faith efforts.

Use the table below entitled Local Work Force Hires to provide this information.

LOCAL HIRE AND LOCAL BUSINESS GOOD FAITH EFFORT WORKSHEETS

(To be Submitted with the Bid Document. Copy and use additional sheets if necessary.)

Contractor must provide information for a minimum of **three (3) Workforces or Subcontractors contacts** in the forms set forth below. Contractors are encouraged to contact as many Local Hires and Local Businesses as possible.

LOCAL WORKFORCE HIRES

Category of Work	Telephone #	Date Contacted	Person Contacted & Address	Student or Veteran or N/A	Selected? Yes or No	Reason Not Selected
Electrical Blue Sky Solutions	(530) 721-3942	4/14/2026	Kyle	N/A		
clearview Electrical	(530) 314-1304	4/14/2026	Allen	N/A	Yes	
Lake Tahoe Electrical	(530) 444-2050	4/14/2026	Ross	No	No	they did not want to bid
Tahoe Asphalt Asphalt	(530) 541-0133	4/14/2026	Patricks	No	Yes	

LOCAL SUBCONTRACTORS' WORKFORCE

Category of Work	Business Name & Address	Telephone #	Date Contacted	Person Contacted	Selected? Yes or No	Reason Not Selected
Electrical Loops	987 Edgewood Ct # E South Lake Tahoe	(530) 314-1304	4/14/2026	Allen	Yes	
" "	Blue Sky Solutions	(530) 721-3942	4/14/2026	Kyle	No	Did NOT send Quote.
" "	Lake Tahoe Electrical	(530) 444-2050	4/14/2026	Ross	No	Did not want to Bid
Asphalt	Tahoe Asphalt 1104 Industrial Ave South Lake Tahoe	(530) 541-0133	4/14/2026	Patrick	Yes	

Total Amount of Construction Work Force, including Subcontractors Work Force: $ 1,073,800

Local Hire/Subcontractor Workforce: $ 1,073,800 **Percentage:** 19.53 **(Local/Total*100)**

CERTIFICATION

I, Darren Taylor [name], certify under penalty of perjury under the laws of the State of California, that I am the Contractor's President [position] and that I have made a diligent effort to ascertain the facts with regard to the representations made herein. In making this certification, I am aware of Section 12650 et seq. of the Government Code providing for the imposition of treble damages for making false claims. The City of South Lake Tahoe may require the Contractor to provide additional documents or information and Contractor agrees to comply with any requests made by the City.

Authorized Signature

Date: 4/20/26

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

VERIFICATION OF CONTRACTOR AND SUBCONTRACTOR DIR REGISTRATION

DOCUMENT 00423 – VERIFICATION OF CONTRACTOR AND SUBCONTRACTOR DIR REGISTRATION

I am the President of Darren Taylor Construction Inc ("Bidder")
(Title/Position) (Bidder Name)

Submitting the accompanying Bid Proposal for the Work described as **2026 ROAD REHABILITATION PROJECT, PWC 26-30150005-1.**

1. The Bidder is currently registered as a contractor with the Department of Industrial Relations ("DIR").
2. The Bidder's DIR Registration Number is: 1000005101. The expiration date of the Bidder's DIR Registration is JUNE 30, 2026.
3. If the expiration date of the Bidder's DIR Registration will occur prior to expiration of the Contract Time for the Work and the Bidder is awarded the Contract for the Work, prior to the Bidder's DIR expiration, the Bidder will take all measures necessary to renew the Bidder's DIR Registration so that there is no lapse in the Bidder's DIR Registration.
4. The Bidder has independently verified that each Subcontractor identified in the Subcontractors List is a DIR registration contractor.
5. The Bidder, if awarded the Contract for the Work will remain a DIR registered contractor for the entire duration of the Work.
6. The Bidder's solicitation of Subcontractor bids included notice to prospective Subcontractors that: (i) all sub-tier subcontractors must be DIR registered contractors at all times during performance of the Work; and (ii) prospective subcontractors may only solicit sub-bids from and contract with lower-tier subcontractors who are DIR registered contractors.
7. If any of the statements herein are false or omit material facts rendering a statement to be false or misleading, the Bidder's Bid Proposal is subject to rejection for non-responsiveness.
8. I have personal first-hand knowledge of all the foregoing.

I declare under penalty of perjury under California law that the foregoing is true and correct.

Executed this 20th day of April, 2026 at Anderson CA.
(City and State)

Signature: _____ Name (typed or printed): Darren Taylor

END OF DOCUMENT 00423

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

CALIFORNIA AIR QUALITY CONTROL BOARD (CARB) CERTIFICATE OF REPORTED COMPLIANCE (CRC)

DOCUMENT 00424 – CARB CERTIFICATES OF REPORTED COMPLIANCE

I am the President of Darren Taylor Construction, Inc. ("Bidder")
(Title/Position) (Bidder Company Name)

Submitting the accompanying Bid Proposal for the Work described as **2026 ANNUAL ROAD REHABILITATION PROJECT, PWC 26-30150005-1.**

The Fleet Identification number on CARB website will be reviewed as a part of the determination of the lowest submitted responsive and responsible bid to confirm the Contractor and all listed subcontractors have submitted a CRC or have indicated that CARB compliance does not apply to the particular subcontractor and have provided detailed reasoning for said exemption. Failure to comply with CARB CRC requirements as part of the Bid is cause for the Bid to be rejected as non-responsive.

1. The Bidder has included with this bid proposal, California Air Quality Control Board, Certificates of Reported Compliance (CRC) for their fleet of equipment to be used for the Work currently owned or leased for all In-Use Off-Road Diesel-Fueled Fleet Vehicles (e.g. construction equipment).
2. The Bidder has independently verified that each Subcontractor identified in the Subcontractors List has CRC certifications for their fleet of equipment to be used for the Work currently owned or leased for all In-Use Off-Road Diesel-Fueled Fleet Vehicles (e.g. construction equipment).
3. The Bidder and all listed subcontractors and sub-tier subcontractors assure that all In-Use Off-Road Diesel-Fueled Fleet Vehicles (e.g. construction equipment) delivered to the construction site to perform contract work during the life of the above listed project shall be CRC certified.
4. I have personal first-hand knowledge of all the foregoing.

I declare under penalty of perjury under California law that the foregoing is true and correct.

Executed this 20th day of April, 2026 at Anderson, Ca.
(City and State)

Signature: _____ Name (typed or printed): Darren Taylor

END OF DOCUMENT 00424

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

SELF-PERFORMANCE DECLARATION

DOCUMENT 00425 – SELF-PERFORMANCE DECLARATION

Pursuant to Section 5-1.13 ("Subcontracting") of the Standard Specifications, as amended pursuant to Section 5-2 of the Special Provisions, Contractor shall certify that it will perform, with the Contractor's own organization, contract Work in an amount not less than **30%** of the total price of the Work. Bidder is instructed to complete the foregoing declaration and submit the same with the Bid, or, by facsimile (FAX) to (530) 541-3051 **within 24 hours** after the specified time of bid opening. **Failure of Bidder to provide the Self-Performance Declaration within the time specified may result in a non-responsive bid.**

Document 00425 – Self-Performance Declaration Under Penalty of Perjury:

Bidder certifies that it shall perform, with the Bidder's own organization, Contract Work in an amount not less than 30% of the total price of the original bid of the Work in accordance with Section 5-1.13 ("Subcontracting") of the Standard Specifications, as amended pursuant to Section 5.2 of the Special Provisions.

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an officer, principal or owner of the Bidder, and that the information provided in the foregoing Document 00425 – Self-Performance Declaration is accurate, true and correct.

Date: 4/20/26 Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00425

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

DEBARMENT AND SUSPENSION CERTIFICATION

DOCUMENT 00430 – DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned (authorized official signing for the Bidder) hereby declares under penalty of perjury the following:

1. In accordance with section 6109 of the Public Contract Code, the bidder declares that bidder will not enter into any contract with a subcontractor who/which has been debarred pursuant to section 1771.1 or section 1777.7 of the Labor Code. No public monies shall be paid to a debarred subcontractor, and any contract entered into for public work between a prime contractor and debarred subcontractor shall be considered void as a matter of law. Any payments made to a debarred subcontractor shall be returned to Owner. The prime contractor shall be solely responsible for all payments to a debarred subcontractor. In no case shall any public money be used to pay a debarred subcontractor.

2. In accordance with section 10162 of the Public Contract Code, has the Bidder, any officer of the Bidder, or any employee of the Bidder who has a proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space (use additional sheets if necessary).

3. In accordance with section 10232 of the Public Contract Code, has more than one final, unappealable finding of contempt of a court by a federal court has been issued against the Bidder within the immediately preceding two-year period because of the Bidder's failure to comply with an order of a federal court which orders the Bidder to comply with an order of the National Labor Relations Board? For purposes of this section, a finding of contempt does not include any finding which has been vacated, dismissed, or otherwise removed by the court because the contractor has complied with the order which was the basis for the finding.

Yes _____ No X

If the answer is yes, explain the circumstances in the following space (use additional sheets if necessary).

4. In accordance with section 10285.1 of the Public Contract Code, the Bidder declares that neither the Bidder nor any subcontractor to be engaged by the Bidder has been convicted of any of the offenses referred to in this section within the preceding three (3) years. These offenses include if that Bidder or any subcontractor to be engaged by the Bidder, or any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, has been convicted by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Section 1101, with any public entity, as defined in Section 1100, including, for the purposes of this certification, The City of South Lake Tahoe.

5. Certification Regarding Debarment and Suspension

The undersigned (authorized official signing for Darren Taylor Construction, Inc.) certifies to the best of his or her knowledge and belief, that the Corporation, and its principals:

A. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal Department or agency;

B. have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification; and

D. have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an officer, principal or owner of the Bidder, and that the foregoing questionnaire, and all certifications and statements therein, are accurate, true and correct.

Date: 4/20/26 Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00430

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

NON-COLLUSION DECLARATION

DOCUMENT 00432 – NON-COLLUSION DECLARATION

"NON-COLLUSION DECLARATION TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID"

In accordance with Title 23 of the United States Code Section 112 and Public Contract Code Section 7106, Bidder shall include with its bid the following declaration signed under penalty of perjury:

"The undersigned declares:

I am the President [TITLE] of Darren Taylor Construction, Inc. [BIDDER], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 4/20/26 **[DATE]**, at Anderson **[CITY]**, California **[STATE]**."

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an officer, principal or owner of the Bidder, and that the foregoing declaration is accurate, true and correct.

Date: 4/20/26

Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00432

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

WORKER'S COMPENSATION CERTIFICATION

DOCUMENT 00435 – CONTRACTOR'S WORKERS COMPENSATION CERTIFICATION

PROJECT NAME: **2026 ANNUAL ROAD REHABILITATION PROJECT**

PROJECT NO.: **PWC 26-30150005-01** **Bid No.: 26-30150005-01-BN1**

Labor Code §3700:

> "Every employer, except the State, and all political subdivisions or institutions thereof, shall secure the payment of compensation in one or more of the following ways:
>
> (a) By being insured against liability to pay compensation by one or more insurers, duly authorized to write compensation insurance in the State.
>
> (b) By securing from the Director of Industrial Relations a certificate on consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to employees."

I am aware of the provisions of §3700 of the Labor Code that require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance. In accordance with the provisions of that code, I will comply with such provisions before commencing the performance of the Work of this Contract.

Date: 4/20/26

CONTRACTOR'S SIGNATURE:

Signature

Darren Taylor

Name

President

Title

(Labor Code §1861 requires that this Contractor certification must be signed and filed by the Contractor with the public agency prior to performing any Work.)

END OF DOCUMENT 00435

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

BUSINESS AND PROFESSIONS CODE SECTIONS 7028.15 AND 7031 STATEMENT

DOCUMENT 00440 – BUSINESS AND PROFESSIONAL CODES 7028.15 AND 7031 STATEMENT

In accordance with the Business and Professions Code Sections 7028.15 and 7031, the Contractor hereby states under penalty of perjury that he/she is licensed in accordance with an act providing for the State of California registration of Contractors,

License No. 903262, Classification(s) A ___/___/___

Expiration Date 2/29/27

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an authorized representative on behalf of Bidder (an officer, principal or owner of the Bidder), and that the foregoing statement is accurate, true and correct.

Date: 4/20/26 Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00440

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

BIDDER'S STATEMENT OF FINANCIAL RESPONSIBILITY, TECHNICAL ABILITY AND EXPERIENCE

DOCUMENT 00450 – BIDDERS STATEMENT OF FINANCIAL RESPONSIBILITY, TECHNICAL ABILITY, AND EXPERIENCE

The undersigned submits below a statement of projects of a similar character to that included in the proposed contract which have been successfully performed, together with approximate costs of each project, and references which will enable the City Council to judge the Contractor's responsibility, experience, skill and business standing.

[Note: Use additional sheets if necessary.]

Shasta Co. 530-225-5661 Construction on Olinda Rd
Remove/Place Asphalt, Grind $931,052.71
City of Arcata 707-825-2101 Asphalt Grind out + Inlay Proj.
$325,821.08

City of Chico 530-879-6900 Esplanade Emergency System Proj.
Concrete, Grind out $144,338.50

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an authorized representative on behalf of Bidder (an officer, principal or owner of the Bidder), and that the foregoing statement is accurate, true and correct.

Date: 4/20/26 Bidder's Signature: [signature]

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00450

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

WARRANTY/GUARANTEE FORM

DOCUMENT 00635 - WARRANTY/GUARANTEE FORM

In accordance with the Contract Documents, including without limitation, Section 6.2 of the Special Provisions, Contractor must sign and submit to City the following Guarantee in the form shown below:

Darren Taylor Construction Inc [Contractor's Name] hereby unconditionally Guarantees that the project commonly known as **2026 ANNUAL ROAD REHABILITATION PROJECT, PWC 26-30150005-1,** [the "Work"] has been completed in accordance with the requirements of the Contract Documents and further Guarantees the Work to be free of defects in workmanship, equipment and materials and to remain free of such defects for a period of one (1) year from the date of acceptance of the Work by the City Council of the City of Lake Tahoe, or through its designee, unless a longer/shorter period(s) is called for by the Contract Documents. The Contractor hereby agrees to repair or replace any and all components of the Work, together with any adjacent work that may have been damaged or displaced in so doing, that may *prove* to be not in accordance with the requirements of the Contract Documents or that may be defective in its workmanship or materials within the period specified, without any expense whatsoever to City, ordinary wear and tear and unusual abuse and neglect excepted. The Contractor has provided Contract Bonds that will remain in full force and effect during the Guarantee period.

The Contractor further agrees that within three (3) calendar days after being notified in writing of any Work not in accordance with the requirements of the Contract Documents or any defects in the Work, it will commence and prosecute with due diligence all work necessary to fulfill the terms of this Guarantee, and to complete the Work within a reasonable period of time. In the event Contractor fails to so comply, Contractor does hereby authorize City to proceed to have such Work done at the Contractor's expense and Contractor will pay the cost thereof upon demand. City will be entitled to all costs, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to pay the above costs.

Notwithstanding the foregoing paragraph, in the event of an Emergency constituting an immediate hazard to the public health or safety or the health or safety of City's employees, City may undertake at the Contractor's expense without prior notice, all work necessary to correct such hazardous condition when it was caused by the Work of the Contractor not being in accordance with the requirements of the Contract Documents, or being defective, and to charge the same to the Contractor as specified in the preceding paragraph.

The Guarantee set forth herein is not intended by the parties, nor shall it be construed, as in any way limiting or reducing City's rights to enforce all terms of the Contract Documents

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

ACKNOWLEDGMENT OF CITY CODE

DOCUMENT 00640 – ACKNOWLEDGMENT OF CITY CODE

Contractor represents and warrants that it has reviewed all aspects of the South Lake Tahoe City Code which may be applicable to the Project.

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I have reviewed the South Lake Tahoe City Code, and that Bidder will comply with all aspects of the South Lake Tahoe City Code as may be applicable to the Project.

Date: 4/20/26 Bidder's Signature: _____

Bidder's Name and Title (Print): Darren Taylor, President

END OF DOCUMENT 00640

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

BID DOCUMENTATION CERTIFICATION

DOCUMENT 00650 – BID DOCUMENTATION CERTIFICATION

The undersigned hereby certifies, under penalty of perjury, that the bid documentation accompanying this certification constitutes all of the information used in the preparation of the bid submitted on behalf of Bidder, as required to be submitted to the City in accordance with Section 2.3 of the Special Provisions ("Escrow of Bid Documents"). The undersigned further certifies that he/she has personally examined the contents of the bid documentation accompanying this certification, and that the same is complete and satisfies the requirements of Section 2.3 of the Special Provisions ("Escrow of Bid Documents"). **Failure of Bidder to submit an executed Bid Documentation Certification and Bid Escrow Documents within three (3) business days after bid opening will result in a non-responsive bid.**

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Date: 4/20/26

Bidder's Signature: _____

Bidder's Name and Title Darren Taylor, President

INDEX OF BID ESCROW DOCUMENTS

[Note: Use additional sheets if necessary.]

_____

_____

_____

_____

_____

_____

_____

_____

END OF DOCUMENT 00650

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

DARREN TAYLOR CONSTRUCTION

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires** 2/28/2027

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

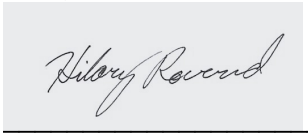
16910

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:9

Agenda Item: Ratification of Amendment to Agreement with CDM Smith, Inc. to Extend Contract Term

Executive Summary: Ratification of Amendment 7 is requested to extend the contract term through December 31, 2026. This extension will allow CDM Smith, Inc. to continue providing construction support services, as the project completion is now anticipated in summer 2026.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute Ratification of Amendment No. 7 to Agreement with CDM Smith, Inc. for engineering services for Pioneer Trail Pedestrian Improvement Project Ph II, to extend the term through December 31, 2026.

Responsible Staff Member: Lilian Iverson, Engineering Technician

Reviewed and Approved By: Mohammad Qureshi, Director of Public Works Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - CDM Amendment 7.docx
02-Amendment 7 to Agreement with CDM Smith.docx
03-Contract C-009-2019 CDM Smith
04-Amendment 1
05-Amendment 2
06-Amendment 3
07-Amendment 4
08-Amendment 5
09-Amendment 6

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Approval and Ratification of Amendment No. 7 to Professional Services Agreement with CDM Smith, Inc. to Extend Contract Term through December 31, 2026

Location: Pioneer Trail, South Lake Tahoe, CA

Responsible Staff Member: Lilian Iverson, Engineering Technician

Background:
Pioneer Trail Pedestrian Upgrade Project, Phase 1 (Project), was completed in 2015 and extends from the Pioneer Trail–Lake Tahoe Boulevard intersection to Larch Avenue. Improvements included sidewalks and street lighting on both sides of Pioneer Trail. Public and City Council feedback following completion of Phase 1 indicated strong support for extending these pedestrian improvements from Larch Avenue to Ski Run Boulevard (Phase 2).

On March 19, 2019, the City Council approved a professional services agreement (C-009-2019) with CDM Smith, Inc. to provide engineering design, permitting, and preparation of 100% bid documents for Phase 2.

The City of South Lake Tahoe Public Works Department, in coordination with the Tahoe Regional Planning Agency (TRPA) and the Tahoe Metropolitan Planning Organization (TMPO), secured grant funding for Phase 2. Design began in spring 2019 and has progressed steadily. Construction was originally anticipated for summer 2025.

Previous contract amendments addressed schedule extensions and scope adjustments. Amendments 1, 2, and 4 provided additional time to complete bid documents. Amendment 3 added right-of-way acquisition support. Amendment 5 extended the contract and incorporated additional design work related to South Tahoe Public Utility District waterline abandonment. Amendment 6 extended the contract term through December 31, 2025.

The agreement expired on December 31, 2025; however, the project schedule has since been extended, with construction completion now anticipated in summer 2026. As a result, continued engineering support is needed through December 31, 2026 to align with the revised project timeline.

Issue and Discussion:
Approval of Amendment 7 is requested to extend the contract term through December 31, 2026. This extension will allow CDM Smith, Inc. to continue providing construction support services, as project completion is now anticipated in summer 2026.

Financial Implications:
No additional funding is requested. A remaining balance of $30,752.27 is available within the existing contract to cover construction support and project closeout services.

Environmental Considerations:
The project is categorically exempt under CEQA Guidelines Section 15301(c) (Existing Facilities).

Policy Implications:
The project supports the City Council 2021–2026 Strategic Plan by enhancing pedestrian and bicycle connectivity between Ski Run Boulevard and Stateline.

RATIFICATION OF AMENDMENT 7 TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement C-009-2019 entered on March 19, 2019, between the City of South Lake Tahoe, a municipal corporation ("CITY") and **CDM Smith, Inc.** ("CONSULTANT") is hereby amended as set forth below.

RECITALS

A. On March 19, 2019, the City entered into the Agreement with Consultant to provide engineering design services for the Pioneer Trail Pedestrian Improvement Project Phase II, for a two-year term ending on March 19, 2021.

B. The project was delayed for approximately two years for various reasons including additional environmental studies needed to satisfy NEPA, COVID-19 shutdowns, and a funding shortfall, so on March 22, 2021, the parties executed Amendment No. 1 to extend the term until June 30, 2023.

C. On June 30, 2023, the parties executed Amendment No. 2 to extend the term for an additional year, until June 30, 2024.

D. On November 9, 2023, the parties executed Amendment No. 3 to add project management to the scope of work and additional compensation of $75,511 to bring the total compensation to $525,854.

E. On July 10, 2024, the parties executed Amendment No. 4 to extend the term for an additional year, until June 30, 2025,

F. October 3, 2024, the parties executed Amendment No. 5 to add additional compensation of $34,558.72 for project management, for a total contract amount of $560.412.72.

G. On May 9, 2025, the parties executed Amendment No. 6 to extend the term for an additional 6 months, until December 31, 2025, and

H. The parties inadvertently allowed the contract to expire on December 31, 2025, and wish to execute this ratification to extend the term of the contract for an additional year, to December 31, 2026.

AGREEMENT

Section 2 of the Professional Services Agreement are hereby amended to read as follows:

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than December 31st, 2026. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by December 31st, 2026 shall constitute a material breach of this Agreement as amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: _____
Cody Bass, Mayor

CONSULTANT

By: _____
William Hurrell, Vice President
CDM Smith, Inc.
Business License # 32081

APPROVED AS TO FORM:

_____
Heather Stroud, City Attorney

ATTEST:

_____
Susan Blankenship, City Clerk

CITY SEAL:

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CITY OF SOUTH LAKE TAHOE
PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of the 19th day of March 2019 by and between the **City of South Lake Tahoe**, a municipal corporation ("City") and CDM Smith Inc. ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement.

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. Consultant shall perform the services set forth in this agreement and shall provide said services at the time, place, and in the manner specified in this agreement. Consultant shall have no power or authority by this Agreement to bind City in any respect.

   The Consultant agrees that it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is based on such independent investigation and research.

   All services provided by Consultant pursuant to this Agreement will be provided in accordance with the terms set forth in the **Exhibit A, "Scope of Services,"** attached hereto and incorporated herein by reference. **Exhibit B, "Compensation Schedule,"** attached hereto and incorporated herein by reference, outlines the fees and compensation which shall be paid pursuant to this Agreement.

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of the Agreement and continue for 2 years.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule set forth in **Exhibit B** which is attached hereto and incorporated herein by reference. In no event shall Consultant's compensation, including travel and out-of-pocket expenses, exceed $450,343.00 without additional written authorization from City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, the applicable hourly rate, and a description of any reimbursable expenditures. City shall pay Consultant no later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform extra work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, extra work without prior written authorization from City.

6. Termination. This Agreement may be terminated by City or Consultant immediately for cause or without cause upon thirty days (30) days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination, and City shall be entitled to all work performed to that date.

   Termination, revocation, or expiration of this Agreement shall not release either party from liability resulting from an event which occurred prior to such termination, revocation or expiration.

7. Ownership Of Documents.
   All plans, studies, documents and other writings, including working notes and internal documents, prepared by and for Consultant, its officers, employees and agents and subcontractors in the course of implementing this Agreement, shall become the property of City upon payment to Consultant

for such work, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request. All documents prepared by Consultant are confidential and shall be maintained to preserve their confidential nature. Release of any such documents to third parties shall only be made upon written consent of City.

8. Consultant's Books and Records.

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant for services provided pursuant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, and records shall be available at Consultant's address indicated for the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to City for inspection at City offices when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above-named officers, require that custody of the records be given to City and that the records and documents be maintained at City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights. All employees, agents, contractors or subcontractors hired or retained by Consultant are employees, agents, contractors or subcontractors of Consultant and not of the City.

   City is not required to make any deductions or withholdings form the compensation payable to Consultant under the provisions of this Contract, and is not required to issue W-2 Forms for income and employment tax purposes for any of Consultant's assigned personnel. Any third party persons employed by Consultant shall be entirely and exclusively under the direction, supervision, and control of Consultant. Consultant hereby indemnifies and holds City harmless from any and all claims that may be made against City based upon any contention by any third party that an employer-employee relationship exists by reason of this Contract.

10. Interest of Consultant. Consultant, (and principals, associates and professional employees of consultant) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

    Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

    a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of City or of any City official, other than normal agreement monitoring; and,

    b. Possesses no authority with respect to any city decision beyond rendition of information, advice, recommendation or counsel. [FPPC Reg. 18700(a) (2)].

11. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a

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material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

12. Compliance with Laws. Consultant shall comply with all applicable federal, state, regional and local laws, codes, ordinances and regulations in carrying out his/her duties under this Agreement. Consultant shall observe and comply with all applicable laws, ordinances, regulations and codes of federal, state and local governments, and shall commit no trespass on any public or private property in performing any of the work authorized by this Agreement. The City, its officials, officers, elected officials, appointed officials and employees shall not be liable at law or in equity as a result of any failure of Consultant to comply with this section.

In the event it is determined that the Consultant is required to pay prevailing wages for the work performed under this Agreement, the Consultant shall pay all penalties and wages as required by law.

13. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of South Lake Tahoe business license at all times services is performed under this Agreement. Consultant acknowledges that payments made pursuant to this Agreement may be withheld until this provision has been satisfied.

14. Indemnity. Consultant hereby agrees to and shall indemnify and hold harmless City, its elected and appointed boards, officers, agents, employees and volunteers from and against any liability for any and all claims, demands, actions, losses, damages and injuries, direct or indirect (including any and all costs and expenses in connection therein), arising out of this Agreement or caused in any way by Consultant's negligent performance of this Agreement or its breach of its obligations contained in this Agreement, except for any such claims arising out of the negligence or willful misconduct of the City. Consultant agrees to defend City from and against any and all losses, damages, claims costs and fees arising out Consultant's negligent acts,

errors, omissions, regarding this Agreement, the Consultant's work under this Agreement, or the consultant's Scope of Work.

City does not, and shall not, waive any rights against Consultant which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by Consultant, of any of the insurance policies hereinafter set forth.

This hold harmless agreement by Consultant shall apply to all damages and claims for damages, or alleged to have been suffered, by reason of any of the aforesaid operation of Consultant or any subcontractor, regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

Consultant further waives any and all rights to any type of express or implied indemnity or right of contribution from the City for any liability, claims, demands, costs, charges and expenses and causes of action of whatsoever arising out of or in any way connected with this Agreement, and consultant's work under this Agreement.

15. Insurance Requirements.

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation of all Workers' Compensation policies must be received by City at least thirty (30) days prior to such change. Consultant shall provide thirty (30) days written notice of nonrenewal of any Workers' Compensation policies. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City.

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ii. Commercial General Liability Coverage. Consultant shall maintain commercial general liability insurance no less broad than ISO form CG 00 01 in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury and property damage. Coverage must be made on the standard Occurrence form. Claims-Made forms are not acceptable without prior written consent of City. City of South Lake Tahoe must be endorsed as an additional insured for liability arising out of ongoing operation by on behalf of Consultant. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence.

iv. Professional Liability Coverage. Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant or by its employees, or subcontractors. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

b. Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a AM Best's rating of no less than A:VII and shall be endorsed with the following specific language:

i. City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured's under Consultant's General Liability and Automobile Liability policies with respect to liability arising out of this

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Agreement and/or work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations.

ii. This policy shall be considered primary insurance as respects City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by City, including any self-insured retention City may have, shall be considered excess insurance only and shall not contribute with it.

iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring Consultant.

iv. The insurer waives all rights of subrogation against City except for Consultant's Professional Liability and Employers' Liability policies, its elected or appointed officers, officials, employees or agents.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its elected or appointed officers, officials, employees, agents or volunteers.

vi. No policies of insurance carried by Consultant shall be suspended, voided, canceled, or changed in coverage or in limits except after thirty (30) days written notice to the City Attorney by Certified Mail.

c. Deductibles and Self-Insured Retentions. The Consultant shall be responsible for all deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein shall be reasonable and approved by the City Attorney.

d. Certificates of Insurance. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Consultant shall not commence work under this contract until all insurance required under this section has been approved by City as to form, amount and carrier, nor shall Consultant allow any subcontractor to commence work on any subcontract until all similar insurance required and reasonably consistent limits of the subcontractor has

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been so obtained and approved. Certificates of insurance shall contain no exclusions unless negotiated with the City Attorney and approved, in writing, by the City Attorney.

16. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: City of South Lake Tahoe
Attn: Randy Carlson
1052 Tata Lane
South Lake Tahoe, CA 96150

Provide a copy to: City Attorney's Office
City of South Lake Tahoe
1901 Airport Road, Suite 300
South Lake Tahoe, CA 96150

If to Consultant: Stefan Schuster
CDM Smith
12313 Soaring Way, Ste 2-D
Truckee, CA 96161

17. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of City. Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in the Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law.

18. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

19. Dispute Resolution. Any dispute concerning this Agreement will be first submitted to the City Manager or his designee for resolution. If no resolution is reached, such dispute shall be submitted to the City Council. The decision of the City Council shall be final and shall be appealable only to the El

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Dorado Superior Court pursuant to California Code of Civil Procedure §1094.5, and as provided by law.

20. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in the Superior Courts in the County of El Dorado, South Lake Tahoe Division.

21. Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any Consultant or person, other than the independent contractors hired in accordance with Consultant's standard business practice, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any Consultant or person, other than a bona fide employee working solely for Consultant or an independent contractor hired as discussed above, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

22. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, disability, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan, or other related programs or guidelines currently in effect or hereinafter enacted.

23. Drug-Free Workplace Certification. By signing this Agreement, Consultant hereby certifies under penalty of perjury under the laws of the State of California that the Consultant will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code Section 8350, et seq.) and will provide a drug-free work place by taking the following actions:

   a. Publish a statement notifying employees that unlawful manufacture, distribution dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355 (a).

   b. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b) to inform employees about all of the following:

i. The dangers of drug abuse in the workplace;
ii. The person's or organization's policy of maintaining a drug-free workplace;
iii. Any available counseling, rehabilitation and employee assistance program; and
iv. Penalties that may be imposed upon employees for drug abuse violations.

c. Provide, as required by Government Code Section 8355(c), that every employee who performs grant activities under this Agreement:

i. Will receive a copy of the Consultant's drug-free policy statement; and
ii. Will agree to abide by the terms of the Consultant's statement as a condition of employment on this Agreement.

Failure to comply with these requirements may result in suspension of payments under this Agreement or termination of the Agreement, or both, and Consultant may be ineligible for award of any future City agreements if City determines that any of the following has occurred: the Consultant (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

24. Anti-Lobbying Certification. Consultant shall submit to City the Anti-Lobbying Certification contained in **Exhibit C**. Further, Consultant shall require that the language of the certification in **Exhibit C** be included in all contracts or subcontracts entered into in connection with this Agreement and that all Consultants and contractors shall certify and disclose accordingly.

25. Debarment, Suspension, Ineligibility and Voluntary Exclusion. By signing this Agreement, Consultant assures that neither it nor its principals, is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

26. Americans with Disabilities Act. By signing this Agreement, Consultant assures the City that it complies with the American with Disabilities Act (ADA) of 1990, (42 U.S.C. 12101, et.seq.), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to ADA.

27. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

28. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

29. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

30. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

31. Time is of the Essence. Time is of the essence for this Agreement.

32. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

33. Mandatory Fiscal and Federal Provisions for Federally Funded Projects The articles contained in **Exhibit D** are incorporated herein to this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE:

DocuSigned by:

By _____
32B375B027C445C...

Brooke Laine, Mayor

CONSULTANT:

By _Signed in counterpart_____

William E. Hurrell, Vice President

Business License # 320810

APPROVED AS TO FORM:

DocuSigned by:

By Heather Stroud
E4DED008A572479...

Heather Stroud, City Attorney

ATTEST:

DocuSigned by:

By _____
2D6FD8DD39A94AF...

Sue Blankenship, City Clerk

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30. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

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33. Mandatory Fiscal and Federal Provisions for Federally Funded Projects The articles contained in **Exhibit** Dare incorporated herein to this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE:

By Signed in counterpart

Brooke Laine, Mayor

CONSULTANT:

By _____

William E. Hurrell, Vice President

Business License # --[illegible]--

APPROVED AS TO FORM:

By Signed in counterpart

Heather Stroud, City Attorney

ATTEST:

By Signed in counterpart

Sue Blankenship, City Clerk

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Attachments:

Exhibit A – Scope of Services
Exhibit B – Compensation Schedule
Exhibit C - Anti-Lobbying Certification
Exhibit D – Mandatory Fiscal and Federal Provisions for Federally Funded Projects

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EXHIBIT A

SCOPE OF SERVICES

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Scope of Services

Presented below is CDM Smith's Scope of Work for the Pioneer Trail Pedestrian Improvement Project. Each section is organized to describe the task objectives, approach, assumptions, and deliverables.

Task 1 – Project Management, Public Outreach, Public Meetings, and Coordination

Objectives

A proactive approach to project management will include a clear definition of activities and responsibilities; clear lines of communication; effective quality assurance/quality control (QA/QC) procedures. Timely and accurate invoices with progress reports are required to track progress and costs incurred. Changes in conditions that may result in impacts to the project budget or schedule will be reported immediately upon identification so that corrective actions may be made in a timely manner.

This task also includes preparation for, attendance at, and facilitation of a variety of project related meetings. A kickoff meeting will be held with City staff to review the project goals and objectives, discuss the scope and schedule, and confirm the roles and responsibilities of key team members. Additional meetings with the core project team will be conducted regularly to provide status updates, share information and coordinate tasks. Meetings and coordination with the regulatory and funding agencies, property owners, a technical advisory committee (TAC), City Council and Planning Commission, and the general public are also included in this task.

Approach

CDM Smith will perform the following specific project management activities:

1.1 The CDM Smith Project Manager will serve as the primary point of contact throughout the project. The responsibilities include identifying and providing the necessary staffing and other resources to complete the work, and for coordination with City staff to obtain required information and communicate any problems or unanticipated conditions. Project management also includes tracking project budget and completion status, monthly progress reports, project invoice preparation, filing and general project administration;

1.2 CDM Smith will coordinate, schedule, prepare for, and facilitate the following meetings:

- Design team meetings including one kickoff meeting, up to four progress meetings/calls, and up to two site visits.
- Up to three public/property owner's meetings, and
- One Planning Commission and one City Council meeting. Present the Project to the City Planning Commission for approval of Major Design Review and adoption of NEPA/CEQA documents. The Preliminary plans (30 percent design level) must be completed to a level specific enough to identify and evaluate the potential environmental impacts in accordance with NEPA, CEQA, and TRPA requirements.

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- Coordination with funding and regulatory agencies, as necessary, to obtain the project permits and approvals including: TRPA Permit, NPDES Permit, Air Quality Permit, and Caltrans Federal Authorization Process. Coordination will occur through telephone and/or email communications with up to ten phone calls and ten emails for each permit.

1.3 Coordinate with the Technical Advisory Committee (TAC) and conduct two TAC meetings to present project information at key milestones (Alternatives Evaluation, 60 Percent Design Reviews). Document TAC consensus on a preferred alternative, relevant review comments and incorporate revisions into the project plans, permits, specifications, and estimate.

For each meeting, prepare an agenda, presentation materials, invitation letters & notices, sign-in sheets, and meeting notes. For public meetings, set up and take down any displays and materials.

Implement an effective quality assurance program for the project with pre-defined QA/QC milestones and schedules for completion that includes: A technical review committee will be assembled to provide input at the conceptual or preliminary design phase and at other critical phases.

Assumptions

- The duration of the project management services is 24 months from receiving Notice to Proceed.
- One project team kickoff meeting will be conducted. Up to ten attendees will include key CDM Smith Team, City staff, and others as deemed appropriate by the City.
- Up to six progress meetings will be conducted at key project milestones. Up to ten attendees will include key CDM Smith Team, City staff, and others as deemed appropriate by the City. It is assumed that four progress meetings will be held via conference call, and two will be held in person and will include a site visit to the project location.
- Coordination with regulatory and funding agencies will occur via conference calls.
- Three public outreach/property owners meetings, one Planning Commission meetings, and one City Council meetings are included.
- Two TAC meetings are included (Alternatives Workshop and 60 Percent Design Review)

Deliverables

- Monthly invoices with progress reports.
- Agendas and meeting notes will be prepared for the meetings identified above. Draft agendas will be distributed one week prior to the meeting and meeting notes will be distributed within one week of the meeting.
- Presentations, public outreach materials (e.g. letters, notices, exhibits, and other project communications from the City to the public), sign-in sheets, renderings, plan sheets, materials samples, and other materials will be provided as appropriate for the specific meeting.

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Task 2 – Site Surveying

Objectives

Perform site surveying to acquire information necessary to develop a project base map to support the development of accurate conceptual alternatives, preliminary design plans and subsequent PS&E documents. The final product will consist of a detailed topographic and boundary basemap containing the information specified below.

Approach

2.1 Survey control points – The CDM Smith Team will update survey control, monumentation and centerline alignments. Up to six survey control points will be set (at locations approved by City Engineer). Survey control points will be based on the State Plane Coordinate system, Zone 2 and NAD 83 for horizontal control and vertical control based on NAVD 88. Any field survey work that will be used for construction purposes at a later date is subject to prevailing wage requirements.

2.2 Topographic base map – Develop a topographic survey map (1' contour) of the project area that includes relevant surface features including buildings, property lines, water quality treatment basin sites, drainage channels, curbs, sidewalks, traffic signals, signal induction loops, signs, edge of pavement, power poles, drainage improvements, utility vaults, utility boxes, existing overhead and underground utilities (drainage, sewer, water, telephone, power, cable, natural gas, utility poles, guy wires, fire hydrants, valve boxes, hand-hole boxes, and vaults), fences, walls, and spot elevations, street cross-sections at 25-foot stations with grade shots at grade breaks and vertical offsets extending a minimum of five feet beyond the public right-of-way. Cross-streets will include cross-sections on a minimum of 25-foot intervals for a distance of at least 100 feet beyond the Pioneer Trail right-of-way and extend a minimum of five feet into private property.

2.3 Property boundaries – The CDM Smith Team will perform a boundary survey of the project area, and develop associated mapping to show existing property lines, define the extents of permanent easements and to support the determination of any temporary construction easements that will be necessary for project construction. The mapping will include the right-of-way centerlines, section lines, quarter section lines, City limits, existing right-of-way parcel lines, proposed , and existing and proposed easement lines. Legal descriptions and exhibits will be prepared for up to five ROW acquisitions.

Assumptions

- No intrusive field work such as utility potholing is included for the development of the basemap.
- Up to six control points will be set in coordination with the City Engineer.
- The survey map with one-foot elevation contours and property boundary locations will be sealed by a California licensed Professional Land Surveyor.
- The property boundary and topographic basemap will be developed in AutoCAD Civil 3D format.

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Deliverables

- Topographic and boundary basemap of the project area in AutoCAD Civil 3D format.
- One electronic written summary of the project survey data used to create the base map, including relevant benchmark and tie-in information, basis of bearing, local control point information, and coordinate system data. A data table of coordinates and elevations of data is also included.
- Up to five legal descriptions and exhibits to support ROW acquisitions.

Task 3 – Hydrologic and Hydraulic Analysis

Objectives

A hydrologic and hydraulic analysis will utilize static modeling approaches to evaluate runoff patterns and quantities to support the design of new curb and gutter, inlets, and connection piping on Pioneer Trail between Wildwood Avenue and Ski Run Boulevard, and small-scale infiltration facilities for localized sidewalk runoff to meet the requirements of the City's NPDES MS4 permit.

Approach

3.1 Perform a hydrology and hydraulics analysis to determine sidewalk and impervious improvement stormwater runoff volume infiltration requirements and design appropriate stormwater management improvements to the runoff volume generated during the 20-year, 1-hour storm event in accordance with the City's NPDES MS4 Permit.

3.2 Evaluate runoff quantities to support design of new drainage conveyances and to assess the capacity of existing storm drain infrastructure for the addition of the new Pioneer Trail runoff.

3.3 Document data used, calculations and infiltration volume requirements in the Project Design Report.

Assumptions

- Runoff from the new sidewalk and other impervious surface will be infiltrated locally.
- New curb and gutter, inlets and piping will be designed for Pioneer Trail between Wildwood Avenue and Ski Run Boulevard. The new facilities will utilize short lateral connection pipes to tie into the existing storm drain piping within the Pioneer Trail ROW, which is assumed to have sufficient capacity for the additional runoff. No new storm drain main trunk lines are included in this design scope. The new storm drain infrastructure will be designed in accordance with the applicable City and State design standards and criteria.
- The hydrologic and hydraulic analysis will include the application of static modeling approaches such as the Rational Method and Manning's Equation, and will be completed using the topographic basemap (Task 2), local water quality and drainage design criteria, and mapping of existing stormwater infrastructure to be provided by the City.
- Infiltration facilities will be sized to capture the Water Quality Volume (WQV) generated by the 20-year, 1-hour design storm (1-inch of rainfall in one hour).

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- Pollutant Load Reduction Modeling (PLRM) associated with the Lake Tahoe TMDL load reduction crediting is not included.
- Preliminary results from this task will be presented at a design team meeting prior to development of the 30 percent Preliminary Plans.

Deliverables

- Preliminary results will be submitted to the City electronically for discussion at a subsequent design team meeting.
- Methods, assumptions, calculations, and modeling results associated with the hydrologic/hydraulic analysis will be documented in the Project Design Report.

Task 4 – Geotechnical Report

Objectives

The CDM Smith team will perform a geotechnical engineering investigation to profile soil characteristics for pavement structural design and to determine permeability rates and groundwater elevations for any potential stormwater infiltration facilities.

Approach

4.1 Complete a subsurface investigation in the project area by drilling up to 5 soil borings. Prior to the subsurface investigation, the CDM Smith team will mark the site for Underground Service Alert (USA) and contact this agency for underground utility clearance. In addition, drilling and encroachment permits will be obtained, if necessary, prior to the subsurface exploration, including coordination with public agencies to be present during the subsurface exploration. The borings will be located based on proposed improvements and existing underground utilities. The borings will be advanced with a truck-mounted drill rig equipped with hollow stem augers. The borings will be visually logged by a field representative who will obtain relatively undisturbed and bulk soil samples for classification and laboratory testing. Upon completion, the borings will be grouted with neat cement in accordance with regulatory standards and the ground surface patched with quick setting grout.

4.2 Provide laboratory testing of soil samples collected during our subsurface investigation including maximum dry density evaluation (compaction curves), soil classification (grain size and plasticity), expansion potential, and Resistance-value (R-value). The laboratory testing will be completed by NV5 in their Nevada City office.

4.3 Provide a geotechnical engineering report describing subsurface conditions and soil characteristics of areas that are proposed for stormwater treatment and infiltration, including permeability rate results for design of stormwater infiltration facilities. The geotechnical engineering report will also include a discussion of special restraints, such as existing fill, highly expansive or compressible soil, near-surface groundwater, and potential secondary seismic hazards; recommendations for earthwork construction, and pavement design criteria including structural section specifications (PG 64-28 PM asphalt binding oil).

4.4 Complete a soil/hydrologic report in accordance with TRPA regulations and coordinate with TRPA staff to be present during the subsurface investigation.

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Assumptions

- Up to 5 temporary soils borings are included with sampling and testing as appropriate to complete the design.
- It is assumed that low volume temporary excavations using vacuum excavation will be allowable during the winter no-grading period.

Deliverables

- One geotechnical engineering report, incorporated as an appendix into the Design Report, including specifications for structural pavement sections for Pioneer Trail and the sidewalks.
- TRPA approved Soil/Hydrologic report
- Deliverables will be submitted in draft and final form to allow for review and comment by the City. One set of consolidated and non-conflicting comments will be provided by the City.
- Deliverables will be submitted in MS Word and PDF format.

Task 5 - Traffic Study

Objectives

Depending on the type and extent of improvements, a traffic study may be needed to assess any associated traffic impacts. CDM Smith will conduct a traffic operational analysis for up to five locations, including the Ski Run Boulevard intersection, along the Pioneer Trail project segment based on the type of improvements. In addition, a segment analysis will be conducted for the entire corridor (Ski Run Blvd to Larch) for a condition with the proposed improvements and a condition without the improvements.

Approach

5.1 CDM Smith will provide a traffic analysis for up to five locations and a segment analysis, evaluating up to three design alternatives in the preliminary 30 percent design effort for the weekday AM and PM peak hours under the following scenarios:

- Existing Conditions
- Existing plus Project Conditions
- Opening Year Conditions (assuming growth rates based on discussions with the City)
- Opening Year plus Project Conditions (assuming growth rates based on discussions with the City)

5.2 Based on the results from Task 5.1, CDM Smith will provide an updated traffic analysis for the preferred alternative for inclusion in the Project Design Report.

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Assumptions

City staff will provide traffic counts if needed, and projected traffic volume increases are available from the City at the study locations selected for analysis. If additional traffic count data is required for analysis, CDM Smith will work with the City to determine the best times to collect existing traffic data, based on seasonal demand.

If information on crash and other incident data is needed, we have assumed that the City will be able to provide that data.

Synchro software will be used for operational analysis.

Deliverables

- Documented traffic analysis for up to three design alternatives for the preliminary 30 percent design effort
- Documented traffic analysis and results incorporated into the Project Design Report and no separate deliverable is anticipated for the traffic analysis.

Task 6 - Preliminary Plans (30 Percent)

Objectives

During this phase, project specific goals and objectives are reviewed, and strategies are developed to address them. Alternative layouts are produced for consideration and workshops are held to discuss ideas and develop consensus on the project components.

Using the basemap developed under Task 2 above, the preliminary design activities will proceed with the development of the initial design drawings and a set of site options at key locations where multiple treatments are possible. Input from City staff, TAC members, and other stakeholders will be solicited and used to help identify preferred project components which will then be combined and developed to approximately the 30 percent design level. The design will be developed to sufficient detail for the identification of potential environmental impacts, and the development of the project NEPA/CEQA document.

Key objectives to this task include the development of an innovative, context-sensitive, pedestrian improvement design that minimizes impact to the human and natural environments. The project will comply with the City's General Plan, and include transportation solutions that improve and enhance mobility, access, and safety for users, and achieves buy-in on features such as on-street parking, intersection upgrades, sidewalks, high visibility pedestrian crosswalks, bicycle lanes, streetscape elements, and appropriate landscaping, and low-impact street lighting.

Approach

6.1 Develop alternative options at key locations for consideration by the City and project stakeholders. Optional alternatives will consist of various treatments for key sites within the project area described with simple conceptual figures, example photos, and written

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descriptions, and will be submitted to the City and distributed to the TAC members and other appropriate stakeholders, to support the identification of a consensus-based preferred alternative.

6.2 Develop a set of 30 percent preliminary drawings presenting the preferred design, consisting of a front cover sheet, sheet index plan sheet(s), general notes sheet with abbreviations and legend, plan sheets, detail sheets, and temporary water pollution control drawing. The 30 percent drawings will be based on the project base map and will include topographic contours, spot elevations, property boundaries, locations of existing structures, utilities, existing street improvements and the preferred design alternative. Plan view sheets will include existing utilities to allow strategic location of proposed improvements to minimize utility conflicts.

6.3 Prepare demolition plans that show existing features and elements to be demolished or removed.

6.4 Prepare typical sections. Pavement structural sections will be designed in accordance with City standards and recommendations based on the results of the geotechnical study as defined in Task 4.

6.5 Incorporate utility information by coordinating with utility companies to obtain existing utility information and conducting pot-holing to collect/document field data in locations where underground, or other improvements, may conflict with existing utility infrastructure. Potholed utilities locations will be precisely documented using high accuracy GPS equipment and incorporated into the project plans. A list of the utilities that are anticipated to conflict with the proposed improvements will be developed and submitted to the City.

6.6 Develop a preliminary list of the anticipated technical specifications for the project.

6.7 Coordinate and conduct TRPA Land Capability Verification analysis on property within the City rights-of-way, and assist the City with resolving surface coverage related permit conditions that may be required within the TRPA permit for the project. Include existing condition and proposed conditions Land Capability Study calculation summary tables on the project construction plans.

6.8 Evaluate publicly owned parcels (California Tahoe Conservancy, USFS, and City) for possible use for stormwater conveyance, treatment, and public parking opportunities. Coordinate possible public land use within environmental documents and with affected public agencies. Assist the City with coordinating and submitting documents required to obtain Special Use Permits, License Agreements, and "Permissions to Enter" public and private properties.

6.9 Provide a 30 percent Opinion of Probable Construction Cost.,

Assumptions

- Develop alternative options at key locations for consideration by the City and project stakeholders. Optional alternatives will consist of various treatments for key sites within the project area described with simple conceptual figures, example photos, and written descriptions, and location references using the base map developed under Task 2. The preferred alternative will be identified with input from the City, the TAC, and other stakeholders as deemed appropriate by the City.

- An alternatives review workshop, as defined in Task 1, will be conducted with the TAC to select the preferred alternative.

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- Following the TAC workshop and selection of the preferred alternative, a public outreach meeting, as defined in Task 1, will be held to provide a status and schedule update on the project, present the preferred design concept, and request input.
- The project design plans will be developed based on the base map completed under Task 2. A single preferred alternative will be developed to the 30 percent level.
- No vertical profiles are required for the pedestrian improvement design.
- One day of utility pot holing is assumed and includes procurement and management of a local excavation contractor. Vacuum excavation equipment will be utilized to avoid stockpiling of soil materials on the ground surface and minimize potential sediment discharges.
- The project design plans will comply with the City's Public Improvement and Engineering Standards (PIES), Caltrans 2015 Standard Plans, City Code, and TRPA Code of Ordinances.
- Recent bid results from similar projects are available and will be provided by the City to support the cost estimating work.
- The 30 percent design drawings will include:
    - Title Sheet (1)
    - Sheet Index and General Notes (1)
    - Abbreviations and Legend (1)
    - Key Map (1, 1" = 100')
    - Survey Control, Monumentation, and Centerline Alignment (1, 1" = 100')
    - Pedestrian Improvement Drawings (5, 1" = 20')
    - Typical Sections (1)
    - Typical Details (2)

Deliverables

- Conceptual level options at key locations.
- 30 percent design drawings including:
    - Administrative draft: one electronic copy in PDF format.
    - External draft: one electronic copy in PDF format.
    - Final 30 percent plan set: electronic copies in PDF and DWG formats.
- Preliminary List of Technical Specifications
- Utility location information received from utility companies and potholing data documenting results and locations will be compiled for inclusion in the Design Report

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- TRPA Land Capability Verification
- Deliverables will be submitted in draft and final form to allow for review and comment by the City. One set of consolidated and nonconflicting comments will be provided by the City.
- Deliverables will be submitted in MS Word and PDF format.

Task 7 - Environmental Documents

Objectives

Provide the environmental review and documentation tasks to obtain the agency approvals required for the project. Compliance with CEQA is required by all of the City's public works projects and projects that involve federal funding and/or use federal property triggers the requirement to comply with the NEPA. Projects in the Tahoe Basin also must be evaluated according to the Tahoe Regional Planning Agency's (TRPA's) requirements. A proactive approach is needed to discuss environmental documentation and special study needs with the agency stakeholders early in the planning process to streamline the complex, and often cumbersome, environmental approval process. . The project must also comply with local and regional planning requirements such as the Lake Tahoe EIP, Regional Transportation Plan, and the City of South Lake Tahoe General Plan.

In addition, CDM Smith will compile the required information and complete permit applications for anticipated permits including the TRPA permit and the NPDES General Construction Permit Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) submitted through the Stormwater Multiple Application and Report Tracking System (SMARTS).

Approach

7.1 Prepare an Initial Study, utilizing the CEQA Checklist that is compliant with the California Environmental Quality Act (CEQA), to determine the appropriate level of CEQA document. Special studies will be completed, for cultural resources and tribal consultations, and biological studies to determine potential impacts to federal, state and TRPA listed species and their habitat, to support the Initial Study. CDM Smith assumes that a Mitigated Negative Declaration will be the appropriate CEQA documentation for this project based on the completed Initial Study.

7.2 CDM Smith will prepare a draft Notice of Intent to Adopt a Mitigated Negative Declaration for the City and assist with publication and posting of the notice. An Administrative Draft and Public Draft Mitigated Negative Declaration will be prepared. A 30-day public review process including one public meeting, will result in comments from the public and other state and local agencies. Comments will be reviewed, and a final Mitigated Negative Declaration will be prepared addressing the comments. Based on the CEQA findings and environmental determinations within the Public Draft and Final Mitigated Negative Declaration, the City will Adopt the Negative Declaration. The CEQA Notice of Determination will be filed with El Dorado County and the California State Clearinghouse. The document and Notice of Determination will be submitted to the California Department of Fish and Wildlife to consult with them regarding a Finding of No Impact.;

7.3 The Caltrans LAPM and Standard Environmental Reference (SER) will serve as the primary guidance documents for completing the NEPA environmental analyses and documentation;

7.4 A preliminary environmental study (PES) form will be completed to determine whether any technical studies will be required, the level of analysis, and the NEPA Class of Action. The PES

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form will be submitted to Caltrans for concurrence.

7.5 Coordinate with TRPA regulatory staff regarding the TRPA environmental documentation and permitting requirements. If possible prepare a joint CEQA/TRPA environmental document. We assume that an expanded TRPA Initial Environmental Checklist will be the appropriate document. Submit final project plans and acquire the TRPA permit for the Project.

Assumptions

- A CEQA Mitigated Negative Declaration and TRPA Initial Environmental Checklist will be the appropriate CEQA and TRPA documents;
- A NEPA Categorical Exclusion (CE) is the appropriate Class of Action with low level technical studies for potential acquisitions, utility relocations, parking, biological, and cultural resources to be discussed in the environmental document.
- Additional technical studies will not be required and are not included in this scope of work.
- Permitting fees will be paid by the City.
- No Endangered Species Act field survey will be required.
- No Certified Wetlands Delineation will be required.
- Specific approvals required by the City will be coordinated by the City.

Deliverables

- Administrative Draft, Public Review Draft, Administrative Draft Final, and Final CEQA and TRPA Environmental Documentation,
- Preliminary Environmental Study (PES) for NEPA Class of Action and level of analysis determination,
- Information submittals to support the NEPA CE including acquisitions, utility relocation, parking, biological and cultural resources information for incorporation into the environmental document.
- Deliverables will be submitted in draft and final form to allow for review and comment by the City.
- Deliverables will be submitted in MS Word and PDF format.

Task 8 - Permission to Enter Agreements

Objectives

Outreach to the property owners along Pioneer Trail will be conducted to develop project support, understand homeowner concerns and secure temporary Permission to Enter agreements so that improvements may be integrated with private driveways, landscaping and other existing features.

Approach

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8.1 Prepare Permission to Enter agreements: Contact and work with property owners to acquire executed Permission to Enter agreements from property owners that will, as a consequence of Project improvements, require "tie-in" work on their property.

Assumptions

- Up to 30 Permission to Enter Agreements are included.
- If owners state that they are unwilling to grant access, communications will be documented in writing and provided to the City.

Deliverables

- Draft and final Permission to Enter agreements.

Task 9 – 60 Percent Design Level PS&E Documents and Draft Design Report

Objectives

Upon completion of the 30 percent design, final design activities can be initiated which will include drawings, technical specifications, and an Opinion of Probable Construction Cost. CDM Smith will develop 60 percent design plans and the Project Design Report for the preferred alternative identified in Task 6, CDM Smith will also develop a 60% Opinion of Probable Construction Cost for the preferred alternative.

Approach

9.1 Incorporate City 30 percent design review comments and required mitigation measures from the environmental documents;

9.2 Add electrical, landscaping, and irrigation plans to the Project plan set and specifications;

9.3 Develop and submit the draft Project Design Report and draft SWPPP;

9.4 If not already included in the Preliminary Plans, add and/or update the following: Title sheet including Utility signature lines, sheet index, demolition plans, legend, abbreviations, points data sheets, datum, basis of bearing, profiles, existing/design cross-sections, grading plan, staging areas, temporary water pollution control, and draft details sheets;

9.5 Prepare intersection detail plans showing geometric data, including station/offsets, elevations, and curve data for proposed intersection improvement.

9.6 Update the existing utility information by identifying utilities that may be in conflict with the proposed project construction. CDM Smith will prepare plans to show utility protections and relocations, both by the City's contractor and by others. CDM Smith will work with utility owners to identify appropriate locations for relocated utility facilities and establish preliminary protection and relocation schedules and requirements. CDM Smith will adhere to utility company standards and requirements and make necessary utility plan revisions as become necessary during final plan design and approvals.

9.7 CDM Smith will prepare 60 percent plans depicting proposed pavement delineation and pavement markings, including lane lines, bikeway marking, and pedestrian crosswalk markings. Proposed roadway signing plans will also be developed at this time.

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9.8 CDM Smith will prepare 60 percent design plans for the lighting improvements along the Pioneer Trail project corridor.

9.9 CDM Smith will prepare landscaping plans with any street trees or landscaping, changes to the existing trees within the corridor that may be impacted, or require protection, and coordinate with the City. The plans will include hardscape elements, plant palette, legend, notes, trees located, and planting areas defined. CDM Smith will identify hardscape elements of pedestrian crossing refuges, if included, and sidewalks including recommendations for types, colors, finishes and materials of hardscape areas, and furnishing items. CDM Smith will perform a tree assessment to evaluate options for existing tree preservation.

9.10 Conduct a plan "proofing" site review with the City project manager to confirm proposed improvements and plans correctly correspond with field conditions. Incorporate any field review revisions into the 60 percent PS&E documents.

9.11 Develop written specifications for the project to the 60 percent level. Specifications will include standard specifications and Special Provisions describing the non-standard, project specific, design components. CDM Smith will assemble data and prepare drafts of (1) necessary modifications to the Caltrans Standard Special Provisions, (2) any necessary additional technical specifications, and (3) the front end "boilerplate" sections provided by the City.

9.12 Refine the Opinion of Probable Construction Cost based on new information developed for the 60 percent design for City review.

Assumptions

- Drawings will be submitted electronically as PDF files and formatted for printing on 11" X 17" sheets
- Off-site drainage facilities will not be affected and as a result, no off-site drainage design for increased conveyance capacity or stormwater treatment will be performed.
- Relocation of gas, electric, petroleum, telephone, and other communication facilities will be designed and carried out by their respective owners.
- The SWPPP will be developed from the most recent version of the California Stormwater Quality Association (CASQA) template.
- 60 percent deliverables will be submitted electronically
- The City will provide one round of consolidated and non-conflicting comments.

Deliverables

- 60 percent design drawings in PDF and DWG formats.
- The 60 percent design drawings will include:
    - Title Sheet (1)
    - Sheet Index and General Notes (1)
    - Abbreviations and Legend (1)
    - Key Map (1, 1" = 100')
    - Survey Control, Monumentation, and Centerline Alignment (1, 1" = 100')

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- Pedestrian Improvement Drawings with Plan and Profiles (5, 1" = 20')
- Typical Sections (1)
- Typical Details (2)
- Intersection Details (4, 1" = 10')
- Curb Ramp Details (2, 1" = 5')
- Drainage and Water Quality Details (2)
- Staging Plan (1, 1" = 50')
- Signing and Striping Details (2)
- Sidewalk Lighting Plans and Details (6)
- Water Pollution Control (1, 1" = 100')
- Landscaping and Hardscape Details (2)

- 60 percent Project Specifications in MS Word and PDF format
- 60 percent Opinion of Probable Construction Cost in MS Excel and PDF format
- Draft Project Design Report
- Draft SWPPP

Task 10 – 90 Percent Design Documents (Detailed Plans, Specifications, and Estimate)

Objectives

Upon approval of the 60 percent design by the City, the design process will continue with the development of the 90 percent design Plans, Specifications, and Estimate (PS&E). 90 percent design documents will be developed incorporating 60 percent design review comments provided by the City and other appropriate parties as determined by the City. The 90 percent PS&E will be developed by adding details and refinements to the 60 percent design and will include plans, elevations, sections, and details. A meeting will be held to discuss the comments to the 60 percent design prior to proceeding with the 90 percent design phase.

Technical specifications will be refined and will be consistent with City and Caltrans standards or as approved by the City for submittal during project review and discussion.

The Opinion of Probable Construction Cost will be updated on the basis of quantity estimates taken from the 90 percent plans and specifications.

CDM Smith will submit the 90 percent PS&E to the City for review and comment and schedule a final review meeting with the City. The 90 percent submittal will be considered the Final Draft with minor revisions necessary for development of the 100 percent design bid package.

Approach

10.1 CDM Smith will update each of the 60 percent design components, as described in Task 10, to

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a 90 percent completion level, incorporating new information and review comments provided by the City and other appropriate parties as determined by the City.

10.2 Right-of-way requirements will be updated for each impacted parcel within the project limits.

10.3 CDM Smith will update Right-of-Way information to display any new fee permanent easements, and temporary construction easements per federal guidelines, including, but not limited to, property boundaries and ownership blocks on each plan sheet.

10.4 Add detail call-out identifications that correspond to details within the detail sheets;

10.5 Update the draft Project Design Report and SWPPP to correspond with the 90 percent PS&E submittal.

10.6 Provide Utility agreements

10.7 Provide ROW Certifications

10.8 Refine the detailed Opinion of Probable Construction Cost using the design plans as a basis for the quantity takeoff. Unit costs will be updated from recent bid information and in conjunction with City staff. Allowances will be included for any items not completely defined and measurable for construction cost.

10.9 Update the (1) necessary modifications to the Caltrans Standard Special Provisions, (2) necessary additional technical specifications, and (3) the front end "boilerplate" sections provided by the City.

Assumptions

- The 90 percent Design Report and SWPPP will be submitted electronically in MS Word and PDF.
- The City will provide one round of consolidated and non-conflicting comments.

Deliverables

- 90 percent design drawings in PDF and DWG formats.
- The 90 percent design drawings will include updated sheets as listed in Task 10 above.
- 90 percent Project Specifications in MS Word and PDF format
- 90 percent Opinion of Probable Construction Cost in MS Excel and PDF format
- 90 percent Project Design Report
- 90 percent SWPPP

Task 11 – 100 Percent Bid Documents – Request for Authorization to Proceed

Objectives

CDM Smith will incorporate comments from the City 90 percent design review into the 100 percent Bid Documents. The final bid package will consist of the final project PS&E, sealed by a Registered Civil Engineer, and will show the necessary plans, elevations, sections, and details for use by potential contractors in the preparation of construction contract bids.

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Approach

11.1 Upgrade 90 percent PS&E documents to include 90 percent review comments; and

11.2 Assist the City with preparation and submittal of Caltrans Authorization to Proceed (CON Phase), Sample Finance Letter, and Request for Authorization to Proceed exhibits.

11.3 Provide the Final Engineer's Opinion of Probable Cost for City review.

Assumptions

- In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, CDM Smith will have no control over cost or price of labor and materials, unknown or latent conditions of existing equipment or structures that might affect operation or maintenance costs, competitive bidding procedures and market conditions, time or quality of performance by operating personnel or third parties, and other economic and operational factors that might materially affect the ultimate project cost or schedule. CDM Smith, therefore, will not warranty that the actual project costs, financial aspects, economic feasibility, or schedules will not vary from CDM Smith's opinions, analyses, projections, or estimates.
- Budget-level cost estimates will include appropriate contingency factors to account for project uncertainties that cannot be explicitly accounted for at the project's various engineering stages. Risks that have been identified will be listed along with potential cost and schedule impacts.
- The effort to prepare quantities for the estimate unit cost items and lump sums will be provided under the respective design discipline task using the City's standard measurements.
- "Soft costs" to be included within the cost estimate, such as City procured items and City self-performed work will be provided to CDM Smith two weeks before the estimate due date.
- Quantities will be developed from engineered drawings to the maximum extent feasible.

Deliverables

- 100 percent design drawings including three full-size hard copies (22"X 34"), and one half-size copy (11" X 17") on inkjet or medium bond paper and two electronic copies on CD in PDF and DWG formats.
- The 100 percent design drawings will include finalized items as listed in Task 10 above.
- 100 percent Project Specifications in MS Word and PDF format
- 100 percent Opinion of Probable Construction Cost in MS Excel and PDF format
- Final Project Design Report
- Final SWPPP

Task 12 – Bid Assistance

Objectives

Bidding support will be provided to the City during the construction contract procurement process. Services will include responding to bidders' questions and providing information and clarification

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regarding the project design and technical specifications. Design addenda will be produced if necessary to clarify design issues. The development of addenda to address unforeseen or new conditions is not included.

Following the bidding process, changes to the design resulting from bidding questions/clarifications and addenda will be incorporated into the design to produce a conformed set of final construction documents. The final construction documents will be reviewed and sealed by a Registered Civil Engineer and will show the plans, elevations, sections, and details for use by the selected contractor for construction of the project.

Approach

12.1 Attend a pre-bid conference with potential contractors to review project requirements on-site with potential contractors.

12.2 Maintain a log of bidder questions, and prepare responses to questions and addenda, if required.

12.3 Prepare conformed drawings that incorporate contract addenda for use during construction.

Assumptions

- The City will produce the necessary hardcopies and manage distribution to potential contractors for bidding purposes.
- The City is responsible for bidding services required for procurement of a construction contractor. Bidding support such as advertisement, bid tabulation and review, award recommendations, etc. is not included in this scope of work
- Bidder questions during the advertisement permit for the construction contract will be addressed and documented.
- Design addenda, due to unforeseen or changed conditions identified during the bidding process, are not included in this scope of work.

Deliverables

- One (1) hardcopy set of 22 in. x 34 in. conformed drawings for construction purposes sealed and signed by a Professional Engineer licensed in the State of California will be provided to the City. The final construction documents (including drawings, specifications, and the Engineer's cost estimate) will be provided in AUTOCAD and PDF format.

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EXHIBIT B

COMPENSATION SCHEDULE

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City of South Lake Tahoe
Pioneer Trail Pedestrian Improvements - Phase 2
Cost Proposal

2/28/2019

	Task	Cost					
		CDM Smith	WBS	Foothill	NV5	MAPCA	Total
1	**Project Mgt, Public Outreach, Meetings, and Coordination**						
1.1	Project Management	$28,456	$0	$0	$0	$0	$28,456
1.2	Meetings	$22,146	$0	$0	$0	$0	$22,146
1.3	TAC Mtgs and Coordination	$14,182	$0	$0	$0	$0	$14,182
2	**Site Surveying**						
2.1	Set Control Points/Collect Field Data	$0	$0	$0	$0	$11,399	$11,399
2.2	Develop Topo and Boundary Basemap	$4,111	$0	$0	$0	$11,922	$16,032
3	**Hydrologic and Hydraulic Analysis**						
3.1	Data Compilation and H&H Modeling	$1,915	$0	$0	$0	$0	$1,915
3.2	Develop Conceptual Recommendations	$1,915	$0	$0	$0	$0	$1,915
4	**Geotechnical Report**						
4.1	Field Investigation	$266	$0	$0	$9,951	$0	$10,216
4.2	Report and Pavement Specifications	$493	$0	$0	$8,077	$0	$8,570
5	**Traffic Study**						
5.1	Intersection and Segment Analysis	$4,056	$0	$0	$0	$0	$4,056
5.2	Documentation for Design Report	$3,448	$0	$0	$0	$0	$3,448
6	**Preliminary Plans (30 Percent)**						
6.1	Develop Alternatives	$9,473	$0	$0	$0	$0	$9,473
6.2	30 Percent Design Drawings	$50,845	$1,090	$0	$0	$0	$51,934
6.3	List of Technical Specifications	$1,759	$2,179	$0	$0	$0	$3,938
6.4	Land Capability Verification	$302	$272	$0	$0	$0	$575
6.5	30 Percent Opinion of Probable Construction Cost	$2,132	$0	$0	$0	$0	$2,132
7	**Environmental Documents**						
7.1	CEQA Initial Study/Mitigated Neg. Dec.	$16,744	$0	$0	$0	$0	$16,744
7.2	Caltrans Preliminary Environmental Study/NEPA Docs	$14,893	$1,090	$4,308	$0	$0	$20,291
7.3	TRPA Initial Environmental Checklist/Permit	$5,474	$1,090	$4,308	$0	$0	$10,873
7.4	NPDES CGP and TRPA Permits	$9,486	$817	$4,308	$0	$0	$14,612
8	**Permission to Enter Agreements**						
8.1	Prepare Agreements/Owner Coordination	$11,023	$0	$0	$0	$0	$11,023
9	**60 Percent Design PS&E and Draft Design Report**						
9.1	60 Percent Drawings	$48,607	$2,179	$0	$0	$0	$50,786
9.2	60 Percent Technical Specifications	$10,329	$1,362	$0	$0	$0	$11,691
9.3	60 Percent Opinion of Probable Construction Cost	$2,836	$545	$0	$0	$0	$3,381
9.4	60 Percent Design Report	$11,533	$1,362	$0	$0	$0	$12,895
9.5	Draft SWPPP	$2,043	$0	$0	$0	$0	$2,043
10	**90 Percent Design PS&E**						
10.1	90 Percent Drawings	$36,190	$1,635	$0	$0	$0	$37,824
10.2	90 Percent Technical Specifications	$4,954	$545	$0	$0	$0	$5,499

CDM Smith

10.3	90 Percent Opinion of Probable Construction Cost	$2,127	$272	$0	$0	$0	$2,399
10.4	90 Percent Design Report	$7,512	$817	$0	$0	$0	$8,329
10.5	90 Percent SWPPP	$2,237	$0	$0	$0	$0	$2,237
11	**100 Percent Bid Documents**						
11.1	Final Drawings	$25,171	$817	$0	$0	$0	$25,988
11.2	Final Specifications	$2,520	$272	$0	$0	$0	$2,793
11.3	Final Opinion of Probable Construction Cost	$1,418	$272	$0	$0	$0	$1,690
11.4	Final Design Report	$6,621	$272	$0	$0	$0	$6,893
11.5	Final SWPPP	$1,686	$0	$0	$0	$0	$1,686
12	**Bid Assistance**						
12.1	Pre-Bid Conference	$1,572	$0	$0	$0	$0	$1,572
12.2	Document Questions and Responses	$1,863	$0	$0	$0	$0	$1,863
12.3	Bid Addenda	$4,522	$0	$0	$0	$0	$4,522
12.4	Conformed PS&E	$2,182	$0	$0	$0	$0	$2,182
	Subtotal	**$379,042**	**$17,027**	**$12,925**	**$18,028**	**$23,320**	**$450,343**

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EXHIBIT C

ANTI-LOBBYING CERTIFICATION

Consultant shall submit to City this certification prior to or at the time of the execution of this Agreement.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty not less than $10,000 and no more than $100,000 for such failure.

The undersigned certifies, to the best of his or her knowledge or belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement; and

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instruction.

Consultant:
William E. Hurrell, Vice President

By:_____

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EXHIBIT D

MANDATORY FISCAL AND FEDERAL PROVISIONS FOR FEDERALLY FUNDED PROJECTS

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ARTICLE IV PERFORMANCE PERIOD

A. This AGREEMENT shall go into effect on March 19th, 2019, contingent upon approval by LOCAL AGENCY, and CONSULTANT shall commence work after notification to proceed by LOCAL AGENCY'S Contract Administrator. The AGREEMENT shall end on March 18th 2021, unless extended by AGREEMENT amendment.

B. CONSULTANT is advised that any recommendation for AGREEMENT award is not binding on LOCAL AGENCY until the AGREEMENT is fully executed and approved by LOCAL AGENCY.

ARTICLE V ALLOWABLE COSTS AND PAYMENTS

A. The method of payment for this AGREEMENT will be based on actual cost plus a fixed fee. LOCAL AGENCY will reimburse CONSULTANT for actual costs (including labor costs, employee benefits, travel, equipment rental costs, overhead and other direct costs) incurred by CONSULTANT in performance of the work. CONSULTANT will not be reimbursed for actual costs that exceed the estimated wage rates, employee benefits, travel, equipment rental, overhead, and other estimated costs set forth in the approved CONSULTANT'S Cost Proposal, unless additional reimbursement is provided for by AGREEMENT amendment. In no event, will CONSULTANT be reimbursed for overhead costs at a rate that exceeds LOCAL AGENCY's approved overhead rate set forth in the Cost Proposal. In the event, that LOCAL AGENCY determines that a change to the work from that specified in the Cost Proposal and AGREEMENT is required, the AGREEMENT time or actual costs reimbursable by LOCAL AGENCY shall be adjusted by AGREEMENT amendment to accommodate the changed work. The maximum total cost as specified in Paragraph "I" of this Article shall not be exceeded, unless authorized by AGREEMENT amendment.

B. The indirect cost rate established for this AGREEMENT is extended through the duration of this specific AGREEMENT. CONSULTANT's agreement to the extension of the 1-year applicable period shall not be a condition or qualification to be considered for the work or AGREEMENT award.

C. In addition to the allowable incurred costs, LOCAL AGENCY will pay CONSULTANT a fixed fee of $33,847.00. The fixed fee is nonadjustable for the term of the AGREEMENT, except in the event of a significant change in the scope of work and such adjustment is made by AGREEMENT amendment.

D. Reimbursement for transportation and subsistence costs shall not exceed the rates specified in the approved Cost Proposal.

E. When milestone cost estimates are included in the approved Cost Proposal, CONSULTANT shall obtain prior written approval for a revised milestone cost estimate from the Contract Administrator before exceeding such cost estimate.

F. Progress payments will be made monthly in arrears based on services provided and allowable incurred costs. A pro rata portion of CONSULTANT's fixed fee will be included in the monthly progress payments. If CONSULTANT fails to submit the required deliverable items according to the schedule set forth in Article III Statement of Work, LOCAL AGENCY shall have the right to delay payment or terminate this AGREEMENT.

G. No payment will be made prior to approval of any work, nor for any work performed prior to approval of this AGREEMENT.

H. CONSULTANT will be reimbursed promptly according to California Regulations upon receipt by LOCAL AGENCY's Contract Administrator of itemized invoices in duplicate. Invoices shall be submitted no later than thirty (30) calendar days after the performance of work for which CONSULTANT is billing. Invoices shall detail the work performed on each milestone and each project as applicable. Invoices shall follow the format stipulated for the approved Cost Proposal and shall reference this AGREEMENT number and project title. Final invoice must contain the final cost and all credits due LOCAL AGENCY including any equipment purchased under the provisions of Article XI Equipment Purchase. The final invoice should be submitted within sixty (60) calendar days after completion of CONSULTANT's work. Invoices shall be mailed or emailed to LOCAL AGENCY's Contract Administrator at the following address:

City of South Lake Tahoe
Attn: Randy Carlson
1052 Tata Lane
South Lake Tahoe, CA 96150
RCrlson@cityofslt.us

I. The total amount payable by LOCAL AGENCY including the fixed fee shall not exceed $450,343.00.

J. Salary increases will be reimbursable if the new salary is within the salary range identified in the approved Cost Proposal and is approved by LOCAL AGENCY's Contract Administrator.

K. For personnel subject to prevailing wage rates as described in the California Labor Code, all salary increases, which are the direct result of changes in the prevailing wage rates are reimbursable.

ARTICLE VI TERMINATION

A. This AGREEMENT may be terminated by LOCAL AGENCY, provided that LOCAL AGENCY gives not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not, and in accordance with Section 15, Property of LOCAL AGENCY.

B. LOCAL AGENCY may temporarily suspend this AGREEMENT, at no additional cost to LOCAL AGENCY, provided that CONSULTANT is given written notice (delivered by certified mail, return receipt requested) of temporary suspension. If LOCAL AGENCY gives such notice of temporary suspension, CONSULTANT shall immediately suspend its activities under this AGREEMENT. A temporary suspension may be issued concurrent with the notice of termination provided for in subsection A of this section.

C. Notwithstanding any provisions of this AGREEMENT, CONSULTANT shall not be relieved of liability to LOCAL AGENCY for damages sustained by City by virtue of any breach of this AGREEMENT by CONSULTANT, and City may withhold any payments due to CONSULTANT until such time as the exact amount of damages, if any, due City from CONSULTANT is determined.

D. In the event of termination, CONSULTANT shall be compensated as provided for in this AGREEMENT, except as provided in Section **Error! Reference source not found.**0. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not, and in accordance with Section 15, Property of LOCAL AGENCY.

ARTICLE VII COST PRINCIPLES AND ADMINISTRATIVE REQUIREMENTS

A. The CONSULTANT agrees that 48 CFR Part 31, Contract Cost Principles and Procedures, shall be used to determine the allowability of individual terms of cost.

B. The CONSULTANT also agrees to comply with Federal procedures in accordance with 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

C. Any costs for which payment has been made to the CONSULTANT that are determined by subsequent audit to be unallowable under 48 CFR Part 31 or 2 CFR Part 200 are subject to repayment by the CONSULTANT to LOCAL AGENCY.

D. When a CONSULTANT or Subconsultant is a Non-Profit Organization or an Institution of Higher Education, the Cost Principles for Title 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards shall apply.

ARTICLE VIII RETENTION OF RECORD/AUDITS

For the purpose of determining compliance with Gov. Code § 8546.7, the CONSULTANT, Subconsultants, and LOCAL AGENCY shall maintain all books, documents, papers, accounting records, Independent CPA Audited Indirect Cost Rate workpapers, and other evidence pertaining to the performance of the AGREEMENT including, but not limited to, the costs of administering the AGREEMENT. All parties, including the CONSULTANT's Independent CPA, shall make such workpapers and materials available at their respective offices at all reasonable times during the AGREEMENT period and for three (3) years from the date of final payment under the AGREEMENT. LOCAL AGENCY, Caltrans Auditor, FHWA, or any duly authorized representative of the Federal government having jurisdiction under Federal laws or regulations (including the basis of Federal funding in whole or in part) shall have access to any books, records, and documents of the CONSUTANT, Subconsultants, and the CONSULTANT's Independent CPA, that are pertinent to the AGREEMENT for audits, examinations, workpaper review, excerpts, and transactions, and copies thereof shall be furnished if requested without limitation.

ARTICLE IX AUDIT REVIEW PROCEDURES

A. Any dispute concerning a question of fact arising under an interim or post audit of this AGREEMENT that is not disposed of by AGREEMENT, shall be reviewed by LOCAL AGENCY'S Chief Financial Officer.

B. Not later than thirty (30) calendar days after issuance of the final audit report, CONSULTANT may request a review by LOCAL AGENCY'S Chief Financial Officer of unresolved audit issues. The request for review will be submitted in writing.

C. Neither the pendency of a dispute nor its consideration by LOCAL AGENCY will excuse CONSULTANT from full and timely performance, in accordance with the terms of this AGREEMENT.

D. CONSULTANT and subconsultant AGREEMENTs, including cost proposals and Indirect Cost Rates (ICR), may be subject to audits or reviews such as, but not limited to, an AGREEMENT audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the AGREEMENT, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR Part 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is CONSULTANT's responsibility to ensure federal, LOCAL AGENCY, or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The AGREEMENT, cost proposal, and ICR shall be adjusted by CONSULTANT and approved by LOCAL AGENCY Contract Administrator to conform to the audit or review recommendations. CONSULTANT agrees that individual terms of costs identified in the audit report shall be incorporated into the AGREEMENT by this reference if directed by LOCAL AGENCY at its sole discretion. Refusal by CONSULTANT to incorporate audit or review recommendations, or to ensure that the federal, LOCAL AGENCY or local governments have access to CPA work papers, will be considered a breach of AGREEMENT terms and cause for termination of the AGREEMENT and disallowance of prior reimbursed costs.

E. CONSULTANT's Cost Proposal may be subject to a CPA ICR Audit Work Paper Review and/or audit by Caltrans Audits and Investigation (A&I). Caltrans A&I, at its sole discretion, may review and/or audit and approve the CPA ICR documentation. The Cost Proposal shall be adjusted by the CONSULTANT and approved by the LOCAL AGENCY Contract Administrator to conform to the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report. Refusal by the CONSULTANT to incorporate the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report will be considered a breach of the AGREEMENT terms and cause for termination of the AGREEMENT and disallowance of prior reimbursed costs.

1. During Caltrans A&I's review of the ICR audit work papers created by the CONSULTANT's independent CPA, Caltrans A&I will work with the CPA and/or CONSULTANT toward a resolution of issues that arise during the review. Each party agrees to use its best efforts to resolve any audit disputes in a timely manner. If Caltrans A&I identifies significant issues during the review and is unable to issue a cognizant approval letter, LOCAL AGENCY will reimburse the CONSULTANT at an accepted ICR until a FAR (Federal Acquisition Regulation) compliant ICR {e.g. 48 CFR Part 31; GAGAS (Generally Accepted Auditing Standards); CAS (Cost Accounting

Standards), if applicable; in accordance with procedures and guidelines of the American Association of State Highways and Transportation Officials (AASHTO) Audit Guide; and other applicable procedures and guidelines) is received and approved by A&I.

Accepted rates will be as follows:

a. If the proposed rate is less than one hundred fifty percent (150%) - the accepted rate reimbursed will be ninety percent (90%) of the proposed rate.

b. If the proposed rate is between one hundred fifty percent (150%) and two hundred percent (200%) - the accepted rate will be eighty-five percent (85%) of the proposed rate.

c. If the proposed rate is greater than two hundred percent (200%) - the accepted rate will be seventy-five percent (75%) of the proposed rate.

2. If Caltrans A&I is unable to issue a cognizant letter per paragraph E.1. above, Caltrans A&I may require CONSULTANT to submit a revised independent CPA-audited ICR and audit report within three (3) months of the effective date of the management letter. Caltrans A&I will then have up to six (6) months to review the CONSULTANT's and/or the independent CPA's revisions.

3. If the CONSULTANT fails to comply with the provisions of this paragraph E, or if Caltrans A&I is still unable to issue a cognizant approval letter after the revised independent CPA audited ICR is submitted, overhead cost reimbursement will be limited to the accepted ICR that was established upon initial rejection of the ICR and set forth in paragraph E.1. above for all rendered services. In this event, this accepted ICR will become the actual and final ICR for reimbursement purposes under this AGREEMENT.

4. CONSULTANT may submit to LOCAL AGENCY final invoice only when all of the following items have occurred: (1) Caltrans A&I accepts or adjusts the original or revised independent CPA audited ICR; (2) all work under this AGREEMENT has been completed to the satisfaction of LOCAL AGENCY; and, (3) Caltrans A&I has issued its final ICR review letter. The CONSULTANT MUST SUBMIT ITS FINAL INVOICE TO LOCAL AGENCY no later than sixty (60) calendar days after occurrence of the last of these items. The accepted ICR will apply to this AGREEMENT and all other agreements executed between LOCAL AGENCY and the CONSULTANT, either as a prime or subconsultant, with the same fiscal period ICR.

ARTICLE X SUBCONTRACTING

A. Nothing contained in this AGREEMENT or otherwise, shall create any contractual relation between the LOCAL AGENCY and any Subconsultants, and no subagreement shall relieve the CONSULTANT of its responsibilities and obligations hereunder. The CONSULTANT agrees to be as fully responsible to the LOCAL AGENCY for the acts and omissions of its Subconsultants and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the CONSULTANT. The CONSULTANT's obligation to pay its Subconsultants is an independent obligation from the LOCAL AGENCY's obligation to make payments to the CONSULTANT.

B. The CONSULTANT shall perform the work contemplated with resources available within its own organization and no portion of the work shall be subcontracted without written authorization by the LOCAL AGENCY Contract Administrator, except that which is expressly identified in the CONSULTANT's approved Cost Proposal.

C. Any subagreement entered into as a result of this AGREEMENT, shall contain all the provisions stipulated in this entire AGREEMENT to be applicable to Subconsultants unless otherwise noted.

D. CONSULTANT shall pay its Subconsultants within Fifteen (15) calendar days from receipt of each payment made to the CONSULTANT by the LOCAL AGENCY.

E. Any substitution of Subconsultants must be approved in writing by the LOCAL AGENCY Contract Administrator in advance of assigning work to a substitute Subconsultant.

ARTICLE XI EQUIPMENT PURCHASE AND OTHER CAPITAL EXPENDITURES

A. Prior authorization in writing by LOCAL AGENCY's Contract Administrator shall be required before CONSULTANT enters into any unbudgeted purchase order, or subcontract exceeding five thousand dollars ($5,000) for supplies, equipment, or CONSULTANT services. CONSULTANT shall provide an evaluation of the necessity or desirability of incurring such costs.

B. For purchase of any item, service, or consulting work not covered in CONSULTANT's approved Cost Proposal and exceeding five thousand dollars ($5,000), with prior authorization by LOCAL AGENCY's Contract Administrator, three competitive quotations must be submitted with the request, or the absence of bidding must be adequately justified.

C. Any equipment purchased with funds provided under the terms of this AGREEMENT is subject to the following:

1. CONSULTANT shall maintain an inventory of all nonexpendable property. Nonexpendable property is defined as having a useful life of at least two years and an acquisition cost of five thousand dollars ($5,000) or more. If the purchased equipment needs replacement and is sold or traded in, LOCAL AGENCY shall receive a proper refund or credit at the conclusion of the AGREEMENT, or if the AGREEMENT is terminated, CONSULTANT may either keep the equipment and credit LOCAL AGENCY in an amount equal to its fair market value, or sell such equipment at the best price obtainable at a public or private sale, in accordance with established LOCAL AGENCY procedures; and credit LOCAL AGENCY in an amount equal to the sales price. If CONSULTANT elects to keep the equipment, fair market value shall be determined at CONSULTANT's expense, on the basis of a competent independent appraisal of such equipment. Appraisals shall be obtained from an appraiser mutually agreeable to by LOCAL AGENCY and CONSULTANT, if it is determined to sell the equipment, the terms and conditions of such sale must be approved in advance by LOCAL AGENCY.

2. Regulation 2 CFR Part 200 requires a credit to Federal funds when participating equipment with a fair market value greater than five thousand dollars ($5,000) is credited to the project.

ARTICLE XII STATE PREVAILING WAGE RATES

A. No CONSULTANT or Subconsultant may be awarded an AGREEMENT containing public work elements unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. Registration with DIR must be maintained throughout the entire term of this AGREEMENT, including any subsequent amendments.

B. The CONSULTANT shall comply with all of the applicable provisions of the California Labor Code requiring the payment of prevailing wages. The General Prevailing Wage Rate Determinations applicable to work under this AGREEMENT are available and on file with the Department of Transportation's Regional/District Labor Compliance Officer (http://www.dot.ca.gov/hq/construc/LaborCompliance/documents/District-Region_Map_Construction_7-8-15.pdf). These wage rates are made a specific part of this AGREEMENT by reference pursuant to Labor Code §1773.2 and will be applicable to work performed at a construction project site. Prevailing wages will be applicable to all inspection work performed at LOCAL AGENCY construction sites, at LOCAL AGENCY facilities and at off-site locations that are set up by the construction contractor or one of its subcontractors solely and specifically to serve LOCAL AGENCY projects. Prevailing wage requirements do not apply to inspection work performed at the facilities of vendors and commercial materials suppliers that provide goods and services to the general public.

C. General Prevailing Wage Rate Determinations applicable to this project may also be obtained from the Department of Industrial Relations Internet site at http://www.dir.ca.gov.

D. Payroll Records

1. Each CONSULTANT and Subconsultant shall keep accurate certified payroll records and supporting documents as mandated by Labor Code §1776 and as defined in 8 CCR §16000 showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the CONSULTANT or Subconsultant in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

   a. The information contained in the payroll record is true and correct.

   b. The employer has complied with the requirements of Labor Code §1771, §1811, and §1815 for any work performed by his or her employees on the public works project.

2. The payroll records enumerated under paragraph (1) above shall be certified as correct by the CONSULTANT under penalty of perjury. The payroll records and all supporting documents shall be made available for inspection and copying by LOCAL AGENCY representative's at all

reasonable hours at the principal office of the CONSULTANT. The CONSULTANT shall provide copies of certified payrolls or permit inspection of its records as follows:

a. A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or the employee's authorized representative on request.

b. A certified copy of all payroll records enumerated in paragraph (1) above, shall be made available for inspection or furnished upon request to a representative of LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations. Certified payrolls submitted to LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards shall not be altered or obliterated by the CONSULTANT.

c. The public shall not be given access to certified payroll records by the CONSULTANT. The CONSULTANT is required to forward any requests for certified payrolls to the LOCAL AGENCY Contract Administrator by both email and regular mail on the business day following receipt of the request.

3. Each CONSULTANT shall submit a certified copy of the records enumerated in paragraph (1) above, to the entity that requested the records within ten (10) calendar days after receipt of a written request.

4. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by LOCAL AGENCY shall be marked or obliterated in such a manner as to prevent disclosure of each individual's name, address, and social security number. The name and address of the CONSULTANT or Subconsultant performing the work shall not be marked or obliterated.

5. The CONSULTANT shall inform LOCAL AGENCY of the location of the records enumerated under paragraph (1) above, including the street address, city and county, and shall, within five (5) working days, provide a notice of a change of location and address.

6. The CONSULTANT or Subconsultant shall have ten (10) calendar days in which to comply subsequent to receipt of written notice requesting the records enumerated in paragraph (1) above. In the event the CONSULTANT or Subconsultant fails to comply within the ten (10) day period, he or she shall, as a penalty to LOCAL AGENCY, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Such penalties shall be withheld by LOCAL AGENCY from payments then due. CONSULTANT is not subject to a penalty assessment pursuant to this section due to the failure of a Subconsultant to comply with this section.

E. When prevailing wage rates apply, the CONSULTANT is responsible for verifying compliance with certified payroll requirements. Invoice payment will not be made until the invoice is approved by the LOCAL AGENCY Contract Administrator.

F. Penalty

1. The CONSULTANT and any of its Subconsultants shall comply with Labor Code §1774 and §1775. Pursuant to Labor Code §1775, the CONSULTANT and any Subconsultant shall forfeit to the LOCAL AGENCY a penalty of not more than two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of DIR for the work or craft in which the worker is employed for any public work done under the AGREEMENT by the CONSULTANT or by its Subconsultant in violation of the requirements of the Labor Code and in particular, Labor Code §§1770 to 1780, inclusive.

2. The amount of this forfeiture shall be determined by the Labor Commissioner and shall be based on consideration of mistake, inadvertence, or neglect of the CONSULTANT or Subconsultant in failing to pay the correct rate of prevailing wages, or the previous record of the CONSULTANT or Subconsultant in meeting their respective prevailing wage obligations, or the willful failure by the CONSULTANT or Subconsultant to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rates of prevailing wages is not excusable if the CONSULTANT or Subconsultant had knowledge of the obligations under the Labor Code. The CONSULTANT is responsible for paying the appropriate rate, including any escalations that take place during the term of the AGREEMENT.

3. In addition to the penalty and pursuant to Labor Code §1775, the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the CONSULTANT or Subconsultant.

4. If a worker employed by a Subconsultant on a public works project is not paid the general prevailing per diem wages by the Subconsultant, the prime CONSULTANT of the project is not liable for the penalties described above unless the prime CONSULTANT had knowledge of that failure of the Subconsultant to pay the specified prevailing rate of wages to those workers or unless the prime CONSULTANT fails to comply with all of the following requirements:

   a. The AGREEMENT executed between the CONSULTANT and the Subconsultant for the performance of work on public works projects shall include a copy of the requirements in Labor Code §§ 1771, 1775, 1776, 1777.5, 1813, and 1815.

   b. The CONSULTANT shall monitor the payment of the specified general prevailing rate of per diem wages by the Subconsultant to the employees by periodic review of the certified payroll records of the Subconsultant.

   c. Upon becoming aware of the Subconsultant's failure to pay the specified prevailing rate of wages to the Subconsultant's workers, the CONSULTANT shall diligently take corrective action to halt or rectify the failure, including but not limited to, retaining sufficient funds due the Subconsultant for work performed on the public works project.

   d. Prior to making final payment to the Subconsultant for work performed on the public works project, the CONSULTANT shall obtain an affidavit signed under penalty of perjury from the Subconsultant that the Subconsultant had paid the specified general prevailing rate of per

diem wages to the Subconsultant's employees on the public works project and any amounts due pursuant to Labor Code §1813.

5. Pursuant to Labor Code §1775, LOCAL AGENCY shall notify the CONSULTANT on a public works project within fifteen (15) calendar days of receipt of a complaint that a Subconsultant has failed to pay workers the general prevailing rate of per diem wages.

6. If LOCAL AGENCY determines that employees of a Subconsultant were not paid the general prevailing rate of per diem wages and if LOCAL AGENCY did not retain sufficient money under the AGREEMENT to pay those employees the balance of wages owed under the general prevailing rate of per diem wages, the CONSULTANT shall withhold an amount of moneys due the Subconsultant sufficient to pay those employees the general prevailing rate of per diem wages if requested by LOCAL AGENCY.

G. Hours of Labor

Eight (8) hours labor constitutes a legal day's work. The CONSULTANT shall forfeit, as a penalty to the LOCAL AGENCY, twenty-five dollars ($25) for each worker employed in the execution of the AGREEMENT by the CONSULTANT or any of its Subconsultants for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of the Labor Code, and in particular §§1810 to 1815 thereof, inclusive, except that work performed by employees in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day and forty (40) hours in any week, at not less than one and one-half (1.5) times the basic rate of pay, as provided in §1815.

H. Employment of Apprentices

1. Where either the prime AGREEMENT or the subagreement exceeds thirty thousand dollars ($30,000), the CONSULTANT and any subconsultants under him or her shall comply with all applicable requirements of Labor Code §§ 1777.5, 1777.6 and 1777.7 in the employment of apprentices.

2. CONSULTANTs and subconsultants are required to comply with all Labor Code requirements regarding the employment of apprentices, including mandatory ratios of journey level to apprentice workers. Prior to commencement of work, CONSULTANT and subconsultants are advised to contact the DIR Division of Apprenticeship Standards website at https://www.dir.ca.gov/das/, for additional information regarding the employment of apprentices and for the specific journey-to- apprentice ratios for the AGREEMENT work. The CONSULTANT is responsible for all subconsultants' compliance with these requirements. Penalties are specified in Labor Code §1777.7.

ARTICLE XIII CONFLICT OF INTEREST

A. During the term of this AGREEMENT, the CONSULTANT shall disclose any financial, business, or other relationship with LOCAL AGENCY that may have an impact upon the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project. The CONSULTANT shall also list

current clients who may have a financial interest in the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project which will follow.

B. CONSULTANT certifies that it has disclosed to LOCAL AGENCY any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this AGREEMENT. CONSULTANT agrees to advise LOCAL AGENCY of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this AGREEMENT. CONSULTANT further agrees to complete any statements of economic interest if required by either LOCAL AGENCY ordinance or State law.

C. The CONSULTANT hereby certifies that it does not now have nor shall it acquire any financial or business interest that would conflict with the performance of services under this AGREEMENT.

D. The CONSULTANT hereby certifies that the CONSULTANT or subconsultant and any firm affiliated with the CONSULTANT or subconsultant that bids on any construction contract or on any Agreement to provide construction inspection for any construction project resulting from this AGREEMENT, has established necessary controls to ensure a conflict of interest does not exist. An affiliated firm is one, which is subject to the control of the same persons, through joint ownership or otherwise.

ARTICLE XIV REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION

The CONSULTANT warrants that this AGREEMENT was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any LOCAL AGENCY employee. For breach or violation of this warranty, LOCAL AGENCY shall have the right, in its discretion, to terminate this AGREEMENT without liability, to pay only for the value of the work actually performed, or to deduct from this AGREEMENT price or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

ARTICLE XV PROHIBITION OF EXPENDING LOCAL AGENCY, STATE, OR FEDERAL FUNDS FOR LOBBYING

(Include this article in all AGREEMENTs where federal funding will exceed $150,000. If less than $150,000 in federal funds will be expended on the AGREEMENT; delete this article and re-number the subsequent articles.)

A. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:

1. No State, Federal, or LOCAL AGENCY appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, to any person for influencing or attempting to influence an officer or employee of any local, State, or Federal agency, a Member of the State Legislature or United States Congress, an officer or employee of the Legislature or Congress, or any employee of a Member of the Legislature or Congress in connection with the awarding or making of this AGREEMENT, or with the extension, continuation, renewal, amendment, or modification of this AGREEMENT.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this AGREEMENT, the CONSULTANT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than ten thousand dollars ($10,000) and not more than one hundred thousand dollars ($100,000) for each such failure.

C. The CONSULTANT also agrees by signing this document that he or she shall require that the language of this certification be included in all lower tier subagreements, which exceed one hundred thousand dollars ($100,000), and that all such subrecipients shall certify and disclose accordingly.

ARTICLE XVI NON-DISCRIMINATION CLAUSE AND STATEMENT OF COMPLIANCE

A. The CONSULTANT's signature affixed herein and dated shall constitute a certification under penalty of perjury under the laws of the State of California that the CONSULTANT has, unless exempt, complied with the nondiscrimination program requirements of Gov. Code §12990 and 2 CCR § 8103.

B. During the performance of this AGREEMENT, CONSULTANT and its subconsultants shall not deny the AGREEMENT's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. CONSULTANT and subconsultants shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment.

C. CONSULTANT and subconsultants shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 et seq.), the applicable regulations promulgated there under (2 CCR §11000 et seq.), the provisions of Gov. Code §§11135-11139.5, and the regulations or standards adopted by LOCAL AGENCY to implement such article. The applicable regulations of the Fair Employment and Housing Commission implementing Gov. Code §12990 (a-f), set forth 2 CCR §§8100-8504, are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full.

D. CONSULTANT shall permit access by representatives of the Department of Fair Employment and Housing and the LOCAL AGENCY upon reasonable notice at any time during the normal business hours, but in no case less than twenty-four (24) hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or LOCAL AGENCY shall require to ascertain compliance with this clause.

E. CONSULTANT and its subconsultants shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

F. CONSULTANT shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this AGREEMENT.

G. The CONSULTANT, with regard to the work performed under this AGREEMENT, shall act in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq.). Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person in the United States shall, on the basis of race, color, national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.

H. The CONSULTANT shall comply with regulations relative to non-discrimination in federally-assisted programs of the U.S. Department of Transportation (49 CFR Part 21 - Effectuation of Title VI of the Civil Rights Act of 1964). Specifically, the CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR §21.5, including employment practices and the selection and retention of Subconsultants.

ARTICLE XVII DEBARMENT AND SUSPENSION CERTIFICATION

A. The CONSULTANT's signature affixed herein shall constitute a certification under penalty of perjury under the laws of the State of California, that the CONSULTANT or any person associated therewith in the capacity of owner, partner, director, officer or manager:

1. Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;

2. Has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years;

3. Does not have a proposed debarment pending; and

4. Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

B. Any exceptions to this certification must be disclosed to LOCAL AGENCY. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining responsibility. Disclosures must indicate the party to whom the exceptions apply, the initiating agency, and the dates of agency action.

C. Exceptions to the Federal Government Excluded Parties List System maintained by the U.S. General Services Administration are to be determined by FHWA.

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement ("Agreement") entered into on March 19, 2019 between the City of South Lake Tahoe, a municipal corporation ("CITY") and **CDM Smith, Inc.** ("CONSULTANT") is hereby amended, effective March 19. 2021, as set forth below.

RECITALS

A. On March 19, 2019, the City entered into the Agreement with Consultant to provide engineering design services for the Pioneer Trail Pedestrian Improvement Project Phase II, for a two-year term ending on March 19, 2021.

B. The project has been delayed for approximately two years for various reasons including additional environmental studies needed to satisfy the National Environmental Policy Act, COVID-19 shutdowns causing slower than usual review times on essential documents, and a funding shortfall for the right-of-way phase, which needs to be completed before Tasks 10, 11, and 12 are finalized.

C. The Parties now desire to alter the Agreement's term to allow Consultant additional time to complete the Scope of Services.

AGREEMENT

The terms of the Professional Services Agreement are hereby amended to read as follows:

Section 2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than June 30, 2023. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by June 30, 2023 shall constitute a material breach of this Agreement as amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: _____
Ray Jarvis, Director of Public Works

CONSULTANT

By: _____
William E. Hurrell, Vice President

Business License # 320810

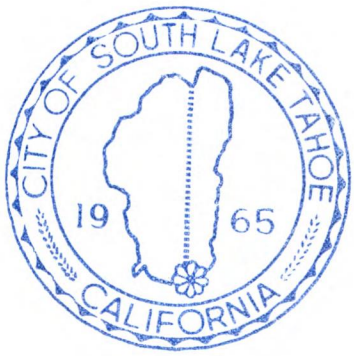
APPROVED AS TO FORM:

_____
Heather Stroud, City Attorney

ATTEST:

_____ 3/22/2021
Susan Blankenship, City Clerk

CITY SEAL:



City of South Lake Tahoe

Amendment 2 (C-009-2019) to the Pioneer Trail Pedestrian Upgrade Project, Phase 2 Professional Services Agreement with CDM Smith, Inc. (C-117-2023)

The Professional Services Agreement ("Agreement") entered into on March 19, 2019 between the City of South Lake Tahoe, a municipal corporation ("CITY") and **CDM Smith, Inc.** ("CONSULTANT") is hereby amended, effective June 30, 2023, as set forth below.

RECITALS

A. On March 19, 2019, the City entered into the Agreement with Consultant to provide engineering design services for the Pioneer Trail Pedestrian Improvement Project Phase II, for a two-year term ending on March 19, 2021.

B. The project has been delayed for various reasons including additional environmental studies needed to satisfy the National Environmental Policy Act, COVID-19 shutdowns causing slower than usual review times on essential documents, and a funding shortfall for the right-of-way phase, which needs to be completed before Tasks 10, 11, and 12 are finalized.

C. The Parties now desire to revise the Agreement's term to allow Consultant additional time to complete the Scope of Services.

AGREEMENT

The terms of the Professional Services Agreement are hereby amended to read as follows:

Section 2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than June 30, 2024. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by June 30, 2024 shall constitute a material breach of this Agreement as amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: Anush Nejad
Anush Nejad, Director of Public Works

CONSULTANT

By: _____
William E. Hurrell, Vice President

Business License # 320810

APPROVED AS TO FORM:

Heather Stroud (Jul 14, 2023 08:30 PDT)
Heather Stroud, City Attorney

ATTEST:

Sue Blankenship (Jul 14, 2023 08:45 PDT)
Susan Blankenship, City Clerk

CONTRACT /AGREEMENTAUTHORIZATION ROUTING FORM

STAFF CONTACT INFORMATION

- NAME: Stan Hill
- DEPARTMENT: Public Works
- PHONE: (530) 542-6039
- DATE OF SUBMITTAL: 07/12/2023

CONTRACT/ AGREEMENT INFO.

- NAME: Pioneer Trail Pedestrian Upgrade, Phase 2
- CONTRACTOR/CONSULTANT: CDM Smith
- START: 3/19/19 END: 6/30/24 OPTION TO RENEW: ☑
- AMOUNT OF CONTRACT: $ N/A

BUDGET INFORMATION

ACCOUNT NO.: N/A
BUDGET AVAILABLE: N/A
FUNDING VERIFIED: N/A
GRANT FUNDING? Source N/A Federal? Yes ☑ No ☐

Type of Contract

Professional Services Agreement ☑ License ☐ MOU ☐ Lease ☐
Purchase Order ☐ Purchase Agreement ☐ Construction ☐
Revenue Contract ☐ Operation/Concession Agreement ☐ Deed ☐
Maintenance Agreement ☐ Public Works Contract ☐ Vehicle ☐
Motorized Equipment ☐ IT/Electronic Equipment ☐

Brief Description:
Additional time is needed to complete easement acquisitions and acquire Caltrans' authorization to construct. The PSA time is being extended for an additional year in the interest of acquiring Caltrans' right-of-way certification and authorization to construct.

Does this contract involve the following: construction, reconstruction, alteration, renovation, improvement, demolition, painting, re-painting, and/or repair work involving any publicly owned, leased, or operated facility?
Yes ☐ No ☐ If **yes**, forward to Public Works for review
(Public Works Director authorization required)

Does this contract require special permitting, environmental review, CEQA/NEPA, Planning Dept. review, Commission approval? Yes ☐ No ☐ If yes, forward to Development Services Department for review ***(Director of Developmental Services authorization required)***

Reviewing Authority	**Signature**	**Date Signed**
Department Head		
Public Works Director *(where applicable)*	Anush Nejad	Jul 13, 2023
Dev. Services Director *(where applicable)*		
Finance Director	O Vikkamirova	Jul 13, 2023
City Attorney	Heather Stroud (Jul 14, 2023 08:30 PDT)	Jul 14, 2023
City Manager	Joseph Irvin (Jul 14, 2023 08:30 PDT)	Jul 14, 2023
City Clerk	Sue Blankenship (Jul 14, 2023 08:45 PDT)	Jul 14, 2023

City Council Meeting Date ***(over $60K or where applicable)***: March 19, 2019

CDM-Smith_TimeExt-2

Final Audit Report 2023-07-14

Created:	2023-07-12
By:	Andra Burnam (aburnam@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmf1_9GHP3xTAmI-KiwuT-pzwkXL81Y2z

"CDM-Smith_TimeExt-2" History

Document created by Andra Burnam (aburnam@cityofslt.us)
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2023-07-12 - 11:19:13 PM GMT

Email viewed by hurrellwe@cdmsmith.com
2023-07-12 - 11:29:38 PM GMT- IP address: 104.47.66.126

Signer hurrellwe@cdmsmith.com entered name at signing as William Hurrrell
2023-07-13 - 4:06:05 PM GMT- IP address: 98.124.161.45

Document e-signed by William Hurrrell (hurrellwe@cdmsmith.com)
Signature Date: 2023-07-13 - 4:06:07 PM GMT - Time Source: server- IP address: 98.124.161.45

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Signature Date: 2023-07-13 - 5:06:53 PM GMT - Time Source: server- IP address: 128.92.139.178

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Agreement completed.
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AMENDMENT No. 3 TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement entered into on March 19, 2019, by and between the City of South Lake Tahoe, a municipal corporation ("City") and CDM Smith, Inc. ("Consultant") is hereby amended as set forth below.

The terms of the Professional Services Agreement (C-009-2019) are hereby amended as follows:

The following language is hereby added to the end of Section 1: Scope of Services.

> Project, as described in **Amendment 3 - Exhibit A**, which is attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place, and in the manner specified in **Amendment 3 - Exhibit A** subject to the direction of City. Consultant shall have no power or authority by this Agreement to bind City in any respect.

Sections 3 is hereby repealed in its entirety and replaced with the following language:

Section 3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule set forth in **Amendment 3 - Exhibit A**, which is attached hereto and incorporated herein by reference. An additional amount of $75,511.00 is authorized under this amendment. In no event shall Consultant compensation for work completed under this Agreement exceed the sum of the original contract amount of $450,343.00 plus the additional fee of $75,511.00 (Amendment No. 3) for an amended total fee of **$525,854.00** without authorization from the City. Payment by the City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

IN WITNESS WHEREOF, the parties have caused this amendment to the Professional Services Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

Cristi Creegan

By Cristi Creegan (Nov 14, 2023 12:06 PST)

Cristi Creegan, Mayor

CONSULTANT

By _____

William E. Hurrell, Vice President
CDM Smith, Inc.
Business License # 32081

APPROVED AS TO FORM:

By Heather Stroud (Nov 14, 2023 12:28 PST)

Heather Stroud, City Attorney

ATTEST:

By Sue Blankenship (Nov 14, 2023 11:51 PST)

Susan Blankenship, City Clerk

AMENDMENT 3 - EXHIBIT A

SCOPE OF SERVICES

Amendment No. 3 to the Professional Services Agreement (C-009-2019) compensates consultant, CDM Smith, Inc. for the work tasks defined within the attached, Amendment 3 Scope of Services, consultant compensation schedules (Forms 10-H1), and Amendment 3 Cost Proposal.

Amendment 3 Scope of Services

Presented below is CDM Smith's Scope of Work for Amendment 3 of the planning and design contract for the Pioneer Trail Pedestrian Improvement Project. Amendments 1 and 2 were previously executed to extend the schedule. Amendment 3 is needed to fund the additional services described below which include right-of-way acquisition support, pavement rehabilitation design, electrical design changes and continued project management services.

Task 1 – Project Management, Public Outreach, Public Meetings, and Coordination

Objectives

Additional project management services will be provided through the 12-month time extension to complete the design and construction phases of the project.

Approach

CDM Smith will continue to perform project management activities as described in the original scope of work.

Assumptions

- The additional 12 months will be sufficient to complete the project.
- Up to four additional progress and coordination meetings are included with the CDM Smith Team, City staff, and others as deemed appropriate by the City. Up to four of the meetings will be held using MS Teams and two will be held in person at the project site.
- One additional public meeting is included.

Deliverables

- Monthly invoices with progress reports.
- Agendas and meeting notes will be prepared for meetings. Draft agendas will be distributed one week prior to the meeting and meeting notes will be distributed within one week of the meeting.
- Presentations and other meeting materials such as, sign-in sheets, renderings, plan sheets, materials samples, etc. will be provided as appropriate for the specific meeting.

Task 2 – Site Surveying

Objectives

To construct the project, access will be needed onto private properties for driveway tie-ins and grading. Supplemental topographic and property boundary mapping is needed at these locations to determine the extents of these areas and to support development of the access agreement documents.

Approach

A supplemental topographic survey (1' contour) will be performed in locations where private property access is anticipated. Survey data to be collected will include topography and built surface features such as buildings, drainage infrastructure, curbs, sidewalks, signs, edge of pavement, power poles, utility vaults, boxes, overhead and underground utilities, fences, walls, and spot elevations extending a minimum of 25 feet beyond the public right-of-way.

Legal descriptions – The CDM Smith Team will prepare legal descriptions and exhibits for up to eighteen (18) access agreements.

Assumptions

- No intrusive field work such as utility potholing is included for the development of the basemap.
- The survey map with one-foot elevation contours and property boundary locations will be sealed by a California licensed Professional Land Surveyor.
- The topographic basemap will be developed in AutoCAD Civil 3D format.

Deliverables

- Supplemental mapping of the project area in AutoCAD Civil 3D format.
- Up to 18 legal descriptions and exhibits to support TCE acquisition.

Task 3 – Hydrologic and Hydraulic Analysis

No change

Task 4 – Geotechnical Report

No change

Task 5 - Traffic Study

No change

Task 6 - Preliminary Plans (30 Percent)

No change

Task 7 - Environmental Documents

No Change

Task 8 - ROW Acquisition Support

Objectives

Right of Way (ROW) acquisitions including Temporary Construction Easements (TCEs), Permission to Enter and Construct Agreements (PTE&Cs) and possibly permanent easements will be needed to construct various project improvements. Design information is needed to identify locations and define

the extents of these acquisitions. Coordination with the City, its Right of Way Agent and property owners is also needed to support these acquisitions.

Approach

CDM Smith will develop exhibits and written information needed to support the ROW acquisitions process. This will include descriptions of location and size, as well as the proposed improvements for presentation to the affected landowners for the purpose of developing and securing the final acquisition agreements. Up to two meetings with the City's ROW consultant and up to two site visits for meetings with property owners will be attended.

Assumptions

- Support for up to eighteen acquisitions are included in this task.
- Legal acquisition and exhibits for easement agreements will be prepared by others.
- Up to two virtual meetings with City and ROW consultant staff are included. These meetings will be attended by CDM Smith's Project Manager and/or Project Engineer.
- Up to two site visits for meetings with affected property owners are included. Multiple meetings are anticipated for each of these site visits, which will be attended by CDM Smith's Project Manager and/or Project Engineer.
- Up to ten additional virtual meetings with affected property owners are included. These meetings will be attended by CDM Smith's Project Manager and/or Project Engineer.

Deliverables

- Graphic exhibits and written information describing the locations and extents of private property areas where access will be needed and the proposed improvements to be constructed. Drawings will be provided in hardcopy and/or electronic PDF format.
- Attendance and documentation of Right of Way coordination meetings described above.

Task 9 – 60 Percent Design Level PS&E Documents and Draft Design Report

No change

Task 10 – 90 Percent Design Documents (Detailed Plans, Specifications, and Estimate)

Objectives

Additional design work that is being added to the project at the 90% design level includes repaving the entire roadway, utility coordination for grade adjustments associated with paving rehabilitation, grading analyses and design for sidewalk/driveway tie-ins, incorporation of new lighting standards,

addition of flashing beacons at mid-clock pedestrian crossings, and relocating and revising bus stop designs.

Approach

CDM Smith will develop roadway paving design consisting of cold-planing to a 2-inch depth and installation of a new pavement overlay for the project corridor. Grading adjustments will be specified to realign the roadway crown and re-establish standard cross-slopes. A visual assessment of pavement condition will be conducted to identify sections of pavement that are not suitable for cold-plane operations due to excessive deterioration. Severely damaged (dig out) areas will be identified and specified for full-depth pavement reconstruction.

Utility coordination activities will include the identification of sewer, water and gas facility relocation needs associated with the pavement rehabilitation. Agreements and supporting documentation will be developed and executed with utility owners per Caltrans requirements as required for the Right of Way Certification. Utility design standards and details will be incorporated into the design documents as appropriate.

A detailed grading analysis will be completed at private driveways, retaining walls, and other locations where improvements are adjacent to property boundaries to conform with existing grades and improvements on private property. Driveway grading and conform locations will be detailed on the design drawings and used to support right of way acquisition activities.

The electrical design will be revised to incorporate the City's new lighting standards for the pedestrian lighting along the new sidewalk. A Rectangular Rapid Flashing Beacon (RRFB) will also added into the design to increase the safety of the proposed mid-block pedestrian crossing.

Assumptions

- No subsurface investigations or laboratory testing is needed for the paving design.
- Impacted utilities requiring coordination for relocation include water, sewer, and gas only.
- One new RRFB is needed at one mid-block crosswalk.

Deliverables

No change

Task 11 – 100 Percent Bid Documents – Request for Authorization to Proceed

No change

Task 12 – Bid Assistance

No change

City of South Lake Tahoe
Pioneer Trail Pedestrian Improvements - Phase 2
Amendment 3 Cost Proposal

10/20/2023

	Task	Cost		
		CDM Smith	MAPCA	Total
1	**Project Mgt, Public Outreach, Meetings, and Coordination**			
1.1	Project Management	$11,554	$0	$11,554
2	**Site Surveying**			
2.1	Set Control Points/Collect Field Data	$1,881	$5,695	$7,576
3	**Hydrologic and Hydraulic Analysis**			
4	**Geotechnical Report**			
5	**Traffic Study**			
6	**Preliminary Plans (30 Percent)**			
7	**Environmental Documents**			
8	**Permission to Enter Agreements**			
8.1	Prepare Agreements/Owner Coordination	$12,532	$11,970	$24,502
9	**60 Percent Design PS&E and Draft Design Report**			
10	**90 Percent Design PS&E**			
10.1	90 Percent Drawings	$31,880	$0	$31,880
11	**100 Percent Bid Documents**			
12	**Bid Assistance**			
	Subtotal	**$57,846**	**$17,665**	**$75,511**

CDM Smith

EXHIBIT 10-H1Cost Proposal Page 1 of 3

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed

☑ Prime Consultant ☐ Subconsultant ☐ 2nd Tier Subconsultant

Consultant: CDM Smith Inc.

Project No. Contract No. Date 9/25/2023

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Senior Project Officer	David Jensen	2	$125.71	$251.42
Senior Technical Advisor	Bill Hurrell	2	$121.14	$242.28
Project Manager	Stefan Schuster	51	$91.10	$4,646.11
Grade 6 Civil Engineer	Jake Gunther	10	$58.59	$585.88
Grade 7 Civil Engineer	Russell Vadenais	68	$62.94	$4,279.84
Grade 4 Civil Engineer	Kaelah Chaney	0	$47.18	$0.00
Grade 2 Civil Engineer	Kara Davis	0	$35.22	$0.00
Cost Estimator	Jesus Quimpo	10	$48.31	$483.06
ElectricalEngineer	David Franke	40	$71.17	$2,846.76
Planner	Suzanne Wilkins	10	$58.34	$583.39
Designer /Drafter	Morris Wainwright	84	$48.90	$4,107.58
Contract Admin.	Christine Wood	16	$55.56	$888.95
Project Controls	Amandine Chaleil	16	$28.14	$450.29

LABOR COSTS

a) Subtotal Direct Labor Costs $19,365.57

b) Anticipated Salary Increases (see page 2 for sample) $348.58

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] $19,714.15

INDIRECT COSTS

d) Fringe Benefits (Rate: 0.00%) e) Total Fringe Benefits [(c) x (d)] $0.00

f) Overhead (Rate: 166.75%) g) Overhead [(c) x (f)] $32,873.35

h) General and Administrative (Rate: 0.00%) i) Gen & Admin [(c) x (h)] $0.00

j) TOTAL INDIRECT COSTS [(e) + (g) + (i)] $32,873.35

k) TOTAL FIXED FEE [(c) + (j)] x fixed fee 10 %] $5,258.75

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) – ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total

				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00

l) **TOTAL OTHER DIRECT COSTS** $0.00

m) **SUBCONSULTANTS' Costs (add additional pages if necessary)**

Subconsultant 1: MAPCA Surveys, Inc.	$17,665.00

m) **SUBCONSULTANTS' Costs (add additional pages if necessary)** $17,665.00

n) **TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS** [(l) + (m)] $17,665.00

TOTAL COST [(c) + (j) + (k) + (n)] $75,511

NOTES:

1.Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals

2.The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans

3.Anticipated salary increases calculation (page 2) must accompany.

C-232-2023 Amendment 3 to PSA with CDM Smith

Final Audit Report 2023-11-14

Created:	2023-11-09
By:	Michelle Davis (medavis@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAz6710AckYOiLwhdFv8Z_MhmcHjBl3ezU

"C-232-2023 Amendment 3 to PSA with CDM Smith" History

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2023-11-09 - 9:40:31 PM GMT

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2023-11-09 - 9:41:52 PM GMT

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2023-11-14 - 7:51:46 PM GMT

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Signature Date: 2023-11-14 - 7:51:55 PM GMT - Time Source: server

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2023-11-14 - 7:51:56 PM GMT

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2023-11-14 - 8:06:45 PM GMT

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2023-11-14 - 8:06:56 PM GMT

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Signature Date: 2023-11-14 - 8:06:58 PM GMT - Time Source: server

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2023-11-14 - 8:07:00 PM GMT

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2023-11-14 - 8:27:46 PM GMT

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Signature Date: 2023-11-14 - 8:28:12 PM GMT - Time Source: server

Document emailed to hurrellwe@cdmsmith.com for signature
2023-11-14 - 8:28:14 PM GMT

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2023-11-14 - 8:29:05 PM GMT

Signer hurrellwe@cdmsmith.com entered name at signing as William Hurrell
2023-11-14 - 8:33:25 PM GMT

Document e-signed by William Hurrell (hurrellwe@cdmsmith.com)
Signature Date: 2023-11-14 - 8:33:27 PM GMT - Time Source: server

Agreement completed.
2023-11-14 - 8:33:27 PM GMT

City of South Lake Tahoe

Amendment 4 (C-129-2024) to the Pioneer Trail Pedestrian Upgrade Project, Phase 2 Professional Services Agreement with CDM Smith, Inc. (C-009-2019)

The Professional Services Agreement ("Agreement") entered into on March 19, 2019 between the City of South Lake Tahoe, a municipal corporation ("CITY") and **CDM Smith, Inc.** ("CONSULTANT") is hereby amended, effective June 27, 2024, as set forth below.

RECITALS

A. On March 19, 2019, the City entered into the Agreement with Consultant to provide engineering design services for the Pioneer Trail Pedestrian Improvement Project Phase II, for a two-year term ending on March 19, 2021.

B. The project has been delayed due to Right of Way acquisition challenges.

C. The Parties now desire to revise the Agreement's term to allow Consultant additional time to complete the Scope of Services.

AGREEMENT

The terms of the Professional Services Agreement are hereby amended to read as follows:

Section 2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than June 30, 2025. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by June 30, 2025 shall constitute a material breach of this Agreement as amended.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: Anush Nejad
Anush Nejad, Director of Public Works

CONSULTANT

By:
William E. Hurrell, Vice President

Business License # 320810

APPROVED AS TO FORM:

Heather Stroud (Jul 9, 2024 16:05 PDT)
Heather Stroud, City Attorney

ATTEST:

Michelle Davis (acting City Clerk)
Michelle Davis (acting City Clerk) (Jul 10, 2024 09:10 PDT)
Susan Blankenship, City Clerk

CONTRACT /AGREEMENTAUTHORIZATION ROUTING FORM

STAFF CONTACT INFORMATION

- NAME: Stephen Anderjack
- DEPARTMENT: Public Works
- PHONE: 530-542-6033
- DATE OF SUBMITTAL: 6/27/2024

CONTRACT/ AGREEMENT INFO.

- NAME: Stefan Shuster
- CONTRACTOR/CONSULTANT: CDM Smith
- START: 6/27/24 END: 6/30/25 OPTION TO RENEW: ☑
- AMOUNT OF CONTRACT: $ 0

BUDGET INFORMATION

ACCOUNT NO.: N/A
BUDGET AVAILABLE: N/A
FUNDING VERIFIED: N/A
GRANT FUNDING? Source N/A Federal? Yes ☐ No ☐

Type of Contract

Professional Services Agreement ☑ License ☐ MOU ☐ Lease ☐
Purchase Order ☐ Purchase Agreement ☐ Construction ☐
Revenue Contract ☐ Operation/Concession Agreement ☐ Deed ☐
Maintenance Agreement ☐ Public Works Contract ☐ Vehicle ☐
Motorized Equipment ☐ IT/Electronic Equipment ☐

Brief Description:
Contract extension amendment for CDM Smith on the Pioneer Trail Ped Improvement Ph II project. We are extending the contract due to delays in ROW acquisition. This is a non-cost amendment.

Does this contract involve the following: construction, reconstruction, alteration, renovation, improvement, demolition, painting, re-painting, and/or repair work involving any publicly owned, leased, or operated facility?
Yes ☐ No ☐ If **yes**, forward to Public Works for review
(Public Works Director authorization required)

Does this contract require special permitting, environmental review, CEQA/NEPA, Planning Dept. review, Commission approval? Yes ☐ No ☐ If yes, forward to Development Services Department for review ***(Director of Developmental Services authorization required)***

Reviewing Authority	Signature	Date Signed
Department Head		
Public Works Director *(where applicable)*		Jun 27, 2024
Dev. Services Director *(where applicable)*		
Finance Director		Jun 27, 2024
City Attorney	Heather Stroud (Jul 9, 2024 16:05 PDT)	Jul 9, 2024
City Manager	Joseph Irvin (Jul 10, 2024 08:24 GMT+9)	Jul 10, 2024
City Clerk	Michelle Davis (acting City Clerk)	Jul 10, 2024

City Council Meeting Date ***(over $60K or where applicable)***: _____

C-129-2024 CDM Smith Time Ext (1)

Final Audit Report 2024-07-10

Created:	2024-06-27
By:	Andra Burnam (aburnam@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgRZSAZe-L6beThMPnhs9gEjiZGx3zSfn

"C-129-2024 CDM Smith Time Ext (1)" History

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2024-06-27 - 3:17:44 PM GMT

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2024-06-27 - 3:19:40 PM GMT

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2024-06-27 - 4:09:36 PM GMT

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2024-06-27 - 4:10:36 PM GMT

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Signature Date: 2024-06-27 - 4:10:38 PM GMT - Time Source: server

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2024-06-27 - 4:10:40 PM GMT

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2024-06-27 - 7:27:09 PM GMT

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2024-06-27 - 7:27:26 PM GMT

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2024-06-27 - 7:35:22 PM GMT

Document e-signed by Olga Tikhomirova (otikhomirova@cityofslt.us)
Signature Date: 2024-06-27 - 7:38:23 PM GMT - Time Source: server

Adobe Acrobat Sign

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2024-06-27 - 7:38:25 PM GMT

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2024-07-09 - 10:52:50 PM GMT

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2024-07-09 - 10:52:52 PM GMT

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Signature Date: 2024-07-09 - 11:05:59 PM GMT - Time Source: server

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2024-07-09 - 11:06:04 PM GMT

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2024-07-09 - 11:23:25 PM GMT

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2024-07-09 - 11:24:17 PM GMT

Andra Burnam (aburnam@cityofslt.us) added alternate signer Michelle Davis (medavis@cityofslt.us). The original signer Susan Blankenship (sblankenship@cityofslt.us) can still sign.
2024-07-10 - 4:07:56 PM GMT

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2024-07-10 - 4:10:19 PM GMT

Signer Michelle Davis (medavis@cityofslt.us) entered name at signing as Michelle Davis (acting City Clerk)
2024-07-10 - 4:10:43 PM GMT

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Signature Date: 2024-07-10 - 4:10:46 PM GMT - Time Source: server

Agreement completed.
2024-07-10 - 4:10:46 PM GMT

Adobe Acrobat Sign

AMENDMENT 5 (C-225-2024) TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement entered into on March 19, 2019, between the City of South Lake Tahoe, a municipal corporation ("CITY") and CDM Smith, Inc. ("CONSULTANT") is hereby amended as set forth below.

The terms of the Professional Services Agreement (C-009-2019) are hereby amended to read as follows:

The following language is hereby added to the end of Section 1: Scope of Services.

Project, as described in **Amendment 5 – Exhibit A**, which is attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place and in the manner specified in **Amendment 5 – Exhibit A** subject to the direction of the City. Consult shall have no power or authority by this Agreement to bind City in any respect.

Section 2 is hereby repealed in its entirety and replaced with the following language:

Section 2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than June 30, 2025. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by June 30, 2025 shall constitute a material breach of this Agreement as amended.

Section 3 is hereby repealed in its entirety and replaced with the following language:

Section 3. Compensation. Compensation to be paid to Consultant shall be in accordance with the
Schedule set forth in Amendment 5 - Exhibit A, which is attached hereto and incorporated herein by reference. An additional amount of $34,558.72 is authorized under this amendment. In no event shall Consultant compensation for work completed under this Agreement exceed the sum of the original contract amount of $450,343.00 plus the additional fee of $75,511.00 (Amendment No. 3) and the additional fee of $34,558.72 (Amendment No. 5) or an amended total fee of $ 560,412.72 without authorization from the City. Payment by the City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: Cody Bass (Oct 3, 2024 09:36 PDT)
Cody Bass, Mayor

CONSULTANT

By: William Hurrell, PE
William Hurrell, PE (Oct 3, 2024 14:53 PDT)
William Hurrell, Vice President
CDM Smith, Inc.

Business License # 32081

APPROVED AS TO FORM:

Heather Stroud (Sep 26, 2024 11:00 PDT)
Heather Stroud, City Attorney

ATTEST:

Susan Blankenship (Sep 26, 2024 10:49 PDT)
Susan Blankenship, City Clerk

Amendment 5 Scope of Services

Presented below is CDM Smith's Scope of Work for Amendment 5 of the planning and design contract for the Pioneer Trail Pedestrian Improvement Project. Amendments 1 and 2 were previously executed to extend the schedule. Amendment 3 was executed to extend the schedule and add services including right-of-way acquisition support, pavement rehabilitation design, and electrical design changes. Amendment 4 was executed to extend the schedule through the end of June 2025. Amendment 5 is needed to fund the additional services described below including coordination with STPUD, development of an additional design submittal, and continued project management services.

Task 1 – Project Management, Public Outreach, Public Meetings, and Coordination

Objectives

The contract term will be extended through June 30, 2025 to provide additional time for easement acquisitions and Caltrans review and approval of the Request for Authorization to proceed to the Construction Phase. Additional project management services will be provided through the 12-month time extension to complete the design and bidding phases of the project.

Approach

CDM Smith will continue to perform project management activities as described in the original scope of work.

Assumptions

- The contract period will be extended through June 30, 2025.
- Work activities will be on hold for approximately six months after submittal of the final bid package, while Caltrans reviews the Request of Authorization to proceed with construction and until the construction contract is advertised for bidding.
- Up to two additional progress and coordination meetings are included with the CDM Smith Team, City staff, and others as deemed appropriate by the City. All meetings will be held via MS Teams.

Deliverables

- Monthly invoices with progress reports during active working periods
- Agendas and meeting notes will be prepared for meetings. Draft agendas will be distributed one week prior to the meeting and meeting notes will be distributed within one week of the meeting.
- Presentations and other meeting materials such as, sign-in sheets, renderings, plan sheets, materials samples, etc. will be provided as appropriate for the specific meeting.

Task 2 – Site Surveying

No change

Task 3 – Hydrologic and Hydraulic Analysis

No change

Task 4 – Geotechnical Report

No change

Task 5 - Traffic Study

No change

Task 6 - Preliminary Plans (30 Percent)

No change

Task 7 - Environmental Documents

No Change

Task 8 - ROW Acquisition Support

No Change

Task 9 – 60 Percent Design Level PS&E Documents and Draft Design Report

No change

Task 10 – 90 Percent Design Documents (Detailed Plans, Specifications, and Estimate)

No Change

Task 11 – 100 Percent Bid Documents

Objectives

Additional design work that is being added to the project at the 100% design level includes coordination with STPUD to integrate waterline abandonment work into design documents and utility agreements, and the addition of a design revision to address constructability related comments to the draft 100% design documents.

Approach

STPUD is developing separate design documents to abandon an existing waterline in Pioneer Trail within the project extents. In addition to waterline abandonment, the STPUD design will include valve abandonment, new service connections, and fire hydrant relocations. CDM Smith will coordinate with STPUD to integrate relevant waterline work into the 100% design documents to provide consistency between the two designs. This will include review of STPUD design drawings, revisions to existing waterline locations based on new information and input provided by STPUD, utility plan revisions to eliminate grade adjustments for valves to be abandoned and to adjust fire hydrant relocations, and revisions to the STPUD utility agreement to revise the type and number of utility conflicts and adjustments that will be needed.

CDM Smith will also prepare an additional design submittal to incorporate comments received from the City's constructability review to be performed on the draft 100% PS&E documents.

Assumptions

- STPUD will develop separate design documents for the waterline abandonment work. CDM Smith's design efforts will be limited to the revisions described above.
- The City will provide one round of consolidated and non-conflicting comments for the draft 100% PS&E submittal.
- Comments to the draft 100% PS&E submittal will be limited to constructability issues only.
- No revisions to the Design Report or SWPPP will be required as part of the City's constructability review.

Deliverables

- Final 100 percent design drawings in PDF and DWG formats.
- Final 100 percent Project Specifications in MS Word and PDF format
- Final 100 percent Opinion of Probable Construction Cost in MS Excel and PDF format

Task 12 – Bid Assistance

No change

Pioneer Trail Pedestrian Improvements

Firm: CDM Smith 7/12/2024

	Name/Role	Senior Officer	Senior Officer	Project Manager	Grade 7 Civil Engineer	Designer /Drafter	Contract Admin.	Project Controls				
	Task								Hours Total	Labor Cost	Other Direct Costs	Total Costs
1	Project Mgt, Public Outreach, Meetings, and Coordination											
1.1	Project Management	4		12	8		16	16	56	$ 11,315	$ 500	11,814.52
2	Site Surveying											
3	Hydrologic and Hydraulic Analysis											
4	Geotechnical Report											
5	Traffic Study											
6	Preliminary Plans (30 Percent)											
7	Environmental Documents											
8	Permission to Enter Agreements											
9	60 Percent Design PS&E and Draft Design Report											
10	90 Percent Design PS&E											
11	100 Percent Bid Documents											
11.1	100% Design		4	16	48	50			118	$ 22,744	$ -	22,744.20
12	Bid Assistance											
	Total Hours	4	4	28	56	50	16	16	**174**	**$ 34,059**	**$ 500**	**$34,558.72**

CDM Smith

C-226-2024 CDM Smith Amendment 5

Final Audit Report 2024-10-03

Created:	2024-09-26
By:	Michelle Davis (medavis@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqoDU5b0bwX2rzibDlhuhkNAN8LHdpQcl

"C-226-2024 CDM Smith Amendment 5" History

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2024-09-26 - 5:24:34 PM GMT

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2024-09-26 - 5:24:40 PM GMT

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2024-09-26 - 5:48:59 PM GMT

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2024-10-03 - 4:35:30 PM GMT

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2024-10-03 - 4:36:05 PM GMT

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Adobe Acrobat Sign

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2024-10-03 - 9:31:37 PM GMT

Signer hurrellwe@cdmsmith.com entered name at signing as William Hurrell, PE
2024-10-03 - 9:53:48 PM GMT

Document e-signed by William Hurrell, PE (hurrellwe@cdmsmith.com)
Signature Date: 2024-10-03 - 9:53:50 PM GMT - Time Source: server

Agreement completed.
2024-10-03 - 9:53:50 PM GMT

Adobe Acrobat Sign

AMENDMENT No. 6 (C-085-2025) TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement entered into on March 19, 2019, between the City of South Lake Tahoe, a municipal corporation ("CITY") and CDM Smith, Inc. ("CONSULTANT") is hereby amended as set forth below.

The terms of the Professional Services Agreement (C-009-2019) are hereby amended to read as follows:

The following language is hereby added to the end of Section 1: Scope of Services.

Project, as described in **Amendment 6 – Exhibit A**, which is attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place and in the manner specified in **Amendment 6 – Exhibit A** subject to the direction of the City. Consult shall have no power or authority by this Agreement to bind City in any respect.

Section 2 is hereby repealed in its entirety and replaced with the following language:

Section 2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than December 31st, 2025. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by December 31st, 2025 shall constitute a material breach of this Agreement as amended.

Section 3 is hereby repealed in its entirety and replaced with the following language:

Section 3. Compensation. Compensation to be paid to Consultant shall be in accordance with the
Schedule set forth in Amendment No. 6 - Exhibit A, which is attached hereto and incorporated herein by reference. An additional amount of $54,983.67 is authorized under this amendment. In no event shall Consultant compensation for work completed under this Agreement exceed the sum of the original contract amount of $450,343.00 plus the additional fee of $75,511.00 (Amendment No. 3) and the additional fee of $34,558.72 (Amendment No. 5) and the additional fee of $54,983.67 (Amendment No. 6) for an amended total fee of $ 615,396.39 without authorization from the City. Payment by the City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: Tamara Wallace (May 9, 2025 14:07 PDT)
Tamara Wallace, Mayor

CONSULTANT

By: William Hurrell
William Hurrell, Vice President
CDM Smith, Inc.

Business License # 32081

APPROVED AS TO FORM:

Heather Stroud (May 9, 2025 13:37 PDT)
Heather Stroud, City Attorney

ATTEST:

Susan Blankenship (May 8, 2025 14:14 PDT)
Susan Blankenship, City Clerk

Exhibit A

Scope and Cost of Services

Amendment No. 6 Scope of Services

Presented below is CDM Smith's Scope of Work for Amendment 6 of the planning and design contract for the Pioneer Trail Pedestrian Improvement Project. Amendments 1 and 2 were previously executed to extend the schedule. Amendment 3 was executed to extend the schedule and add services including right-of-way acquisition support, pavement rehabilitation design, and electrical design changes. Amendment 4 was executed to extend the schedule through the end of June 2025. Amendment 5 was executed to fund the additional coordination with STPUD, development of an additional design submittal, and continued project management services. Amendment 6 is needed to extend the schedule and add professional services through the construction phase.

Task 1 – Project Management, Public Outreach, Public Meetings, and Coordination

Objectives

The contract term will be extended through December 31, 2025 to provide additional time for engineering services during the construction phase. Additional project management services will be provided through the 6-month time extension to complete the construction phases of the project.

Approach

CDM Smith will perform necessary project management including coordination with City staff to obtain required information and communicate problems or unanticipated conditions. The CDM Smith Project Manager will serve as the primary point of contact throughout the project and will be responsible for communications and for identifying and providing the necessary staffing and other resources to complete the work.

CDM Smith will provide monthly invoices showing personnel, hours worked, labor charges, and direct costs including backup documentation. A cover letter describing the work completed and progress will be included with each invoice.

Assumptions

- The contract period will be extended through December 31, 2025.

Deliverables

- Monthly invoices with progress reports during active working periods

Task 2 – Site Surveying

Objectives

A supplemental survey and legal description is needed in support of an easement acquisition on Parcel 029-405-009.

Approach

CDM Smith's surveying subcontractor, MAPCA will perform field surveys and office support to survey and map existing structures and points of ingress and egress and prepare an exhibit showing locations relative to the proposed permanent easement. MAPCA will prepare and updated legal description and

exhibit plat for the permanent easement with structures and driveways and prepare an additional exhibit plat showing the remainder of the parcel

Assumptions

- One parcel will be surveyed and mapped

Deliverables

- Supplemental survey, exhibits and legal descriptions

Tasks 3 through 12

No changes are included to the scope of work for these tasks.

Task 13 – Engineering Services during Construction

Objectives

Professional services during the construction phase of this project are required to address questions and provide design clarifications, review contractor submittals, support the City with construction change orders (CCOs), and develop record drawings to document the final constructed project conditions, The following activities are included under contract administration.

Approach

Task 13.1 - Respond to Requests for Information

CDM Smith will provide clarification and interpretation of drawings and specifications to the Contractor, City staff, regulators, and others. Questions may be submitted via emailed written requests for information (RFIs), or telephone calls. CDM Smith's activities will typically include receiving the request, researching the question(s), preparation of a written or verbal response, and documentation of response. CDM Smith will log design clarifications and RFIs. CDM Smith will log design clarifications and requests for information (RFIs).

Task 13.2 - Coordination of CCOs

CDM Smith will design, prepare and/or review CCO documentation, including a tracking log of potential CCOs and agreed-upon CCOs. Anticipated assignments may include assistance in preparing requests to the Contractor for proposals for extra or changed work; assistance in research of contract documents to determine if work proposed by Contractor for inclusion in a change order should be considered extra work for which a CCO is appropriate; preparation of cost estimates and review of contractor cost estimates. Preparation of small drawings, sketches, or specifications for extra or changed work items may be prepared under this task.

Task 13.3 – Provide Submittal Reviews

CDM Smith will provide submittal reviews as requested by the City. CDM Smith will log submittals, screen submittals, and determine their completeness before reviewing them. Submittals determined to be incomplete will be returned to the Contractor for additional preparation.

CDM Smith will review technical submittals and provide transmittals with comments, and recommendations as to review status category (e.g., no exceptions noted, amend and resubmit, rejected). Submittal review will determine if the items covered by the submittals will, after proper installation and incorporation in the work, conform to the requirements of the construction contract

documents and be compatible with the design concept of the completed project as a functioning whole. Submittal review and approval will not extend to means, methods, techniques, sequences, or procedures of construction (except where a particular means, method, technique, sequence, or procedure of construction is specifically and expressly called for by the construction contract documents) or to safety precautions or programs incident thereto. Substitutions of equipment, materials, or methods; and minor design changes proposed by the Contractor shall also be reviewed under this task.

Assumptions

- Duration of construction is assumed to be 60 working days (12 weeks), not including delays due to weather, fire, or other unforeseen events.
- The Construction Contractor is responsible for compliance with the State Construction General Permit, including the finalization and implementation of the project Stormwater Pollution Prevention Plan (SWPPP) and providing a Qualified SWPPP Developer and Practitioner (QSD/P).
- The Construction Contractor is responsible for compliance with the Migratory Bird Treaty Act.
- The City Inspector will be responsible for evaluating monthly progress payment requests from the Contractor and recommend appropriate payment by the City.
- Construction staking is not included in this scope of work.
- Construction materials testing is not included in this scope of work.
- The budget for this task assumes processing of up to 30 RFIs or design clarifications and 20 submittals.
- Cost assumes responding to a maximum of 10 CCOs.

Deliverables

- Review and response of up to 30 RFIs.
- Review and response of up to 20 construction submittals.
- Support and coordination for up to 10 CCOs.

Task 14 - Project Completion

Task 14.1 - Develop Record Drawings

CDM Smith will review the City's and Contractor's redline record drawing markups for general completeness and consistency. Incomplete information, inconsistencies, and other questions will be resolved prior to the drafting of the electronic record drawings. CDM Smith will develop a final set of Record Drawings based on red-line mark ups provided by the City and Contractor.

Task 14 Assumptions

- CDM Smith will develop a final set of record documents, based on redlines provided by the Contractor and the City's inspector.

Deliverables

- One electronic set of record drawings in AutoCAD and PDF format identifying changes to the design made during construction.

Task 15 – Construction Contingency

Task 15 provides a contingency budget for potential unforeseen conditions that are discovered during construction.

Task 15 Assumptions

- A contingency budget of approximately 10 percent is included for unforeseen conditions.

Pioneer Trail Pedestrian Improvements

Firm: CDM Smith 3/10/2025

	Name/Role	Senior Officer	Senior Officer	Project Manager	Grade 7 Civil Engineer	Designer /Drafter	Planner	Staff Eng	Word Processing	Contract Admin.	Project Controls						
	Task											Hours Total	Labor Cost	Other Direct Costs	MAPCA*	Western Botanical*	Total Costs
1	**Project Mgt, Public Outreach, Meetings, and Coordination**																
1.1	Project Management	4.00	4.00	20.00	0.00					12.00	12.00	52.00	$ 12,320				12,320.12
2	Site Surveying														$ 3,197		3,197.25
3	**Hydrologic and Hydraulic Analysis**																
4	**Geotechnical Report**																
5	**Traffic Study**																
6	**Preliminary Plans (30 Percent)**																
7	**Environmental Documents**																
8	**Permission to Enter Agreements**																
9	**60 Percent Design PS&E and Draft Design Report**																
10	**90 Percent Design PS&E**																
11	**100 Percent Bid Documents**																
12	**Bid Assistance**																
13	Construction Engineering			12.00	60.00	16.00	4.00	4.00	8.00			104	$ 19,532	$ 5,000		$ 6,539	31,071.32
14	Record Drawings			2.00	16.00	32.00						50	$ 8,395				8,394.98
	Total Hours	4	4	34	76	48	4	4	8	12	12	**206**	**$ 40,247**	**$ 5,000**			**$54,983.67**

*Subconsultants include 5% de minimus indirect rate

CDM Smith

C-085-2025 CDM Smith Amendment 6

Final Audit Report 2025-05-09

Created:	2025-05-07
By:	Michelle Davis (medavis@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAASbv7KPhbNvmc6AF78PqzCzE2DCQNnl7m

"C-085-2025 CDM Smith Amendment 6" History

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2025-05-07 - 9:41:19 PM GMT

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2025-05-08 - 9:14:05 PM GMT

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2025-05-09 - 9:07:27 PM GMT

Signer twallace@cityofslt.us entered name at signing as Tamara Wallace
2025-05-09 - 9:07:45 PM GMT

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Signature Date: 2025-05-09 - 9:07:47 PM GMT - Time Source: server

Adobe Acrobat Sign

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2025-05-09 - 9:07:51 PM GMT

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2025-05-09 - 9:30:59 PM GMT

Signer Bill Hurrell (hurrellwe@cdmsmith.com) entered name at signing as William Hurrell
2025-05-09 - 11:56:55 PM GMT

Document e-signed by William Hurrell (hurrellwe@cdmsmith.com)
Signature Date: 2025-05-09 - 11:56:57 PM GMT - Time Source: server

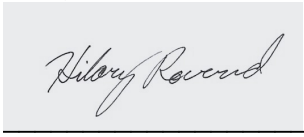
Agreement completed.
2025-05-09 - 11:56:57 PM GMT

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City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:10

Agenda Item: Acceptance of Lake Tahoe Restoration Act Funds for Construction of Needle Peak Localized Treatment (Part of the Upper Bijou Park Creek Watershed Restoration Project)

Executive Summary: The US Forest Service, as part of the Lake Tahoe Restoration Act, has awarded the City $300,000 to be used for the Needle Peak Localized Treatment Project. The Needle Peak Localized Treatment Project is a water quality project that will target collection of sediment which can be cleaned out of sediment traps by City maintenance staff, further protecting the clarity of Lake Tahoe. Council is being asked to accept the award by entering into an MOU with the Tahoe Regional Planning Agency and appropriating the funds to the project.

Requested Action / Suggested Motions: 1) Pass a Motion authorizing and directing the Mayor to execute the Memorandum of Understanding with Tahoe Regional Planning Agency to accept up to $300,000 in Lake Tahoe Restoration Act grant funds for the construction of the Needle Peak Localized Treatment Project; and 2) Pass a Resolution authorizing and directing the Director of Finance to accept and appropriate Lake Tahoe Restoration Act grant funds to the Upper Bijou Park Creek Watershed Restoration Project for the construction of the Needle Peak Localized Treatment Project.

Responsible Staff Member: Brianna Greenlaw, Senior Civil Engineer

Reviewed and Approved By: Mohammad Qureshi, Director of Public Works Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - LTRA Needle Peak.docx
02 - MOU with TRPA.pdf
03-Resolution - LTRA Needle Peak.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Acceptance of Lake Tahoe Restoration Act Funds for Construction of Needle Peak Localized Treatment (Part of the Upper Bijou Park Creek Watershed Restoration Project)

Location: Bijou Park Creek (Critical sanding route along Needle Peak Road, Wildwood Avenue, and Ski Run Boulevard)

Responsible Staff Member: Brianna Greenlaw, Senior Civil Engineer

Background: The Upper Bijou Park Creek Watershed Restoration Project is a watershed-scale project seeking to address water quality and flooding issues in a phased approach to provide treatment for urban runoff from roadways, commercial and residential areas in an approximately 850-acre watershed that discharges to Lake Tahoe via the Ski Run Marina. The City is currently focused on the large upper watershed area subject to historic flooding, development impacts in stream environment zones (SEZ), and water quality issues. The upper watershed project includes plans to restore SEZ and floodplain areas, provide drainage solutions to support future active transportation improvements, and include distributed natural treatment systems to reduce sediment and nutrient loads in urban runoff that have the potential to impact Lake Tahoe.

The Upper Bijou Park Creek Watershed Restoration Project contains several subprojects within the Bijou Park Creek watershed: Rockwood to Blackwood Drainage Improvements, SEZ Enhancement, Shirley to Whole Foods, Bijou School Frontage Drainage Improvements, Aloha Basin, Tamarack Culvert, Needle Peak Localized Treatment, Ski Run Diversion, and Osgood Basin Expansion. Due to funding limitations, each of the projects have been and will continue to be bid out and constructed as standalone projects. The Rockwood to Blackwood Drainage Improvements Project was largely funded by a USFS Lake Tahoe Restoration Act grant and was constructed in 2025. The Aloha Basin was funded with City general funds and was constructed in the 2025 construction season in conjunction with the Annual Road Rehabilitation Project. The SEZ Enhancement Project is planned to be implemented in the 2026 season by the USDA Forest Service, Lake Tahoe Basin Management Unit (USFS) and the City will be installing the Tamarack Culvert Replacement Project in the 2026 construction season as a match to the grant the USFS received to construct the SEZ Enhancement Project. The Needle Peak Localized Treatment Project will likely be constructed in the 2027 construction season, if the grant award from the Lake Tahoe Restoration Act is accepted. The remaining projects are currently unfunded, but staff continues to seek opportunities to implement these projects.

Many of the subprojects that are part of the overall Upper Bijou Park Creek Watershed Restoration Project have a federal nexus because they either treat runoff from forest service properties or are partially constructing improvements on forest service properties. Because they have a federal nexus and are on the Environmental Improvement Project (EIP) list, these projects are a good fit for receiving Lake Tahoe Restoration Act (LTRA) funds. The USFS and Tahoe Regional Planning Agency (TRPA) have been cooperative partners on this project, funding the final design of the overall Upper Bijou Park Creek Watershed Restoration Project and a large portion of the construction of the Rockwood to Blackwood Drainage Improvements Project (Resolutions 2021-046 and 2022-066) from LTRA funds.

TRPA entered into a participating agreement with the USFS for the purpose of funding watershed restoration and forest health improvement projects on the EIP list with funds authorized by Congress under the Lake Tahoe Restoration Act. The LTRA is implemented generally under the EIP managed by TRPA in collaboration with local, state, and federal government agencies, private entities, scientists, and the Washoe

Tribe of Nevada and California. Each year, through a variety of working groups such as the Stormwater Quality Improvement Committee (SWQIC) and the Tahoe Watershed Improvement Group (TWIG), the agencies, entities, and tribes discuss the status of various high priority EIP projects and further prioritize them based on a variety of factors. The project lists are evaluated by the Tahoe Interagency Executive (TIE) Steering Committee which oversees environmental initiatives and the EIP projects, and funding selections are made by USFS in collaboration with TRPA. The funds are administered by TRPA through the Lake Tahoe Restoration Act, Environmental Improvement Program Projects Grant Program.

Several of the subprojects that are part of the Upper Bijou Park Creek Watershed Restoration Project needed construction funding during the Fiscal Year 2026 LTRA grant process. The Needle Peak Localized Treatment Project was one of the projects selected by the USFS to receive construction funding.

Issue and Discussion: The Needle Peak Localized Treatment Project is a water quality project that will target collection of sediment which can be vactored out of sediment traps by City maintenance staff, further protecting the clarity of Lake Tahoe. The sanding route along Needle Peak Road, Wildwood Avenue, and Ski Run Boulevard experiences a high application of road abrasives. This project identified collection points and will install sediment traps to capture the larger sediment material before it is carried down Bijou Park Creek. The sediment traps will be installed in the City right of way at curb cuts, drain inlets, and culvert outfalls along the sanding route. The City's consultant, Wildscape Engineering, is currently at 90% design. It is anticipated that this project could be implemented as early as late summer/fall of 2026 or in the 2027 construction season at the latest.

Public Works is requesting City Council authorize the Mayor to execute the Memorandum of Understanding (MOU) between TRPA and the City to accept the grant funding, and to authorize the appropriation of the $300,000 to the Upper Bijou Park Creek Project construction account (301-40051-48030).

Financial Implications: As part of the MOU between TRPA and the City, a 15.16% match ($45,484.48) is required for the $300,000 in implementation funds that are being awarded to the City. There are adequate remaining funds in the Upper Bijou Park Creek Project account after the construction of the Rockwood to Blackwood Drainage Improvements Project to accommodate this match. These funds can remain in the account and be utilized as the match for the Needle Peak Localized Treatment LTRA grant match.

Environmental Considerations: After completing all public noticing and review period required by relevant state laws, the Planning Commission adopted the CEQA Initial Study/Mitigated Negative Declaration for the Project on November 19, 2020 (SCH # 202090564). Addendum No. 1 was completed April 23, 2024 to document minor changes for staging and access, and other minor adjustments to the footprint of the channel improvements and drainage designs. On May 16, 2024, the Planning Commission adopted an addendum to the CEQA Initial Study/Mitigated Negative Declaration for the Project.

Policy Implications: Completing project improvements assists with advancing the City Council Strategic Priority, ***Protect the Natural Environment***, by implementing projects that help meet the sediment and nutrient reductions mandated by the Lake Tahoe Total Maximum Daily Load (TMDL) program. Fulfilling mandated TMDL reduction goals will assist with maximizing residential housing allocations under TRPA Code section 50.5.2.E.2 (Distribution and Administration of Residential Allocations – TMDL Implementation).

MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE TAHOE REGIONAL PLANNING AGENCY AND
CITY OF SOUTH LAKE TAHOE

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into this 5th day of May, 2026, by the Tahoe Regional Planning Agency ("TRPA"), a public entity authorized pursuant to the Tahoe Regional Planning Compact (Public Law 96-551), and City of South Lake Tahoe, a California municipality ("City") (hereinafter collectively referred to as the "Agency Partners" or "Parties").

RECITALS

WHEREAS TRPA has entered into a participating agreement with the USDA, Forest Service, Lake Tahoe Basin Management Unit (USFS), for the purpose of funding watershed restoration and forest health improvement projects on the Environmental Improvement Program 5-year project list with funds authorized by Congress under the Lake Tahoe Restoration Act (LTRA). The agreement is attached hereto as Exhibit D (Participating Agreement). The LTRA is implemented generally under the Environmental Improvement Program (EIP) managed by TRPA in collaboration with local, state, and federal government agencies, private entities, scientists, and the Washoe Tribe of Nevada and California. The funds will be administered by TRPA through the Lake Tahoe Restoration Act, Environmental Improvement Program Projects Grant Program.

WHEREAS City desires to implement the EIP project described in the attached Scope of Work (the "Project"), and TRPA and the USFS desires to fund the Project through the Lake Tahoe Restoration Act, Environmental Improvement Program FY 2026 Appropriation as evidenced by the fully executed Participating Agreement modification attached hereto.

WHEREAS TRPA is responsible for coordinating and developing implementation of LTRA EIP Grant Program and for executing agreements for the distribution of the LTRA grant funds to parties on the terms and conditions set forth in the Participating Agreement and this MOU.

WHEREAS this MOU sets out the responsibilities of the City with respect to the Project and the nature and timing of submitting invoices for reimbursement of work performed under this MOU.

WHEREAS by entering into this MOU, the Agency Partners agree to comply with all applicable Federal and/or State administrative regulations.

WHEREAS the term of this MOU and the Project shall begin on the date this MOU is made and entered into and continue through Project completion unless otherwise terminated or amended as provided in this MOU. However, all work shall be completed by August 29, 2030 unless extended through a written amendment to this MOU.

WHEREAS, by entering into this MOU, the Agency Partners agree pursuant to this MOU to implement the Project on land and/or easements or rights of way held by the City and to abide by

the terms of this MOU.

NOW THEREFORE, IT IS THEREFORE MUTUALLY AGREED:

A. Project Officials and Notice

1. TRPA's Executive Director or designee shall be TRPA's representative for administration of the Grant Agreement and shall have authority to make determinations relating to any controversies that may arise under or regarding the interpretation, performance, or payment for work under this Grant Agreement.

The TRPA Representative shall be:
Name: Shay Navarro
Title: Watersheds and Water Quality Program Manager
Address: 128 Market Street/PO Box 5310, Stateline NV 89449
Phone: (775) 589-5282
Email: snavarro@trpa.gov

2. The City's Project officials shall be those identified as follows:
Name: Mohammad Qureshi
Title: Director of Public Works
Address: 1740 D Street
South Lake Tahoe, CA 96150
Phone: (530) 542-6031
Email: mqureshi@cityofslt.gov

3. Either Party may change its project representatives upon written notice to the other Party.

4. All notices and other communications required or permitted to be given under this MOU, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified, with a copy sent via email. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service.

B. Plans and General Requirements

1. The City certifies that it shall complete this Project no later than the end of the term of this MOU. It acknowledges that this condition is a material condition of this MOU.

2. If any public agency approvals, entitlement or permits are required, such approvals, entitlements or permits must be obtained, and signed copies must be submitted to TRPA before work begins. If the Project is carried out on lands not owned by the City, the City

must obtain adequate rights of way for the useful life of the Project and submit the rights-of-way documentation to TRPA.

3. The City and its contractors, subcontractors, personnel, employees, and volunteers shall participate in TRPA's training for LTRA funding recipients which will provide an overview of invoice requirements and match documentation.

4. The City shall follow the applicable Code of Federal Regulations to remain in compliance with federal cost principles and administrative guidelines. The Agency Partners shall comply with the invoicing, budget detail, and reporting provisions set forth in Exhibit B for any work performed in which the City intends to seek reimbursement under this MOU.

5. The City and its contractors, subcontractors, personnel, employees, and volunteers shall follow EIP signage requirements An EIP "Another Lake Saving Project" sign shall be designed and submitted to TRPA for approval and shall be consistent with the EIP Region wide standards. Please provide project name, high resolution images and logos to TRPA staff for design assistance and layout if needed. The sign should include the EIP logo and the back of it should be dark.

6. The Parties shall include in each of its contracts for work under this MOU a provision that incorporates the requirements stated within this MOU and related exhibits.

7. All obligations of the Parties hereto under this MOU are subject to the appropriation of resources by their respective governing bodies.

8. Nothing in this MOU shall be construed as empowering any party hereto to exercise any function properly residing with any other party hereto.

9. To the extent allowed by law, each Party shall indemnify, defend, and hold harmless the other Parties and their officers, officials, governing board members, employees, and agents from and against any and all liability, loss, damage, expense, cost, including without limitation, cost and fees of litigation (including reasonable attorneys' fees), of every nature to the extent such liability, loss, damage, expense, or costs arise out of, or are in any way connected to, any actions of indemnifying party's officers, agents, contractors, and employees related to this MOU, except for the sole negligence or willful misconduct of the party seeking indemnification. This indemnity shall survive the completion or termination of this MOU.

10. The Parties shall comply with the MOU, including the terms and conditions and special conditions included in Exhibit C and Exhibit D attached hereto and incorporated by reference as though fully set forth herein. The terms and conditions included in Exhibit D shall be complied with by the Agency Partners as part of this MOU and shall be included in contracts with any contractors or sub-contractors. The Parties shall promptly comply with all standards, specifications and formats as may from time to time exist, related to evaluation, planning and monitoring of the Scope of Work, set forth in Exhibit A attached hereto.

11. This MOU may be executed in identical counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument when each party has signed one such counterpart.

C. Reporting Requirements

1. The City will submit quarterly progress reports and invoices in a format prescribed by TRPA. These reports, which will describe progress made on program objectives and included required data, shall be submitted according to the following schedule:

Quarterly Invoicing Periods	Due no later than
July 1st through September 30th	October 15th
October 1st through December 30th	January 15th
January 1st through March 31st	April 15th
April 1st through June 30th	July 15th

2. **Evaluation documents** — **Due no later than:**
All evaluation documents/reports — 15 days after the end of the quarter.

3. **Other** N/A — **Due no later than:**

D. Invoicing Requirements (please use the invoicing template provided by TRPA)

Each invoice must include, at a minimum:

1. City's name, address, and telephone number.
2. TRPA agreement number.
3. Invoice date.
4. Performance dates of the work completed (start & end).
5. Total invoice amount for the billing period, with in-kind contributions displayed as a separate line item.
6. Display all costs, both cumulative and for the billing period, by separate cost element as shown on the financial plan.
7. Cumulative Previous, current, and cumulative amount of requests for reimbursements submitted to TRPA to date.
8. Statement that the invoice is a request for payment by "reimbursement".
9. If using SF-270, a signature is required.
10. Invoice Number, if applicable.

E. Project – Specific Requirements

TRPA hereby incorporates the City's Scope of Work submitted to and approved by TRPA into this MOU. All revisions identified by TRPA during the review process are included

in the final, approved Scope of Work, attached hereto as Exhibit A. All requirements included in this MOU are to be met, whether or not the City included it in their project-specific Scope of Work.

F. Project Records

1. The City shall establish an official file for the project. The file shall contain adequate documentation of all actions taken with respect to the project, including copies of this MOU, approved program/budget modifications, financial records, required reports, and procurement records.

2. The City shall establish separate accounting records and maintain documents and other evidence sufficient to properly reflect the amount, receipt, and disposition of all Project funds, and the total cost of the Project. Source documentation includes, but is not limited to, cancelled checks, paid bills, payrolls, contract and contract documents, copies of all awards, applications, approved modifications, financial records, and narrative reports.

3. Personnel and payroll records shall include the time and attendance reports for all individuals reimbursed under this MOU, whether they are employed full-time or part-time. Time and effort reports are also required for all subcontractors and consultants. Time and effort reports should also contain a signature from the City with a statement that all time and effort charges are true and correct.

G. Entire Agreement and Amendment.

The terms and conditions of this MOU, all exhibits attached, and all documents expressly incorporated by reference, represent the entire MOU of the Agency Partners with respect to the subject matter of this MOU. This written MOU shall supersede any and all prior agreements, oral or written, regarding the subject matter between TRPA and the City. The terms and conditions of this MOU shall not be altered or modified except by a written amendment to this MOU signed by the Parties.

The following Exhibits are attached and made a part of this MOU by this reference:

Exhibit A SCOPE OF WORK AND SCHEDULE

Exhibit B INVOICING AND BUDGET DETAIL

Exhibit C GENERAL TERMS AND CONDITIONS

Exhibit D PARTICIPATING AGREEMENT

IN WITNESS THEREOF, this MOU has been executed by the parties hereto as of the day and year first written above.

City of South Lake Tahoe
CITY

By: _____
Name: Cody Bass
Title: Mayor
Date: _____

Approved as to Form:

By: _____
Heather L. Stroud
City Attorney

Tahoe Regional Planning Agency
(TRPA)

By: _____
Name: Julie W. Regan
Title: Executive Director
Date: _____

Approved as to Form:

By: _____
TRPA Legal Counsel

Exhibit A SCOPE OF WORK AND SCHEDULE

[Scope of work as approved by USFS and TRPA after selection committee process.]

A. General Deliverables and Compliance Requirements

B. Schedule of Work to be Performed by the City or City's Contractor

Lake Tahoe Restoration Act (LTRA) Non-Federal Partner Agreement
Scope of Work- Exhibit A

Project Implementor
City of South Lake Tahoe

Project Title
Needle Peak Localized Treatment (part of overall Upper Bijou Park Creek Watershed Restoration Project)

EIP Project Number
01.01.01.0184

Project Description
The Upper Bijou Park Creek Watershed Restoration Project is a watershed-scale project seeking to address water quality & flooding issues in a phased approach to provide treatment for urban runoff in an approximately 850-acre watershed that discharges to Lake Tahoe via Ski Run Marina.

As part of the Upper Bijou Park Creek Watershed Restoration Project, one of the projects that was identified to benefit water quality is the Needle Peak Localized Treatment Project. The sanding route along Needle Peak Road, Wildwood Avenue, and Ski Run Boulevard experiences a high application of road abrasives. This project identified collection points and will install sediment traps to capture the larger sediment material before it is carried down Bijou Park Creek. The sediment traps will be installed in the City of South Lake ROW at curb cuts, drain inlets, and culvert outfalls along the sanding route.

The federal nexus of this project is that the runoff from USFS land travels down the roads included in this project (Wildwood Avenue, Regina Road, Needle Peak Road, and Ski Run Boulevard) and carries sediment down into Bijou Park Creek. This project will provide opportunities to capture the sediment prior to reaching the creek.

Goals & EIP Performance Measures
Project goals to reduce stormwater pollution from roads, USFS land and private parcels. EIP performance measure of miles of road decommissioned or retrofitted.

This project is currently in the final design stage (consultant is working on 100% design), so performance measures have not been accomplished yet. Once built, the performance measures identified to track success of the project will include:

- Miles of Roads Decommissioned or Retrofitted (0.5 mile)
    - Treatment high-priority roads reduces stormwater pollution and cost-effectively improves the clarity of Lake Tahoe.

Schedule

All construction is anticipated to be complete by December 31, 2027 with final invoices to TRPA within 30 days of the end date. Task will be complete no later than August 29, 2030 when the USFS LTRA funding agreement expires.

Project Cost

Implementation estimated to be $300,000 with 15.16% match anticipated to come from local sources.

Project Approach

Task 1

- Task Title: Project Construction
- Description of work to be completed in Task 1
    - Construct project consistent with the final plans and specifications, which includes installing sediment traps at curb cuts, drain inlets, and culvert outfalls along the sanding route along Needle Peak Road and Wildwood Avenue to capture the larger sediment material before it is carried down Bijou Park Creek.
- Timeline for completion of Task 1: The City aims to construct in the 2026 construction season; however, depending on grant award process, final design, permitting, and bidding, this project will likely be implemented in the 2027 construction season. Task will be complete no later than August 29, 2030.
- Deliverables for Task 1
    - Quarterly Progress Reports
    - Project Construction
    - Picture of Project Sign
    - Record Drawings and Project Photos (During and Post-Construction)
    - Final Report

Contingency Plan

100% plans are currently in the design process. Once the project goes to construction, if there is a need to deviate from the designs, the contractor will submit a formal change order request. This will be reviewed by the project engineer and potentially approved as a change order documented in the record drawings.

Exhibit B INVOICING AND BUDGET DETAIL

A. INVOICING AND PAYMENTS

1. The City shall be paid quarterly in arrears by submitting an invoice (Payment Request) to TRPA, outlining the actual expenditures claimed during the invoicing period.

Submit Payment Request invoices to TRPA's Project Manager Shay Navarro and TRPA finance representative Georgina Balkwell (gbalkwell@trpa.gov).

Quarterly Invoicing Periods	Due no later than
July 1st through September 30th	October 15th
October 1st through December 30th	January 15th
January 1st through March 31st	April 15th
April 1st through June 30th	July 15th

2. All project expenditures and any obligated match contributions must be incurred by the end of the grant project period and included on the invoice due based on the schedule above. Project expenditures incurred after August 29, 2030 will not be reimbursed.

3. Supporting documentation (e.g., receipts and/or invoices) including subcontracted services, if an approved budget item in this MOU, must be provided as proof of payment, with each Payment Request. The amount claimed for the Personnel Services line item and Professional and Consultant Services line item must include a calculation formula (i.e., hours, days worked, times the hourly or daily rate will equal the total amount claimed).

4. Notwithstanding any other provision of this MOU, no disbursement shall be required at any time or in any manner which is in violation of, or in conflict with, federal or state laws, rules, or regulations.

5. Notwithstanding any other provision of this MOU, TRPA may withhold all or any portion of the funds provided for by this MOU if:

a. The City has materially violated, or threatened to violate, any term, provision, condition, or commitment of this MOU; or

b. The City fails to maintain reasonable progress toward completion of the Project.

6. Each invoice must include, at a minimum:

a. City's name, address, and telephone number.
b. TRPA agreement number.
c. Invoice date.

d. Performance dates of the work completed (start & end).
e. Total invoice amount for the billing period, with in-kind contributions displayed as a separate line item.
f. Display all costs, both cumulative and for the billing period, by separate cost element as shown on the financial plan.
g. Cumulative amount of TRPA payments to date.
h. Statement that the invoice is a request for payment by "reimbursement".
i. If using SF-270, a signature is required.
j. Invoice Number, if applicable.

k. The final Payment Request shall be clearly marked "FINAL" and submitted NO LATER THAN 30 days after the term of this MOU. The final Payment Request shall only include claims/invoices for work or purchases occurring during the term of this MOU (i.e., not after the term expiration). The City may request an extension to the 30 days for submitting the final Payment Request, however unless TRPA approves the extension in writing, TRPA is not obligated to provide reimbursement for claims received late.

B. BUDGET CONTINGENCY CLAUSE

The maximum amount to be encumbered under this MOU shall not exceed $300,000

Notwithstanding any other provision of this MOU, funding for this MOU is contingent on current and future authorizations from the TRPA Governing Board and/or outside funding sources. If that authorization is removed or not renewed, this MOU shall be of no further force and effect. In this event, TRPA shall have no liability to pay any funds whatsoever to the City or to furnish any other considerations under this MOU and the City shall not be obligated to perform any provisions of this MOU. TRPA shall have the option to either cancel this MOU with no liability occurring to the TRPA or offer an MOU amendment to the City to reflect the reduced amount.

C. PROJECT BUDGET

Total Approved Budget: $300,000

Tahoe Regional Planning Agency LTRA -LTBMU/ 25-PA-11051900-007
Needle Peak Localized Treatment **$ 300,000.00**
Grant Agreement Period: 09-02-2025 to 08-29-2030
City of South Lake Tahoe
Contract # 26C00025 **BUDGET WORKSHEET**

Task 1 - Construction

	Description Services/Work	Budget
Construction Contract		
Contractor		$ 300,000.00
		$ -
		$ -
		$ -
Total Salaries/Labor		$ 300,000.00
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Equipment (not to purchase new equipment)		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		-
Indirect Costs		
Total Indirect Costs		$ -
Total Task 1		**$ 300,000.00**

Task 2: ADD A TASK

	Description Services/Work	Budget
Salaries/Labor Add Job Title		
		$ -
		$ -
		$ -
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Total Equipment		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		-
Indirect Costs		
		$ -
Total Indirect Costs		$ -
Total Task 2		$ -

NOTES

1. In this budget you have 6 Task categories, if you need additional Task categories you can add them or reach out to TRPA and we can add them for you.

2. The purchase and reimbursement of equipment is not available or allowed under the Federal funding that supports these projects. Equipment is defined as having a fair market value of $5,000 or more per unit and a useful life of over one year.

3. If you have a sub-contractor or consultant please make sure to add them in the **Other** category.

4. If your agency has never received or does not currently have a negotiated indirect cost rate, then you are eligible for a de minimis indirect cost rate up to 15 percent of the modified total direct costs (MTDC). MTDC can be found under the Code of Federal Regulations **§ 200.68Modified Total Direct Cost (MTDC).***MTDC* means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and subawards and subcontracts up to the first $50,000 of each subaward or subcontract (regardless of the period of performance of the subawards and subcontracts under the award). **MTDC excludes** equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each subaward and subcontract in excess of $50,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.

5. Travel is for authorized domestic travel and must be pre-approved by TRPA. All travel must follow the GSA rates. See link below.

https://www.gsa.gov/travel/plan-book/per-diem-rates

Please reach out to TRPA with any additional questions.

Task 3: ADD Task		
	Description Services/Work	Budget
Salaries/Labor Add Job Title		
		$ -
		$ -
		$ -
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Total Equipment		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		$ -
Indirect Costs		
		$ -
Total Indirect Costs		$ -
Total Taks 3		**$** -

Task 4: ADD A TASK		
	Description Services/Work	Budget
Salaries/Labor ADD Job Title		
		$ -
		$ -
		$ -
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Total Equipment		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		$ -
Indirect Costs		
		$ -
Total Indirect Costs		$ -
Total Task 4		$ -

Task 5: ADD A TASK		
	Description Services/Work	Budget
Salaries/Labor ADD Job Title		
		$ -
		$ -
		$ -
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Total Equipment		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		$ -
Indirect Costs		
		$ -
Total Indirect Costs		$ -
Total Task 5		$ -

Task 6: ADD A TASK		
	Description Services/Work	Budget
Salaries/Labor ADD Job Title		
		$ -
		$ -
		$ -
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
		$ -
		$ -
		$ -
Total Supplies /Materials		$ -
Travel		
		$ -
		$ -
Total Travel		$ -
Equipment (please see not on equipment)		
		$ -
		$ -
Total Equipment		$ -
Other (include any subcontractors)		
		$ -
		$ -
Total Other		$ -
Indirect Costs		
		$ -
Total Indirect Costs		$ -
Total Task 6		$ -
Summary of Total Budget		
Total Award Amount	$ -	$ 300,000.00
Balance		$ (300,000.00)

Tahoe Regional Planning Agency LTRA -LTBMU/ 25-PA-11051900-007
Needle Peak Localized Treatment
Grant Agreement Period: 09-02-2025 to 08-29-2030
City of South Lake Tahoe
Contract # 26C00025

MATCH WORKSHEET

	Description	Total Amount
Salaries/Labor Job Title		
		$ -
Total Salaries/Labor		$ -
Supplies/Materials		
Total Supplies/Materials		$ -
Travel		
Total Travel		$ -
Equipment		
		$ -
Total Equipment		$ -
Other		
Contruction Subcontractor paid using TRPA Mitigation Funds		
Total Other		$ 45,484.48
Total Match		$ 45,484.48

Match Summary		
Total Award	$ -	$ 300,000.00
Match ~15.16%	15.16%	$ 45,484.48

NOTES

1. Each agency is required to provide a 15.1614927% match of the total award.

2.The Match can not be other Federal funds.

Exhibit C GENERAL TERMS AND CONDITIONS

1. APPROVAL: This MOU is of no force or effect until signed by both parties. The City may not commence performance until such approval has been obtained.

2. AMENDMENT: No amendment or variation of the terms of this MOU shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or MOU not incorporated in the MOU is binding on any of the parties.

3. ASSIGNMENT: This MOU is not assignable by the City, either in whole or in part, without the consent of TRPA in the form of a formal written amendment.

4. AUDIT: The City agrees that TRPA, or its designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this MOU. The City agrees to maintain such records for possible audit for a minimum of eight (8) years after final payment unless a longer period of records retention is stipulated. The City agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. The rights of access in this section must not be limited to the required retention period but must last as long as the records are kept.

5. TERMINATION

a. This MOU may be terminated by TRPA at any time after grant award and prior to completion of project upon action or inaction by the City that constitutes a material and substantial breech of this MOU. Such action or inaction includes but is not limited to:

i. substantial alteration of the scope of the grant project without prior written approval of the TRPA;

ii. refusal or inability to complete the grant project in a manner consistent with the Scope of Work;

iii. failure to provide the required local match share of the total project costs; and

iv. Failure to meet prescribed assurances, commitments, recording, accounting, auditing, and reporting requirements of the Grant Agreement.

b. Prior to terminating the MOU under this provision, TRPA shall provide the City at least 30 calendar days written notice stating the reasons for termination and effective date thereof. The City may appeal the termination decision in accordance with the instructions listed in paragraph 13: DISPUTES.

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6. INDEPENDENT CONTRACTOR*:* The City, and the agents and employees of the City, in the performance of this MOU, shall act in an independent capacity and not as officers or employees or agents of TRPA.

7. NON-DISCRIMINATION CLAUSE: The City represents and agrees that the City, its affiliates, subsidiaries, or holding companies do not and will not discriminate against any subcontractor, consultant, employee, or applicant for employment because of race, religion, color, sex, handicap, national origin, ancestry, creed, physical disability (including HIV and AIDS), medical condition, age, marital status, denial of family and medical care leave, and denial of pregnancy disability leave. Such nondiscrimination shall include, but not be limited to, the following: employment, upgrading, demotion, transfers, recruitment, recruitment advertising, layoff, termination, rates of pay, or other forms of compensation, and selection for training, including apprenticeship.

The City shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the MOU.

8. CONFLICTS OF INTEREST:

A. The City or its employees may be subject to the provisions of Article III (a)(5) of the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, Cal. Gov't Code Section 66801, N.R.S. 277.200), which requires disclosure of any defined economic interest and prohibits such persons from attempting to influence Agency decisions affecting certain economic interests.

B. The City or its employees may be subject to the provisions of the California Political Reform Act of 1974 (the "Act"), that (1) requires such persons to disclose financial interests that may foreseeably be materially affected by the work performed under this MOU, and (2) prohibits such persons from making or participating in making decisions that will foreseeably financially affect such interests.

C. If subject to the Compact or the Act, the City shall conform to all requirements of the Compact or the Act, as required. Failure to do so constitutes a material breach and is grounds for termination by this MOU by the TRPA

9. TIMELINESS: Time is of the essence in this MOU.

10. GOVERNING LAW: This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

11. UNENFORCEABLE PROVISION: If any provision of this MOU is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this MOU have force and effect and shall not be affected thereby.

12. DISPUTES. The City shall continue with its responsibilities under this MOU during any dispute. Any dispute arising under this MOU, which is not otherwise disposed of by informal

agreement shall be decided by the Executive Director of TRPA, or his or her authorized representative. Such decision shall be reduced to writing and a copy thereof furnished to the City and to the TRPA Executive Director. The decision of TRPA shall be final and conclusive unless, within thirty (30) calendar days after mailing of the TRPA decision to the City, the City mails or otherwise furnishes a written appeal of the decision to the TRPA Executive Director. The decision of the TRPA Executive Director on appeal shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal under this clause, the City shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. If the City does not appeal the decision of the Executive Director within the 30-day period specified above, the decision shall be conclusive and binding regarding the dispute and the City shall be barred from commencing an action in court for failure to exhaust the City's administrative remedies. Pending final decision of any dispute hereunder, the City shall continue to fulfill and comply with all the terms, provisions, commitments, and requirements of this MOU. This clause does not preclude consideration of legal questions, provided that nothing herein shall be construed to make final the decision of TRPA, or any official or representative thereof, on any question of law.

13. ENVIRONMENTAL COMPLIANCE

a. Projects supported by grant funds must comply with the National Environmental Policy Act (NEPA) and in some cases, the California Environmental Quality Act (CEQA), requirements. Work on the Project or task, as applicable, shall not begin until TRPA has received an adopted environmental review document and documentation that the process has been completed. Proceeding with work subject to CEQA and/or NEPA without submitting the environmental documentation to TRPA, shall constitute a material breach of this MOU.

b. No work that is subject to an environmental document requirement may proceed until and unless approved by TRPA. Such approval is fully discretionary and shall constitute a condition precedent to any work for which it is required.

14. FORCE MAJEURE. Except for defaults of subcontractors neither party shall be responsible for delays or failures in performance resulting from acts beyond the control of the offending party. Such acts shall include but shall not be limited to acts of God, fire, flood, earthquake, other natural disaster, nuclear accident, strike, lockout, riot, freight embargo, public regulated utility, or governmental statutes or regulations superimposed after the fact. If a delay or failure in performance by the City arises out of a default of its subcontractor, and if such default of its subcontractor arises out of causes beyond the control of both the City and subcontractor, and without the fault or negligence of either of them, the City shall not be liable for damages of such delay or failure, unless the supplies or services to be furnished by subcontractor were obtainable from other sources in sufficient time to permit the City to meet the required performance schedule.

15. FISCAL MANAGEMENT SYSTEMS AND ACCOUNTING STANDARDS. The City agrees that, at a minimum, its fiscal control and accounting procedures shall be sufficient to

permit tracing of grant funds to a level of expenditure adequate to establish that such funds have not been used in violation of state law or this MOU. The City further agrees that it shall maintain separate Project accounts in accordance with generally accepted accounting principles.

16. CITY'S RESPONSIBILITY FOR WORK. The City shall be responsible for all work and for all persons and entities engaged in work performance pursuant to this MOU, including, but not limited to, contractors, subcontractors, suppliers, and providers of services. The City shall be responsible for any and all disputes arising out of its contracts for work on the Project, including but not limited to payment disputes with contractors and subcontractors. TRPA shall not mediate disputes between the City and any other entity concerning responsibility for performance of work.

17. INCOME RESTRICTIONS. The City agrees that any refunds, rebates, credits, or other amounts (including any interest thereon) accruing to or received by the City under this MOU shall be paid by the City to TRPA, to the extent that they are properly allocable to costs for which the City has been reimbursed by TRPA under this MOU.

18. INSPECTION. TRPA, or any authorized representative for the forgoing, shall have suitable access to the Project site or Project records at all reasonable times during Project implementation and thereafter for the useful life of the Project to ascertain compliance with this MOU and its goals. The City acknowledges that the Project records and location are public records.

19. INSURANCE REQUIREMENTS.

Comprehensive Insurance: Throughout the term of the MOU, the City shall provide and maintain insurance against fire, vandalism, and other loss, damage, or destruction of the facilities and structures constructed pursuant to this MOU, if any. This insurance shall be issued by a company or companies admitted to transact business in the State of Nevada and/or California or be provided by the City if self-insured. This insurance policy shall contain an endorsement specifying that the policy will not be cancelled or reduced in coverage without thirty (30) days prior written notice to TRPA. In the event of any damage to or destruction of the Project or any larger system of which it is a part, the net proceeds of insurance shall be applied to the reconstruction, repair or replacement of the damaged or destroyed parts of the Project or its larger system. The City shall begin such reconstruction repairs or replacement as expeditiously as possible and shall pay out of such net proceeds all costs and expenses in connection with such reconstruction, repair, or replacement so that the same shall be completed and the larger system shall be free of all claims and liens. A copy of the insurance policy shall be provided to TRPA, upon request.

a. General Liability Insurance: The City shall procure commercial general liability insurance covering liability arising out of premises operations, products/completed operations, independent contractors, personal/advertising injury and liability assumed under an insured contract with limits not less than $1,000,000 per occurrence and $2,000,000 general aggregate and $2,000,000 products/completed operations aggregate. Said policy shall apply to each insured against whom any

claim is made or suit is brought subject to the City's limits of liability.

b. Motor Vehicle Liability Insurance: The City shall maintain motor vehicle liability insurance with limits not less than $1,000,000 combined single limit each accident. Such insurance shall cover liability arising out of an accident involving a motor vehicle in use by the City, including, but not limited to, City owned, hired, and non- owned motor vehicles.

c. Worker's Compensation and Employer's Liability Insurance: The City shall maintain statutory worker's compensation and employer's liability insurance for all of the City's employees who will be engaged in the performance of work on the property, including special coverage extensions where applicable.

d. Endorsements/Additional Insured: TRPA, its officers, agents, employees, and servants are included as additional insured, but only insofar as the operations under this MOU are concerned. The endorsements are to be provided for the general liability and motor vehicle liability policies.

20. INTELLECTUAL PROPERTY. Any works developed during and/or pursuant to this MOU by the City, including all related copyrights and other proprietary rights therein, as may now exist and/or which hereafter come into existence, shall belong to TRPA upon creation, and shall continue in TRPA's exclusive ownership upon termination of this MOU. The City further intends and agrees to assign to TRPA all right, title and interest in and to such materials as well as all related copyrights and other propriety rights therein.

The City agrees to cooperate with TRPA and to execute any document or documents that may be found to be necessary to give the foregoing provisions full force and effect, including but not limited to, an assignment of copyright.

21. NO THIRD-PARTY RIGHTS. This MOU shall not create rights in, or grant remedies to, any third party as a beneficiary of this MOU, or of any duty, covenant, obligation or undertaking established herein.

22. NOTICE.

a. The City shall notify TRPA prior to conducting construction, monitoring, or other implementation activities such that TRPA staff may observe and document such activities, if desired.

b. The City shall promptly notify TRPA of events or proposed changes that could affect the scope, budget, work performed under this MOU. The City agrees that no substantial change in the scope of the Project will be undertaken until written notice on the proposed change has been provided to TRPA, and TRPA has given written approval for such change.

c. The City shall notify TRPA ten (10) working days prior to any public or media event

publicizing the accomplishments and/or results of this MOU and provide the opportunity for attendance and participation by TRPA representatives, if desired.

d. The City shall promptly notify TRPA in writing of any cessation of major construction or other work on the Project where such cessation of work is expected to or does extend for a period of thirty (30) days or more and of any circumstance, combination of circumstances, or condition, which is expected to or does delay completion of Project completion for a period of ninety (90) days or more beyond the estimated date of completion previously provided.

23. OPERATIONS & MAINTENANCE. The City shall maintain and operate the facility and structures constructed or improved as part of the Project, if any, throughout the useful life of the Project, consistent with the purpose for which this Grant was made. The City assumes all operations and maintenance costs of the facilities, structures, and equipment; TRPA shall not be liable for any cost of such maintenance, management, or operation. The City may be excused from operations and maintenance only upon written approval of the Executive Director of TRPA. For purposes of this MOU, "operation costs" include direct costs incurred for material and labor needed for operations, utilities, insurance, and similar expenses. "Maintenance costs" include ordinary repairs and replacements of a recurring nature necessary to prolong the life of capital assets or basic structure.

24. PERMITS, CONTRACTING, AND DEBARMENT. The City shall procure all permits and licenses necessary to accomplish the work contemplated in this MOU, pay all charges and fees, and give all notices necessary and incidental to the due and lawful prosecution of the work. Any contractor, outside association, or consultants required by the City in connection with the services covered by the MOU shall be limited to such individuals or firms as were specifically identified and agreed to during negotiations for this MOU, if any, or as are specifically authorized by TRPA during the performance of this MOU. Any substitutions in, or additions to, such contractors, associates, or consultants, shall be subject to the prior written approval of TRPA. Should the City or any of its principals receive a transmittal letter or other official notice of debarment or suspension, then they shall notify TRPA without delay. The City certifies to the best of its knowledge and belief that it and its principals:

a. Are not presently barred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any federal department, program or City;

b. Have not within a (3) year period preceding this MOU been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a

governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification.

d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (including but not limited to grants, loans, projects, contracts, or programs) (federal, state, or local) terminated for cause or default.

25. POTENTIAL SUBCONTRACTORS. Nothing contained in this MOU or otherwise, shall create any contractual relation between TRPA and any subcontractors, and no subcontract shall relieve the City of its responsibilities and obligations hereunder. The City agrees to be as fully responsible to TRPA for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the City. The City's obligation to pay its subcontractors is an independent obligation from TRPA's obligation to make payments to the City. As a result, TRPA shall have no obligation to pay or to enforce the payment of any moneys to any subcontractor.

26. PROFESSIONALS. The City agrees that only licensed professional will be used to perform services under this MOU where such services are called for. Pursuant to this MOU, all technical reports required that involve planning, investigation, evaluation, design, or other work requiring interpretation and proper application of engineering or sciences, shall be prepared by or under the direction of persons qualified as responsible professional(s). If required by applicable laws, completed technical reports, must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.

27. RELATED LITIGATION. Under no circumstance may the City use funds from any disbursement under this MOU to pay costs associated with any litigation the City pursues against TRPA or any other party. Regardless of the outcome of any litigation, and notwithstanding any other provision in this MOU, the City agrees to complete the Project according to the provisions of this MOU or to repay all of the grant funds plus interest at the legal rate.

28. VENUE. TRPA and the City hereby agree that any legal or enforcement action arising out of this MOU shall be filed and maintained in the appropriate court in California.

29. WAIVER AND RIGHTS OF TRPA. Any individual waiver of any obligations or rights with respect to a default or other matter arising under this MOU at any time by either party shall not be considered a waiver of rights or obligations with respect to any other default or matter. Any rights and remedies of TRPA provided for this MOU are in addition to any other rights and remedies provided by law.

30. LOBBYING. The City shall not use Project funds to engage in lobbying the federal or state governments.

31. MEMBERS OF CONGRESS. Pursuant to 41 U.S.C. 22, no member of, or delegate to, Congress shall be admitted to any share or part of this MOU, or benefits that may arise

therefrom, either directly or indirectly.

32. ELIGIBLE WORKERS. The City shall ensure that all employees complete the I-9 form to certify that they are eligible for lawful employment under the Immigration and Nationality Act (8 USC 1324a). The City shall comply with regulations regarding certification and retention of the completed forms.

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MOU by and between TRPA & CSLT
TRPA Payment Contract #26C00025

FS Agreement No. 25-PA-11051900-007

Cooperator Agreement No. _____

PARTICIPATING AGREEMENT
Between
TAHOE REGIONAL PLANNING AGENCY
And The
USDA, FOREST SERVICE
LAKE TAHOE BASIN MANAGEMENT UNIT

This PARTICIPATING AGREEMENT is hereby entered into by and between Tahoe Regional Planning Agency, hereinafter referred to as "TRPA," and the United States Department of Agriculture (USDA), Forest Service, Lake Tahoe Basin Management Unit, hereinafter referred to as the "U.S. Forest Service," under the authority: Wyden Amendment (Public Law 105-277, Section 323 as amended by Public Law 109-54, Section 434, and permanently authorized by Public Law 111-11, Section 3001).

Background: The Lake Tahoe Restoration Act (LTRA), originally signed in 2000 and re-authorized by the President of the United States in 2016, authorized $415 million for restoration, research and aquatic invasive species and wildfire prevention in the Lake Tahoe Basin by federal, state, county, and local partners. Although the LTRA authorized funding, Congress must act to appropriate funds annually to implement the Act. An average of approximately $11.6 million in funding for watershed restoration and forest health improvement has been appropriated by Congress in the past five years (2021-2025). This participating agreement provides an opportunity to implement Executive and Congressional intent by passing some LTRA funding through to a partner, TRPA, to deploy the funding without the constraints of USDA internal deadlines. The LTRA is implemented generally under the Environmental Improvement Program (EIP) managed by TRPA in collaboration with local, state, and federal government agencies, private entities, scientists, and the Washoe Tribe of Nevada and California.

Title: Environmental Improvement Program Projects

I. PURPOSE:

The purpose of this agreement is to facilitate cooperation between parties in specific forest health (e.g., forest thinning and fuels reduction) and watershed restoration (e.g., stream restoration) projects, which are or get listed on the annually-updated 5-year EIP project list. The parties have a common interest in improving or protecting current conditions within the Lake Tahoe Basin. This agreement provides for the interchange of services and funds as specifically outlined below to meet the mutually agreed upon objectives of the project in accordance with the following provisions and the hereby incorporated Financial Plan, Attachment A.

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II. STATEMENT OF MUTUAL BENEFIT AND INTERESTS:

Established in 1969, the Tahoe Regional Planning Agency (TRPA) was the nation's first bi-state regional environmental planning agency. TRPA's mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment. TRPA is responsible for coordinating and overseeing the Environmental Improvement Program (EIP). The EIP is an unparalleled partnership working to achieve the environmental goals of the region. Local, state, and federal government agencies, private entities, scientists, and the Washoe Tribe of Nevada and California have collaborated for more than 20 years to restore the environmental health of Lake Tahoe.

The U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU) is responsible for the conservation, preservation, and restoration of the Lake Tahoe watershed ecosystem within National Forest Lands. Projects and programs also include habitat, fire management, and urban lot management. Additionally, the LTBMU provides and maintains high quality recreational opportunities for millions of visitors and residents annually. The Forest Service is the Tahoe Basin's largest land manager, managing 75% of the land within the Tahoe Basin. The Forest Service is the primary federal agency engaged in implementation of the EIP.

Funding to support the EIP Program has been authorized by Congress and provided through Forest Service FY25 appropriations for support of EIP Forest Health and Watershed Restoration projects. The Forest Service is required to obligate the LTRA funding before 30 September 2025 and relies on partner agencies to accomplish this by passing the funds to EIP implementing agencies. TRPA oversees the EIP program and has the responsibility for ensuring congressionally mandated Environmental Thresholds are maintained and improved through implementation of the EIP program. This project benefits both parties by ensuring the funding provided by Congress for implementation of EIP projects is obligated and utilized for projects listed on the 5-year EIP project list.

In consideration of the above premises, the parties agree as follows:

III. TRPA SHALL:

A. LEGAL AUTHORITY. TRPA shall have the legal authority to enter into this agreement, and the institutional, managerial, and financial capability to ensure proper planning, management, and completion of the project, which includes funds sufficient to pay the non-Federal share of project costs, when applicable.

B. Encourage partners whose projects are funded to demonstrate non-federal match; however, this is not mandatory and a specific percentage does not need to be met.

C. Provide staff to manage and oversee the utilization of the Lake Tahoe Restoration Act funding provided in this agreement, as shown in the Financial Plan.

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D. Utilize funding available in this agreement to support projects identified in this agreement and on the Environmental Improvement Program 5-year project list.

E. Ensure that projects utilizing the LTRA funding provided under this agreement are consistent with the requirements of the Wyden Authority. If a non-federal entity is unable to complete a project prior to the term of the agreement due to unforeseen circumstances, TPRA will require the non-federal entity to provide documentation as to why it cannot meet the obligations.

F. Ensure that all projects approved to utilize funding under this agreement are completed and all funding expended prior to the expiration of this agreement.

G. Seek approval in writing from the Forest Service for projects nominated to receive funding, prior to awarding LTRA funds to EIP implementing agencies unless they are identified in this agreement.

H. Document the use of non-federal funding being utilized annually in support of the EIP program.

I. Meet regularly and at least quarterly with the Forest Service to ensure successful execution of this agreement.

IV. THE U.S. FOREST SERVICE SHALL:

PAYMENT/REIMBURSEMENT. The U.S. Forest Service shall reimburse TRPA for the U.S. Forest Service's share of actual expenses incurred, not to exceed **$3,528,024.23**, as shown in the Financial Plan. In order to approve a Request for Reimbursement, the U.S. Forest Service shall review such requests to ensure payments for reimbursement are in compliance and otherwise consistent with the terms of the agreement. The U.S. Forest Service shall make payment upon receipt of TRPA's quarterly invoice. Each invoice from TRPA shall display the total project costs for the billing period, separated by U.S. Forest Service and TRPA's share. In-kind contributions must be displayed as a separate line item and must not be included in the total project costs available for reimbursement. The final invoice must display TRPA's full match towards the project, as shown in the financial plan, and be submitted no later than 120 days from the expiration date.

Each invoice must include, at a minimum:

1. TRPA's name, address, and telephone number.
2. U.S. Forest Service agreement number.
3. Invoice date.
4. Performance dates of the work completed (start & end).

5. Total invoice amount for the billing period, separated by the U.S. Forest Service and TRPA share with in-kind contributions displayed as a separate line item.
6. Display all costs, both cumulative and for the billing period, by separate cost element as shown on the financial plan.
7. Cumulative amount of U.S. Forest Service payments to date.
8. Statement that the invoice is a request for payment by "reimbursement".
9. If using SF-270, a signature is required.
10. Invoice Number, if applicable.

The invoice must be forwarded to:

EMAIL: SM.FS.ASC_GA@USDA.GOV

FAX: 877-687-4894

POSTAL: USDA Forest Service
Albuquerque Service Center
Payments – Grants & Agreements
101B Sun Ave NE
Albuquerque, NM 87109

Send a copy to: Vic Lyon, victor.lyon@usda.gov

A. Review projects nominated by the TRPA to be funded with LTRA funds and provide approval for the projects to be funded. The Forest Service's review will determine if the projects meet the criteria for receiving funding under the Wyden Authority and that the projects are consistent with the use of the federal funding (fuels and watershed budget line items) provided under this agreement.

B. Provide prompt review of proposed projects and provide approval or rationale for why the projects do not qualify to be funded within 30 days.

C. Meet regularly and at least quarterly with TRPA to ensure successful execution of this agreement.

V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

A. PRINCIPAL CONTACTS. Individuals listed below are authorized to act in their respective areas for matters related to this agreement.

Principal Cooperator Contacts:

Cooperator Project Contact	Cooperator Financial Contact
Shay Navarro- Watersheds and Water Quality Program Manager PO Box 5310 Stateline, NV 89449 Telephone: 775-589-5282 FAX: 775-588-4727 Email: snavarro@trpa.gov	Georgina Balkwell - Financial Analyst PO Box 5310 Stateline, NV 89449 Telephone: 775-589-5277 FAX: 775-588-4727 Email: gbalkwell@trpa.gov

Principal U.S. Forest Service Contacts:

U.S. Forest Service Program Manager Contact	U.S. Forest Service Grants & Agreements Contact
Vic Lyon Vegetation Management Staff Officer 35 College Drive South Lake Tahoe, CA 96150 Telephone: 530-543-2625 FAX: 530-543-2845 Email: victor.lyon@usda.gov	Kris Gibson Grants Management Specialist 1600 Tollhouse Rd Clovis, CA 93612 Telephone: 559-297-0706 Email: kristine.gibson@usda.gov

B. NOTICES. Any communications affecting the operations covered by this agreement given by the U.S. Forest Service or TRPA are sufficient only if in writing and delivered in person, mailed, or transmitted electronically by e-mail or fax, as follows:

To the U.S. Forest Service Program Manager, at the address specified in the agreement.

To TRPA, at the address shown in the agreement or such other address designated within the agreement.

Notices are effective when delivered in accordance with this provision, or on the effective date of the notice, whichever is later.

C. PARTICIPATION IN SIMILAR ACTIVITIES. This agreement in no way restricts the U.S. Forest Service or TRPA from participating in similar activities with other public or private agencies, organizations, and individuals.

D. ENDORSEMENT. Any of TRPA's contributions made under this agreement do not by direct reference or implication convey U.S. Forest Service endorsement of TRPA's products or activities.

E. USE OF U.S. FOREST SERVICE INSIGNIA. In order for TRPA to use the U.S. Forest Service Insignia on any published media, such as a Web page, printed publication, or audiovisual production, permission must be granted from the U.S. Forest Service's Office of Communications (Washington Office). A written request will be submitted by the U.S. Forest Service to the Office of Communications Assistant Director, Visual Information and Publishing Services, prior to use of the insignia. The U.S. Forest Service will notify the TRPA when permission is granted.

F. NON-FEDERAL STATUS FOR COOPERATOR PARTICIPANTS. TRPA agree(s) that any of TRPA's employees, volunteers, and program participants shall not be deemed to be Federal employees for any purposes including Chapter 171 of Title 28, United States Code (Federal Tort Claims Act) and Chapter 81 of Title 5, United States Code (OWCP), as TRPA has hereby willingly agreed to assume these responsibilities.

Further, TRPA shall provide any necessary training to TRPA's employees, volunteers, and program participants to ensure that such personnel are capable of performing tasks to be completed. TRPA shall also supervise and direct the work of its employees, volunteers, and participants performing under this agreement.

G. MEMBERS OF CONGRESS. Pursuant to 41 U.S.C. 22, no member of, or delegate to, Congress shall be admitted to any share or part of this agreement, or benefits that may arise therefrom, either directly or indirectly.

H. NONDISCRIMINATION. The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, and so forth.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

I. ELIGIBLE WORKERS. TRPA shall ensure that all employees complete the I-9 form to certify that they are eligible for lawful employment under the Immigration and Nationality Act (8 USC 1324a). TRPA shall comply with regulations regarding certification and retention of the completed forms. These requirements also apply to any contract awarded under this agreement.

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J. SYSTEM FOR AWARD MANAGEMENT REGISTRATION REQUIREMENT (SAM). TRPA shall maintain current information in the System for Award Management (SAM) until receipt of final payment. This requires review and update to the information at least annually after the initial registration, and more frequently if required by changes in information or agreement term(s). For purposes of this agreement, System for Award Management (SAM) means the Federal repository into which an entity must provide information required for the conduct of business as a Cooperative. Additional information about registration procedures may be found at the SAM Internet site at www.sam.gov.

K. STANDARDS FOR FINANCIAL MANAGEMENT.

1. Financial Reporting

TRPA shall provide complete, accurate, and current financial disclosures of the project or program in accordance with any financial reporting requirements, as set forth in the financial provisions.

2. Accounting Records

TRPA shall continuously maintain and update records identifying the source and use of funds. The records shall contain information pertaining to the agreement, authorizations, obligations, unobligated balances, assets, outlays, and income.

3. Internal Control

TRPA shall maintain effective control over and accountability for all U.S. Forest Service funds, real property, and personal property assets. TRPA shall keep effective internal controls to ensure that all United States Federal funds received are separately and properly allocated to the activities described in the agreement and used solely for authorized purposes.

4. Source Documentation

TRPA shall support all accounting records with source documentation. These documentations include, but are not limited to, cancelled checks, paid bills, payrolls, contract and contract documents. These documents must be made available to the U.S. Forest Service upon request.

5. Advance Payments

When applicable, TRPA shall establish and maintain specific procedures to minimize the time elapsing between the advance of Federal funds and their subsequent disbursement. Any advance requested by TRPA must be expended within 30 days of receipt.

L. LIMITATION OF FUNDS. U.S. Forest Service funds in the amount of **$3,528,024.23** are currently available for performance of this agreement through **September 1, 2030.** The U.S. Forest Service's ability to provide additional funding is contingent upon the availability of appropriated funds from which payment can be made. There is no legal liability on the part of the U.S. Forest Service for any payment above this amount until TRPA receive(s) notice of availability confirmed in a written modification by the Forest Service.

M. INDIRECT COST RATES- PARTNERSHIP. Indirect costs are approved for reimbursement or as a cost-share requirement and have an effective period applicable to the term of this agreement.

1. If TRPA has never received or does not currently have a negotiated indirect cost rate, they are eligible for a de minimis indirect cost rate up to 10 percent of modified total direct costs (MTDC). MTDC is defined as all salaries and wages, fringe benefits, materials and supplies, services, travel, and contracts up to the first $25,000 of each contract.

2. For rates greater than 10 percent and less than 25 percent, TRPA shall maintain documentation to support the rate. Documentation may include, but is not limited to, accounting records, audit results, cost allocation plan, letter of indirect cost rate approval from an independent accounting firm, or other Federal agency approved rate notice applicable to agreements.

3. For a rate greater than 25 percent, the U.S. Forest Service may require that TRPA request a federally approved rate from TRPA's cognizant audit agency no later than 3 months after the effective date of the agreement. TRPA will be reimbursed for indirect costs or allowed to cost-share at the rate reflected in the agreement until the rate is formalized in the negotiated indirect cost rate (NICRA) at which time, reimbursements for prior indirect costs or cost-sharing may be subject to adjustment.

4. Failure to provide adequate documentation supporting the indirect cost rate, if requested, could result in disallowed costs and repayment to the U.S. Forest Service.

N. OVERPAYMENT. Any funds paid to TRPA in excess of the amount entitled under the terms and conditions of this agreement constitute a debt to the Federal Government. The following must also be considered as a debt or debts owed by TRPA to the U.S. Forest Service:

- Any interest or other investment income earned on advances of agreement funds; or

- Any royalties or other special classes of program income which, under the provisions of the agreement, are required to be returned;

If this debt is not paid according to the terms of the bill for collection issued for the overpayment, the U.S. Forest Service may reduce the debt by:

1. Making an administrative offset against other requests for reimbursement.
2. Withholding advance payments otherwise due to TRPA.
3. Taking other action permitted by statute (31 U.S.C. 3716 and 7 CFR, Part 3, Subpart B).

Except as otherwise provided by law, the U.S. Forest Service may charge interest on an overdue debt.

O. AGREEMENT CLOSE-OUT. Within 120 days after expiration or notice of termination TRPA shall close out the agreement.

Any unobligated balance of cash advanced to TRPA must be immediately refunded to the U.S. Forest Service, including any interest earned in accordance with 7CFR3016.21/2CFR 215.22.

Within a maximum of 120 days following the date of expiration or termination of this agreement, all financial performance and related reports required by the terms of the agreement must be submitted to the U.S. Forest Service by TRPA.

If this agreement is closed out without audit, the U.S. Forest Service reserves the right to disallow and recover an appropriate amount after fully considering any recommended disallowances resulting from an audit which may be conducted later.

P. PROGRAM MONITORING AND PROGRAM PERFORMANCE REPORTS. The parties to this agreement shall monitor the performance of the agreement activities to ensure that performance goals are being achieved.

Performance reports must contain information on the following:

- A comparison of actual accomplishments to the goals established for the period. Wherever the output of the project can be readily expressed in numbers, a computation of the cost per unit of output, if applicable.

- Reason(s) for delay if established goals were not met.

- Additional pertinent information.

TRPA shall submit annual performance reports to the U.S. Forest Service Program Manager. These reports are due 90 days after the reporting period. The final performance report must be submitted either with TRPA's final payment request, or separately, but not later than 120 days from the expiration date of the agreement.

Q. RETENTION AND ACCESS REQUIREMENTS FOR RECORDS. TRPA shall retain all records pertinent to this agreement for a period of no less than 3 years from the expiration or termination date. As used in this provision, records includes books, documents, accounting procedures and practice, and other data, regardless of the type or format. TRPA shall provide access and the right to examine all records related to this agreement to the U.S. Forest Service, Inspector General, or Comptroller General or their authorized representative. The rights of access in this section must not be limited to the required retention period but must last as long as the records are kept.

If any litigation, claim, negotiation, audit, or other action involving the records has been started before the end of the 3-year period, the records must be kept until all issues are resolved, or until the end of the regular 3-year period, whichever is later.

Records for nonexpendable property acquired in whole or in part, with Federal funds must be retained for 3 years after its final disposition.

R. FREEDOM OF INFORMATION ACT (FOIA). Public access to grant or agreement records must not be limited, except when such records must be kept confidential and would have been exempted from disclosure pursuant to Freedom of Information regulations (5 U.S.C. 552). Requests for research data are subject to 2 CFR 215.36.

Public access to culturally sensitive data and information of Federally-recognized Tribes may also be explicitly limited by P.L. 110-234, Title VIII Subtitle B §8106 (2008 Farm Bill).

S. TEXT MESSAGING WHILE DRIVING. In accordance with Executive Order (EO) 13513, "Federal Leadership on Reducing Text Messaging While Driving," any and all text messaging by Federal employees is banned: a) while driving a Government owned vehicle (GOV) or driving a privately owned vehicle (POV) while on official Government business; or b) using any electronic equipment supplied by the Government when driving any vehicle at any time. All Cooperators, their Employees, Volunteers, and Contractors are encouraged to adopt and enforce policies that ban text messaging when driving company owned, leased or rented vehicles, POVs or GOVs when driving while on official Government business or when performing any work for or on behalf of the Government.

T. PUBLIC NOTICES. It is The U.S. Forest Service's policy to inform the public as fully as possible of its programs and activities. TRPA is/are encouraged to give public notice of the receipt of this agreement and, from time to time, to announce progress and accomplishments. Press releases or other public notices should reference the Agency as follows:

"The Lake Tahoe Basin Management Unit of the U.S. Forest Service, U.S. Department of Agriculture"

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TRPA may call on The U.S. Forest Service's Office of Communication for advice regarding public notices. TRPA is/are requested to provide copies of notices or announcements to the U.S. Forest Service Program Manager and to The U.S. Forest Service's Office of Communications as far in advance of release as possible.

U. FUNDING EQUIPMENT. Federal funding under this agreement is not available for reimbursement of TRPA's purchase of equipment. Equipment is defined as having a fair market value of $5,000 or more per unit and a useful life of over one year.

V. CONTRACT REQUIREMENTS. Any contract under this agreement must be awarded following TRPA's established procurement procedures, to ensure free and open competition, and avoid any conflict of interest (or appearance of a conflict). TRPA must maintain cost and price analysis documentation for potential U.S. Forest Service review. TRPA is/are encouraged to utilize small businesses, minority-owned firms, and women's business enterprises.

W. U.S. FOREST SERVICE ACKNOWLEDGED IN PUBLICATIONS, AUDIOVISUALS AND ELECTRONIC MEDIA. TRPA shall acknowledge U.S. Forest Service support in any publications, audiovisuals, and electronic media developed as a result of this agreement.

X. NONDISCRIMINATION STATEMENT – PRINTED, ELECTRONIC, OR AUDIOVISUAL MATERIAL. TRPA shall include the following statement, in full, in any printed, audiovisual material, or electronic media for public distribution developed or printed with any Federal funding.

> ***In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)***
>
> To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free voice (866) 632-9992, TDD (800) 877-8339, or voice relay (866) 377-8642. USDA is an equal opportunity provider and employer.

If the material is too small to permit the full statement to be included, the material must, at minimum, include the following statement, in print size no smaller than the text:

"This institution is an equal opportunity provider."

Y. REMEDIES FOR COMPLIANCE RELATED ISSUES. If TRPA materially fail(s) to comply with any term of the agreement, whether stated in a Federal statute or regulation, an assurance, or the agreement, the U.S. Forest Service may take one or more of the following actions:

1. Temporarily withhold cash payments pending correction of the deficiency by TRPA or more severe enforcement action by the U.S. Forest Service;

2. Disallow (that is, deny both use of funds and matching credit for) all or part of the cost of the activity or action not in compliance;

3. Wholly or partly suspend or terminate the current agreement for TRPA's program;

4. Withhold further awards for the program, or

5. Take other remedies that may be legally available, including debarment procedures under 2 CFR part 417.

Z. TERMINATION BY MUTUAL AGREEMENT. This agreement may be terminated, in whole or part, as follows:

1. When the U.S. Forest Service and TRPA agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated.

2. By 30 days written notification by TRPA to the U.S. Forest Service setting forth the reasons for termination, effective date, and in the case of partial termination, the portion to be terminated. If the U.S. Forest Service decides that the remaining portion of the agreement will not accomplish the purposes for which the agreement was made, the U.S. Forest Service may terminate the agreement in its entirety.

Upon termination of an agreement, TRPA shall not incur any new obligations for the terminated portion of the agreement after the effective date, and shall cancel as many outstanding obligations as possible. The U.S. Forest Service shall allow full credit to TRPA for the U.S. Forest Service share of obligations that cannot be cancelled and were properly incurred by TRPA up to the effective date of the termination. Excess funds must be refunded within 60 days after the effective date of termination.

AA. ALTERNATE DISPUTE RESOLUTION – PARTNERSHIP AGREEMENT. In the event of any issue of controversy under this agreement, the parties may pursue Alternate Dispute Resolution procedures to voluntarily resolve those issues. These procedures may include, but are not limited to conciliation, facilitation, mediation, and fact finding.

BB. DEBARMENT AND SUSPENSION. TRPA shall immediately inform the U.S. Forest Service if they or any of their principals are presently excluded, debarred, or suspended from entering into covered transactions with the Federal Government according to the terms of 2 CFR Part 180. Additionally, should TRPA or any of their

principals receive a transmittal letter or other official Federal notice of debarment or suspension, then they shall notify the U.S. Forest Service without undue delay. This applies whether the exclusion, debarment, or suspension is voluntary or involuntary.

CC. PROHIBITION AGAINST INTERNAL CONFIDENTIAL AGREEMENTS. All non federal government entities working on this agreement will adhere to the below provisions found in the Consolidated Appropriations Act, 2016, Pub. L. 114-113, relating to reporting fraud, waste and abuse to authorities:

(a) The recipient may not require its employees, contractors, or subrecipients seeking to report fraud, waste, or abuse to sign or comply with internal confidentiality agreements or statements prohibiting or otherwise restricting them from lawfully reporting that waste, fraud, or abuse to a designated investigative or law enforcement representative of a Federal department or agency authorized to receive such information.

(b) The recipient must notify its employees, contractors, or subrecipients that the prohibitions and restrictions of any internal confidentiality agreements inconsistent with paragraph (a) of this award provision are no longer in effect.

(c) The prohibition in paragraph (a) of this award provision does not contravene requirements applicable to any other form issued by a Federal department or agency governing the nondisclosure of classified information.

(d) If the Government determines that the recipient is not in compliance with this award provision, it:

(1) Will prohibit the recipient's use of funds under this award, in accordance with sections 743, 744 of Division E of the Consolidated Appropriations Act, 2016, (Pub. L. 114-113) or any successor provision of law; and
(2) May pursue other remedies available for the recipient's material failure to comply with award terms and conditions.

DD. MODIFICATIONS. Modifications within the scope of this agreement must be made by mutual consent of the parties, by the issuance of a written modification signed and dated by all properly authorized, signatory officials, prior to any changes being performed. Requests for modification should be made, in writing, at least 30 days prior to implementation of the requested change. The U.S. Forest Service is not obligated to fund any changes not properly approved in advance.

EE. COMMENCEMENT/EXPIRATION DATE. This agreement is executed as of the date of the last signature and is effective through **September 1, 2030** at which time it

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will expire. The expiration date is the final date for completion of all work activities under this agreement.

FF. AUTHORIZED REPRESENTATIVES. By signature below, each party certifies that the individuals listed in this document as representatives of the individual parties are authorized to act in their respective areas for matters related to this agreement. In Witness Whereof, the parties hereto have executed this agreement as of the last date written below.

Signed by:
Julie W. Regan
708C6E299F81438...

August 29, 2025

JULIE W. REGAN, Executive Director — Date
Tahoe Regional Planning Agency

ERICK WALKER
Digitally signed by ERICK WALKER
Date: 2025.08.30 08:21:17 -07'00'

ERICK J. WALKER, Forest Supervisor — Date
U.S. Forest Service, Lake Tahoe Basin Management Unit

The authority and format of this agreement have been reviewed and approved for signature.

KRISTINE GIBSON
Digitally signed by KRISTINE GIBSON
Date: 2025.08.28 11:27:26 -07'00'

KRISTINE GIBSON — Date
U.S. Forest Service Grants Management Specialist

Burden Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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U.S. Forest Service

OMB 0596-0217
FS-1500-17B

Attachment: A

USFS Agreement No.: 25-PA-11051900-007 Mod. No.:
Cooperator Agreement No.:

Note: This Financial Plan may be used when:
(1) No program income is expected and
(2) The Cooperator is not giving cash to the FS and
(3) There is no other Federal funding

Agreements Financial Plan (Short Form)

Financial Plan Matrix: Note: All columns may not be used. Use depends on source and type of contribution(s).

	FOREST SERVICE CONTRIBUTIONS		COOPERATOR CONTRIBUTIONS		
	(a)	(b)	(c)	(d)	
COST ELEMENTS	Noncash	Cash to Cooperator	Noncash	In-Kind	(e) Total
Direct Costs					
Salaries/Labor	$44,000.00	$322,021.33	$34,000.00	$0.00	$400,021.33
Travel	$0.00	$0.00	$0.00	$0.00	$0.00
Equipment	$0.00	$0.00	$9,750.00	$0.00	$9,750.00
Supplies/Materials	$0.00	$0.00	$0.00	$0.00	$0.00
Printing	$0.00	$0.00	$0.00	$0.00	$0.00
Other	$0.00		$43,500.00	$378,279.00	$421,779.00
Other		$3,157,699.71			$3,157,699.71
Subtotal	$44,000.00	$3,479,721.04	$87,250.00	$378,279.00	$3,989,250.04
Coop Indirect Costs		$48,303.20	$13,087.50		$61,390.70
FS Overhead Costs	$6,600.00				$6,600.00
Total	$50,600.00	$3,528,024.23	$100,337.50	$378,279.00	
Total Project Value:					$4,057,240.73

Matching Costs Determination	
Total Forest Service Share = (a+b) ÷ (e) = (f)	(f) 88.20%
Total Cooperator Share (c+d) ÷ (e) = (g)	(g) 11.80%
Total (f+g) = (h)	(h) 100.00%

WORKSHEET FOR

FS Non-Cash Contribution Cost Analysis, Column (a)

Use this worksheet to perform the cost analysis that supports the lump sum figures provided in the matrix. NOTE: This worksheet auto populates the relevant and applicable matrix cells.

Cost element sections may be deleted or lines may be hidden, if not applicable. Line items may be added or deleted as needed. The Standard Calculation sections provide a standardized formula for determing a line item's cost, e.g. cost/day x # of days=total, where the total is calculated automatically. The Non-Standard Calculation sections provide a write-in area for line items that require a calculation formula that is other than the standardized formules, e.g. instead of salaries being calculated by cost/day x # of days, costs may be calculated simply by a contracted value that is not dependent on days worked, such as 1 employee x $1,200/contract= $1,200. Be sure to review your calculations when entering in a Non-Standard Calculation, and provide a brief explanation of units used to make calculation, e.g. '1 month contract,' on a line below the figures.

Salaries/Labor

Standard Calculation

Job Description		Cost/Day	# of Days		Total
Fuels Manager		$500.00	20.00		$10,000.00
Forest Health Manager		$700.00	20.00		$14,000.00
Hydrologist/Project Manager		$500.00	20.00		$10,000.00
Aquatic Biologist		$500.00	20.00		$10,000.00

Non-Standard Calculation

Total Salaries/Labor		**$44,000.00**

Travel

Standard Calculation

Travel Expense	Employees	Cost/Trip	# of Trips		Total

Non-Standard Calculation

Total Travel		**$0.00**

Equipment

Standard Calculation

Piece of Equipment	# of Units	Cost/Day	# of Days		Total

Non-Standard Calculation

Total Equipment		**$0.00**

Supplies/Materials				
Standard Calculation				
Supplies/Materials		# of Items	Cost/Item	Total

Non-Standard Calculation

Total Supplies/Materials		**$0.00**

Printing					
Standard Calculation					
Paper Material		# of Units	Cost/Unit		Total

Non-Standard Calculation

Total Printing		**$0.00**

Other Expenses					
Standard Calculation					
Item		# of Units	Cost/Unit		Total

Non-Standard Calculation

Total Other		**$0.00**

Subtotal Direct Costs	$44,000.00

Forest Service Overhead Costs				
Current Overhead Rate	Subtotal Direct Costs			Total
15.00%	$44,000.00			$6,600.00
Total FS Overhead Costs				**$6,600.00**

TOTAL COST	**$50,600.00**

WORKSHEET FOR

FS Cash to the Cooperator Cost Analysis, Column (b)

Use this worksheet to perform the cost analysis that supports the lump sum figures provided in the matrix. NOTE: This worksheet auto populates the relevant and applicable matrix cells.

Cost element sections may be deleted or lines may be hidden, if not applicable. Line items may be added or deleted as needed. The Standard Calculation sections provide a standardized formula for determing a line item's cost, e.g. cost/day x # of days=total, where the total is calculated automatically. The Non-Standard Calculation sections provide a write-in area for line items that require a calculation formula that is other than the standardized formules, e.g. instead of salaries being calculated by cost/day x # of days, costs may be calculated simply by a contracted value that is not dependent on days worked, such as 1 employee x $1,200/contract= $1,200. Be sure to review your calculations when entering in a Non-Standard Calculation, and provide a brief explanation of units used to make calculation, e.g. '1 month contract,' on a line below the figures.

Salaries/Labor

Standard Calculation

Job Description		Cost/Day	# of Days	Total
Watersheds and Water Quality Program Manager		$560.66	111.80	$62,681.79
Department Manager		$648.23	72.80	$47,191.14
Grant Manager		$361.78	214.50	$77,601.81
Executive Assistant		$406.50	107.25	$43,597.13
EIP Program Manager		$545.62	55.90	$30,500.16
EIP Data Specialist		$448.14	134.89	$60,449.30

Non-Standard Calculation

Total Salaries/Labor		**$322,021.33**

Travel

Standard Calculation

Travel Expense	Employees	Cost/Trip	# of Trips	Total

Non-Standard Calculation

Total Travel		**$0.00**

Equipment

Standard Calculation

Piece of Equipment	# of Units	Cost/Day	# of Days	Total

Non-Standard Calculation

Total Equipment		**$0.00**

Supplies/Materials				
Standard Calculation				
Supplies/Materials		# of Items	Cost/Item	Total
Non-Standard Calculation				
Total Supplies/Materials				**$0.00**

Printing				
Standard Calculation				
Paper Material		# of Units	Cost/Unit	Total
Non-Standard Calculation				
Total Printing				**$0.00**

Other Expenses				
Standard Calculation				
Item		# of Units	Cost/project	Total
Cole Project		1.00	$248,156.38	$248,156.38
CHIPS Project		1.00	$735,793.46	$735,793.46
Lower Rosewood Creek AOP Project (NTCD)		1.00	$750,000.00	$750,000.00
Needle Peak Localized Treatment (City of SLT)		1.00	$300,000.00	$300,000.00
AIS Monitoring and Habitat Protection (TRCD)		1.00	$1,063,749.87	$1,063,749.87
Tahoe Blue Beaches (League to Save Lake Tahoe)		1.00	$60,000.00	$60,000.00
Non-Standard Calculation				
Total Other				**$3,157,699.71**

Subtotal Direct Costs	$3,479,721.04

Cooperator Indirect Costs			
Current Overhead Rate	Subtotal Direct Costs		Total
15.00%	$48,303.20		$48,303.20
Total Coop. Indirect Costs			**$48,303.20**

TOTAL COST	**$3,528,024.23**

WORKSHEET FOR

Cooperator Non-Cash Contribution Cost Analysis, Column (c)

Use this worksheet to perform the cost analysis that supports the lump sum figures provided in the matrix.
NOTE: This worksheet auto populates the relevant and applicable matrix cells.

Cost element sections may be deleted or lines may be hidden, if not applicable. Line items may be added or deleted as needed. The Standard Calculation sections provide a standardized formula for determing a line item's cost, e.g. cost/day x # of days=total, where the total is calculated automatically. The Non-Standard Calculation sections provide a write-in area for line items that require a calculation formula that is other than the standardized formules, e.g. instead of salaries being calculated by cost/day x # of days, costs may be calculated simply by a contracted value that is not dependent on days worked, such as 1 employee x $1,200/contract= $1,200. Be sure to review your calculations when entering in a Non-Standard Calculation, and provide a brief explanation of units used to make calculation, e.g. '1 month contract,' on a line below the figures.

Salaries/Labor

Standard Calculation

Job Description		Cost/Day	# of Days		Total
CHIPS Board Member oversight/meetings		$350.00	40.00		$14,000.00
CHIPS Finance Director		$350.00	24.00		$8,400.00
CHIPS payroll/Admin/HR Support		$275.00	24.00		$6,600.00

Non-Standard Calculation

CHIPS Forestry Fellow - Field Operations		$2.00	2500.00		$5,000.00

Total Salaries/Labor					**$34,000.00**

Travel

Standard Calculation

Travel Expense	Employees	Cost/Trip	# of Trips		Total

Non-Standard Calculation

Total Travel					**$0.00**

Equipment

Standard Calculation

Piece of Equipment	# of Units	Cost/Day	# of Days		Total
Cole Project Vehicle (25 mil	25.00	$0.65	100.00		$1,625.00
CHIPS Project Vehicle (25 n	25.00	$0.65	100.00		$6,500.00
Watershed Projects (25 mile	25.00	$0.65	100.00		$1,625.00

Non-Standard Calculation

Total Equipment	**$9,750.00**

Supplies/Materials

Standard Calculation

Supplies/Materials		# of Items	Cost/Item	Total

Non-Standard Calculation

Total Supplies/Materials	**$0.00**

Printing

Standard Calculation

Paper Material		# of Units	Cost/Unit		Total

Non-Standard Calculation

Total Printing	**$0.00**

Other Expenses

Standard Calculation

Item		# of Units	Cost/Unit		Total
CHIPS Crew Development and Training		2.00	$20,000.00		$40,000.00
CHIPS Training Materials & Supplies		2.00	$1,750.00		$3,500.00

Non-Standard Calculation

Total Other	**$43,500.00**

Subtotal Direct Costs	$87,250.00

Cooperator Indirect Costs

Current Overhead Rate	Subtotal Direct Costs			Total
15.00%	$87,250.00			$13,087.50
Total Coop. Indirect Costs				**$13,087.50**

TOTAL COST	**$100,337.50**

WORKSHEET FOR

Cooperator In-Kind Contribution Cost Analysis, Column (d)

Use this worksheet to perform the cost analysis that supports the lump sum figures provided in the matrix.
NOTE: This worksheet auto populates the relevant and applicable matrix cells.

Cost element sections may be deleted or lines may be hidden, if not applicable. Line items may be added or deleted as needed. The Standard Calculation sections provide a standardized formula for determing a line item's cost, e.g. cost/day x # of days=total, where the total is calculated automatically. The Non-Standard Calculation sections provide a write-in area for line items that require a calculation formula that is other than the standardized formules, e.g. instead of salaries being calculated by cost/day x # of days, costs may be calculated simply by a contracted value that is not dependent on days worked, such as 1 employee x $1,200/contract= $1,200. Be sure to review your calculations when entering in a Non-Standard Calculation, and provide a brief explanation of units used to make calculation, e.g. '1 month contract,' on a line below the figures.

Salaries/Labor					
Standard Calculation					
Job Description		Cost/Day	# of Days		Total

Non-Standard Calculation

Total Salaries/Labor		**$0.00**

Travel					
Standard Calculation					
Travel Expense	Employees	Cost/Trip	# of Trips		Total

Non-Standard Calculation

Total Travel		**$0.00**

Equipment					
Standard Calculation					
Piece of Equipment	# of Units	Cost/Day	# of Days		Total

Non-Standard Calculation

Total Equipment		$0.00

Supplies/Materials				
Standard Calculation				
Supplies/Materials		# of Items	Cost/Item	Total

Non-Standard Calculation

Total Supplies/Materials		$0.00

Printing					
Standard Calculation					
Paper Material		# of Units	Cost/Unit		Total

Non-Standard Calculation

Total Printing		$0.00

Other Expenses					
Standard Calculation					
Item		# of Units	Cost/Unit		Total
Cole Project non-federal match					$60,735.00
Remaining projects non-federal match					$317,544.00

Non-Standard Calculation

Total Other		$378,279.00

Subtotal Direct Costs	$378,279.00

TOTAL COST	$378,279.00

Attachment B TRPA/USFS Agreement # 25-PA-11051900-007
Scope of Work

Forest Health Projects:

Project Name: Calaveras Healthy Impact Product Solutions (CHIPS)
EIP Number: 02.01.01.0097 (and 26, 27, and 89)
Project Proponent: USFS
Project Description: Hazard tree mitigation and forest health and fuel reduction on forest system lands, including urban lots. CHIPS crew performs hazard tree falling, hand thinning, piling, chipping, or similar activities on forest service urban lots, Lake Tahoe Basin Management Unit (LTBMU) project areas (e.g., South Shore Fuels Reduction and Healthy Forest Restoration, West Shore Wildland Urban Interface Fuels Reduction Project, and Urban Forest Defense Zone Fuels Reduction Project), and at developed recreation sites.
Match: Non-cash contribution of 20% from CHIPS
Federal Nexus: Forest health and fuel reduction work on forest system (federal) lands.

Project Name: Cole Property
EIP Number: 02.01.01.0157
Project Proponent: USFS
Project Description: The goal of the Cole Unit Hazardous Fuels Reduction Project is to protect life, property, and the environment by reducing hazardous forest fuels and improving forest health. This project aims to mitigate wildfire risks to the critical infrastructure within and around the project area, as well as enhance the safety of the surrounding community. By strategically treating the landscape, this project will not only reduce fuel loads but also create defensible space that supports fire suppression efforts during a wildfire event. Additionally, the project will benefit the adjacent neighborhood and the nearby wildlife center by reducing the potential for catastrophic wildfires, which could threaten both human and wildlife. Through careful planning, permitting, and implementation, we will modify fire behavior to support suppression efforts, enhance forest resilience, and increase the vigor of the residual stand. In doing so, the project will benefit the surrounding community and wildlife areas, ensuring a safer and more resilient landscape for both people and nature.
Match: $60, 735
Federal Nexus: Yes

Watersheds and Water Quality Projects:

Project Name: Lower Rosewood Creek Aquatic Organism Passage Project – Implementation
EIP Number: 01.02.01.0093
Project Proponent: Nevada Tahoe Conservation District (NTCD)
Project Description: This project will remove two standpipe/metal culvert crossings installed in the late 90s at Incline Way and upstream near an existing multi-use path and replace them with structures that allow for the passage of native salmonids. In addition, project outcomes will be monitored and a monitoring report provided as part of the deliverables.
Match: $50,000 from Tahoe Fund, additional match funding is yet to be determined
Federal Nexus: The project area is within the historic range for Lahontan cutthroat trout (LCT), which provides a federal nexus with LCT being a federally listed species. The project will also expand access to LCT habitat on USFS lands upstream.

Schedule: The project will be implemented in 2026, so funding will need to be awarded by February of 2026 to facilitate contract solicitation and award.
Deliverables: Project permits, as-built drawings and monitoring report.

Project Name: Aquatic Invasive Species (AIS) Monitoring and Habitat Protection Project
EIP Number: 01.03.01.0048
Project Proponent: Tahoe Resource Conservation District
Project Description: This project will plan and implement monitoring and treatment at previously completed Aquatic Invasive Plant treatment locations on National Forest System lands to ensure no new infestations occur, projects meet objectives, and biological and physical habitat conditions on NFS lands are conserved/enhanced. A work plan will be developed and reviewed/approved by Forest Service staff. The work plan will include the following tasks: 1. Permit and Environmental Compliance, 2. Site-spefic monitoring plans, 3. Project management plans, 4. Database management, and 5. Project site coordination. A qualified, independent consultant, Marine Taxonomic Services, LLC (MTS), has been selected to perform the required tasks.
Match: $110,000 from California Tahoe Conservancy, $60,743.75 from Elk Point Marina secured. Another $50,000 is anticipated from California Tahoe Conservancy project funds.
Federal Nexus: AIS monitoring and treatments will occur on NFS lands.
Schedule: The project will be implemented starting in fall of 2025. Funding will need to be awarded to Tahoe RCD in fall of 2025.
Deliverables: Annual workplans and annual reports, outreach and public notices.

Project Name: Tahoe Blue Beaches
EIP Number: 04.02.02.0012
Project Proponent: League to Save Lake Tahoe
Project Description: This project will remove beach sub-surface litter from popular Forest Service managed recreation sites to prevent transmission of pollution into the waters of Lake Tahoe and reduce safety concerns at popular recreation sites. Work also includes outreach and education to prevent litter and improve environmental outcomes.
Match: TBD
Federal Nexus: Project will remove trash from USFS lands including beaches and general forest areas.

Project Name: Needle Peak Localized Treatment (part of overall Upper Bijou Park Creek Watershed Restoration Project)
EIP Number: 01.01.01.0184
Project Proponent: City of South Lake Tahoe
Project Description: As part of the Upper Bijou Park Creek Watershed Restoration Project, one of the projects that was identified to benefit water quality is the Needle Peak Localized Treatment Project. The sanding route along Needle Peak Road, Wildwood Avenue, and Ski Run Boulevard experiences a high application of road abrasives. This project identified collection points and will install sediment traps to capture the larger sediment material before it is carried down Bijou Park Creek. The sediment traps will be installed in the City of South Lake ROW at curb cuts, drain inlets, and culvert outfalls along the sanding route. Match: 13% from local sources

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Federal Nexus: The federal nexus of this project is that the runoff from USFS land travels down the roads included in this project (Wildwood Avenue, Regina Road, Needle Peak Road, and Ski Run Boulevard) and carries sediment down into Bijou Park Creek. This project will provide opportunities to capture the sediment prior to reaching the creek.
Schedule: The project is currently in the final design stage, with LTRA funding to support implementation in 2027.
Goal: The project goal is to reduce stormwater pollution from roads, USFS land, and private parcels.
Deliverables: The EIP performance measure is miles of road decommissioned or retrofitted.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 5, 2026

Acceptance of Lake Tahoe Restoration Act Grant Award for Needle Peak Localized Treatment Project (Part of Upper Bijou Park Creek Watershed Restoration Project)

BACKGROUND

A. The Upper Bijou Park Creek Watershed Restoration Project (EIP# 01.01.01.0184) is included on the priority list for watershed and water quality improvement projects within the Lake Tahoe basin.

B. The Needle Peak Localized Treatment Project, one of the subprojects that is part of the Upper Bijou Park Creek Watershed Restoration Project, was one of the high priority projects identified by Public Works staff and City Manager during interagency working group meetings.

C. The USFS in collaboration with TRPA selected the project to receive $300,000 in Lake Tahoe Restoration Act (LTRA) Fiscal Year 2026 funds.

D. The MOU between TRPA and the City requires a 15.16% match ($45,484.48) from the City. Not all contingency funds were utilized for the construction of the Rockwood to Blackwood Drainage Improvements Project (another subproject that is part of the Upper Bijou Park Creek Watershed Restoration Project) and remain in the Project account. If approved, these funds will be utilized as match to the LTRA grant.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe hereby:

1. Authorizes and directs the Director of Finance to accept and appropriate funds as described below.

REVENUE

301-40051-33325	Lake Tahoe Restoration Act Grant	(-) $300,000

EXPENSE

301-40051-48030	Upper Bijou Park Creek – Construction	(+) $300,000

Adopted by the City of South Lake Tahoe City Council on May 5, 2026, by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Cody Bass, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:11

Agenda Item: Sale of Surplus Vehicles and Miscellaneous Small Tools

Executive Summary: In accordance with the City's policies, the department requests the designation of 9 vehicles and miscellaneous small tools as surplus property.

Requested Action / Suggested Motions: Pass a Motion designating 9 vehicles and miscellaneous small tools for surplus and subsequent disposal following the City's policy on disposition of surplus property.

Responsible Staff Member: Mohammad Qureshi, Director of Public Works and Phil Harwood, Fleet Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff_Report-Surplus Sale.docx
02-Exhibit A-Surplus List.pdf

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Sale of Surplus Vehicles and Miscellaneous Small Tools

Location: Citywide

Responsible Staff Member: Mohammad Qureshi, Director of Public Works and Phil Harwood, Fleet Manager

Background: The City has an established policy to dispose of property owned by the City. The policy requires surplus property to be:

- identified by a department.
- officially declared to the City Council for approval to surplus.
- eliminated from the fixed asset accountability list; and
- sold at auctions or to any organization or non-employee willing to pay fair market value.

Issue and Discussion: Fleet Services has identified 9 vehicles and miscellaneous small tools that have reached the end of their serviceable lifecycle or are otherwise not repairable. Exhibit A lists these 9 vehicles along with rationale for the decision to surplus. Along with the various vehicles and, we request to dispose of various small tools, surplus items from warehouse stock, and other items of lesser value that reached their service life and/or have become inoperable.

The vehicles will be auctioned using large cooperative governmental auctions.

Financial Implications: Auction proceeds generate revenue and will be used to offset the cost to purchase vehicles and/or equipment in the FY 2026/27 budget year. Fleet Services uses large cooperative governmental auctions. These auctions historically return higher proceeds and offer greater accountability.

Environmental Considerations: This purchase is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(2) (continuing administrative or maintenance activities, such as purchases for supplies).

Policy Implications: This action follows the City's policy of disposition of surplus.

Exhibit A- Surplus Property list

Unit #	Make	Model	Year	Miles	Condition-Notes
2109	Ford	Ranger	1992	93,246	Past service life – Cost to date exceeding for M R
1002	Ventrac	4500	2015	1,380 HR	Past service life – Cost to date exceeding for M R
1284	Ford	Intercerptor	2015	68,000	Past service life – Cost to date exceeding for M R
1285	Ford	Intercerptor	2015	94,807	Past service life – Cost to date exceeding for M R
2107	Chevrolet	Silverado	2012	70,000	No parts available for hybrid braking system
2132	Dodge	2500	2001	101,185	Past service life – Cost to date exceeding for M R
6197	Lincoln	Ranger welder	2016	N/A	No Longer used
2085	Chevrolet	Tahoe	2009	96,000	Past service life – Cost to date exceeding for M R
1268	Chevrolet	Tahoe	2009	161,451	Past service life – Cost to date exceeding for M R
Fire, Streets	Small old tools	Miscellaneous			No longer used surplus

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:12

Agenda Item: 2025-2026 Master Fee Schedule

Executive Summary: Per the discussion held on March 24, 2026, the proposed updates to the 2025-2026 Master Fee Schedule incorporate the comprehensive user fee study conducted in 2025. The updates also include Consumer Price Index (CPI) adjustments, reflecting the City's ongoing efforts to promote full cost recovery where applicable. The Master Fee Schedule has been thoroughly reviewed by departments and Finance staff to ensure it appropriately balances the City's cost recovery objectives, current market conditions, and broader policy considerations. The City Council will consider formal adoption of the 2025-2026 Master Fee Schedule at this meeting.

Requested Action / Suggested Motions: Pass a Resolution adopting the Annual Master Schedule of Fees and Charges for City Services as presented.

Responsible Staff Member: Akemi Nishimura, Accountant I

Reviewed and Approved By: Olga Tikhomirova, Director of Finance Susan Blankenship, City Clerk Heather Stroud, City Attorney

Attachments:

01-Staff Report - 25-26 Master Fee Schedule.docx
03-Resolution Master Fee Schedule 25_26.docx
05-Strengthening Financial Position Feb 2013.pdf
06-Notice of Public Hearing-Master Fee Schedule_04.03.26.pdf
07-South Lake Tahoe User Fee Report.pdf
02-Master Fee Schedule 25_26 (Red-Lined).pdf
04-Master Fee Schedule 2526 (Exh. A to Reso.).pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: 2025-2026 Master Fee Schedule (Public Hearing)

Location: Finance Department

Responsible Staff Member: Akemi Nishimura, Accountant I, (530) 542-6061;
Olga Tikhomirova, Director of Finance, (530) 542-7431

Background:
User fees in California are required to conform to the California Constitution (including Proposition 26) and statutory requirements such as Government Code Sections 66014 through 66018.5. Under Proposition 26, fees imposed for specific services, reasonable regulatory costs, licenses and permits, or for entrance to or use of City property are generally excluded from the definition of a "tax," as outlined in Article XIIIC, Section 1(e). Fees for the use of City property, such as campground fees, fall under this exception and are not restricted to cost recovery, allowing the City to charge market-based rates.

On March 10, 2026, the City Council received a presentation of the Draft Comprehensive User Fee Study prepared by Government Consulting Partners (GCP). The purpose of the study was to align user fees with the actual cost of providing services, improve transparency, ensure compliance with Proposition 26 and Government Code Section 66014, and reduce unintended General Fund subsidies where appropriate.

The study evaluated the full cost of service across departments, including direct staff time, fully burdened labor rates, overhead allocation, operating costs, and current cost recovery levels.

Before providing policy direction on potential fee adjustments, the Council requested additional information regarding the City's financial condition. As a result, updates to the Master Fee Schedule were scheduled to return following the FY 2026 Mid-Year Budget Review and Five-Year Financial Plan Update, along with the requested policy direction.

On March 24, 2026, with the additional financial context provided by the FY 2026 Mid-Year Budget Review and Five-Year Financial Plan Update, Council directed staff to set cost recovery levels as recommended by GCP, except:

1. Fingerprinting fees: recover only the Department of Justice cost.
2. Appeals: set at full-cost recovery and due at filing; if appellants prevail (the decision is reversed or materially modified in their favor), the full fee will be refunded.
3. Continued General Fund subsidy levels for Emergency Medical Services (EMS).
4. Continued General Fund subsidy levels for recreation and other community-benefit programs.

Recommendations for reduced building permit fees for smaller homes, small businesses, multi-family rental housing, and deed-restricted housing will be brought forward at a later date.

Issue and Discussion:
The attached Master Fee Schedule reflects the fee adjustments directed by the City Council on March 24, 2026. Certain fees were excluded from the User Fee Study because they are set by contract or require market analysis beyond the scope of the RFP. These fees remain included in the Master Fee Schedule presented for Council review and approval. Each department reviewed its respective fee schedule as adjusted through the User Fee Study and further evaluated whether the adjusted fees could reasonably be increased by the Consumer Price Index (CPI) for the upcoming fee schedule cycle.

Consistent with GCP's recommendation, staff utilized the San Francisco–Oakland–Hayward Urban All Items Index (formerly the San Francisco–Oakland–San Jose Urban All Items Index). This index has historically been applied to adjust fees that are not constrained by local market forces or by state or local laws and ordinances. The CPI increase applicable for 2025-2026 is 3.04%. Fees excluded from this adjustment include those governed by contractual agreements or limited by State or City Code, as noted in the Areas of Exception section below.

This update supports the City's Financial Policies: Strengthening Financial Position (adopted in 2013), which call for regular review of user fees to promote fiscal sustainability and minimize General Fund subsidies where appropriate. The policy states:

> *The City provides certain services to its residents and businesses that are funded in whole or in part by fees that are intended to cover all or a portion of the cost of providing such services. To the extent User Fees do not cover the entire cost of providing such services, the General Fund subsidizes the additional expense. Careful examination of User Fees shall enhance the stability of the General Fund.*
>
> *…fees shall be adjusted by no less than the amount of the annual change in the Consumer Price Index.*

As directed by the City Council at its March 24, 2026 meeting, the changes have been fully incorporated into the Master Fee Schedule presented with this agenda item. Accordingly, the item includes a resolution for Council consideration to adopt the 2025-2026 Master Fee Schedule at this meeting. If the City Council directs modifications to any fees, staff will return at a subsequent meeting with a revised Master Fee Schedule reflecting those changes prior to implementation. If adoption is delayed to a subsequent meeting, the City may experience reduced revenue collection due to the delay in implementing the new fees, as well as potential delays in issuing business license renewal notices.

AREAS OF EXCEPTION TO THE PROPOSED 3.04% INCREASE AND OTHER CHANGES

Recreation Services: Recreation Facility Rental fees are market-based, and the Recreation Program fees are tied to community benefit and subsidy level (level of cost recovery). Staff applied the CPI increase selectively, accepting it for programs and rentals below market or cost recovery levels.

Facility Rentals, Facility Day Use offerings, and programs associated with the former Recreation Complex have been removed following its closure on April 4, 2026. In addition to the fee schedule adopted on November 4, 2025, staff proposed supplemental fees for the new Recreation and Aquatic Center to provide expanded options for families and youth organizations. Ice Arena fees will remain unchanged at this time.

Development Services-Building: Staff accepts all applicable CPI increases except for fees increased by the User Fee Study. Permit Technology Fee has been increased in coordination with the Finance Department. Residential Suppression System fees have been renamed as Residential Fire

Sprinkler fee and are now assessed based on construction valuation to reflect current service delivery practices. Re-check Fee for fourth and subsequent re-inspections has been introduced at a higher rate than the standard re-inspection fee to discourage repeat inspection requests without necessary corrections. Notice of Violation (City Code 6.55.550) has been added for clarity, as it was previously captured under other code violations in the Police Department section.

Development Services-Housing: Staff accepts all applicable CPI increases for the current year.

Development Services-Planning: In addition to the fee adjustments recommended to achieve full cost recovery, staff applied most CPI increases for the current year, except for the Inclusionary Housing Requirement, which is not subject to CPI adjustment pursuant to Ordinance 2023-1180. Inclusionary Housing Plan Check Process fee has been added to recover staff costs associated with reviewing these plans.

Residential Permit Processing has been renamed as Allocation Application Processing for clarity. Negative Declaration Review and Negative Declaration Preparation fees have been updated from a flat rate to the actual specialist cost plus a 25% administrative fee. Permit Technology Fee has been added to recover the cost of maintaining cloud-based systems. Special Plan Inspections fee has been introduced to reflect demand for services outside regular business hours, including evenings and weekends.

Plan Amendment Deposit has been increased from $8,855 to $10,000 in accordance with the User Fee Study, and a $10,000 deposit has also been added for Annexation reviews. Mobile Vending - New Vendor Permit and Renewal Permit have been removed as these are included within the Location Permit. Public Murals review continues to have no fee pursuant to Resolution 2022-104.

Public Works: Staff applied all CPI increases for the current year except for Transportation Permit fees, which are set by the State.

Consistent with the User Fee Study, the fee structure for Large Multi-Family Residential Public Works plan reviews (7 or more units) has been updated from a fixed amount to an hourly rate, and Grading fees have been streamlined. To accommodate the need for outsourced plan review services, Third-Party Plan Review has been added. Technology Fee is also introduced to recover the cost of maintaining cloud-based systems.

Fire Department: Staff applied all applicable CPI increases for 2025–2026. In accordance with the User Fee Study, redundant or obsolete fees have been removed to simplify the fee schedule. Many fees also move away from the hourly rate and offer a rate per incident as originally intended.

Ceremonial/Special Permit, Tree Removal Permit, Misc. Event Standby, and Basic Fire Inspection hourly rate after 4 hours have been added to reflect the service demand. Fire Administrative Processing fee has also been introduced to recover the administrative staff cost.

Police Department: Per Res 2025-030, Parking Citation for Illegal Parking in an Electric Vehicle Charging Space (City Code 4.25.435) is added to the Master Fee Schedule. Per Resolution 2025-054, Qualified Vacation Home Rentals are no longer permitted and removed from the schedule. Per Resolution 2025-093, Public Safety Mitigation Fees are eliminated beginning with the 2026 fee cycle. A Repossession Fee is also added in compliance with Government Code Section 41612.

As directed by council on April 21, 2026, the fines for Refuse and Garbage (City Code 4.150) have been increased.

An increase in the Shared Mobility Device fee is recommended to achieve full cost recovery, pending adoption of amendments to Ordinance 2020-1140. In conjunction with this adjustment, penalties of $100 each for Shared Mobility Device Operator Violations and Shared Mobility Device Rider Violations are proposed.

Airport: Staff applied all applicable CPI increases for 2025–2026 except for GA Ramp Fee for A/C under 5,000 lbs, Fuel Flowage Fee, and Hangars. No increase is proposed for those fees as they are already comparable to fair market rates.

Gratuitous Transportation has been removed, and Advertising "Paper" Pick-Up Ads has been replaced with Advertising Digital to reflect current market demand. Special Event Fee (Celebrity Golf, A/C under 5,000 exempt) has been added to recover the cost of air traffic control services required during major events such as the Celebrity Golf tournament.

City Clerk: Staff proposes opting out of the CPI increase for 2025–2026. Notary Service fees are set by California Government Code Section 8211. Public Property Use Fee for filming has been replaced with four new fees that more accurately reflect the services provided.

Finance: The passage of Measure B on June 5, 2012 precludes any CPI changes to the tax rate per $1,000 of gross receipts and sets the maximum annual tax of $20,000; therefore, no changes to the Business and Professions Tax Rates are proposed. Based on the user fee study, several fees are adjusted to 100% cost recovery except Return Check (NSF) Processing, which is set by California Civil Code 1719. Staff proposes opting out of the CPI increase for 2025–2026.

Financial Implications:
Fees that are less than full cost recovery will be required to be subsidized by other General Fund revenues.

Environmental Considerations:
This is not a "project" subject to review under the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications:
Implementation of the recommended fees for Fiscal Year 2025-2026 is consistent with the City's adopted Financial Policies of cost recovery for City provided services where applicable.

Multigenerational Recreation & Aquatics Center

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Gym Rentals			
Full (2 Courts)	hourly	$250	n/a
1/2 Gym (1 Court)	hourly	$125	n/a
1/4 (1/2 Court)	hourly	$65	n/a
Stage Rental Fee	each	$150	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Meeting Room Rentals			
Rental	per hour	$25	n/a
~~Non Fee~~ Partner/Affiliate Use	No Charge	No Charge	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Community Room Rentals			
Rental	hourly	$55	n/a
Stage Rental Fee	each	$150	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Commercial Kitchen Rental			
Commercial Kitchen Rental	hourly	$50	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Commercial Kitchen Rental (Cont.)			
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Dance/Fitness Room Rental			
Rental	hourly	$55	n/a
Stage Rental Fee	each	$150	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Event Space Rentals			
Event Space Weekday	Mon-Thurs $/hr.	$350	n/a
Event Space Weekend	Fri -Sun $/hr.	$450	n/a
Event Space After Hours	per hour	$100	n/a
Stage Rental Fee	each	$150	n/a
Audio Video Ad On	each	$150	n/a
Event Space Facility Rental Setup Fee	per hour (2 hour minimum)	$48	n/a
Ceremony Chair Package	$7-$9 per chair comps	$8 per chair	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Pool Rental			
Swimming Pool Rental Rate	hourly	$85	n/a
Lap Pool Rental (Full)	hourly	$85	n/a
Lap Pool Rental (1/2 pool)	hourly	$45	n/a
Lap Lane Rental (1 Lane)	hourly	$15	n/a
Play Pool Rental	hourly	$95	n/a
Stage Rental Fee	each	$150	n/a
Lifeguard Hourly Rate (Rental)	hourly	actual cost at fully burdened rate	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Pool Rental (Cont.)			
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Party Room			
Rental Weekday	Mon-Thurs $/hr.	$40	n/a
Rental Weekend	Fri -Sun $/hr.	$50	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Party Packages			
Mini Mountain Movers Party Package	session rental	$225	n/a
Batting Cages	2-hour party	$300	n/a
Rockwall	1-hour party	$200	n/a
Obstacle Course Pool Add On	per event	$75	n/a
Pool Party Package	session rental	$200	n/a
Aquatics			
Obstacle Course	per participant	$5 plus facility drop in fee	n/a
Lifeguard Certification Course	per participant	$235	n/a
Water Safety Instructor Certification Course	per participant	$299	n/a
Junior Lifeguards	per participant per 4-week session	$200	n/a
Mini Lifeguards	per participant per 4-week session	$185	n/a
Swim Team	per participant per month/session	$120	n/a
Development Swim Team	per participant per month/session	$105	n/a
Aquatics Special Class (Ex Log Rolling)	per participant per class	$7	n/a
Float Fit Aquatics Fitness Classess 30 minutes	each	$10	n/a
Float Fit Aquatics Fitness Classess 60 minutes	each	$20	n/a
Float Fit Aquatics Fitness Classess 90 minutes	each	$30	n/a
Locker Rental	per month	$20	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Swimming Programs			
H2O Exercise: Adult 18-54 years	each	$8	$10
H2O Exercise: Senior or Permanent Disability	each	$6	$8
H2O Exercise: Adult 18-54 years - 10 Use Pass	each	$60	$75
H2O Exercise: Senior or Perm Disability - 10 Use Pass	each	$50	$65
H2O Exercise: Individual Annual Pass	each	$295	$369
Swimming Lessons (Group) 8 Class Session	each	$50	n/a
Swimming Lessons (Group) 6 Class Session	each	$40	n/a
Swimming Lessons (Group) 4 Class Session	each	$30	n/a
Private Lessons (25 minutes) 1 Student	each	$33	n/a
Private Lessons (25 minutes) 2 Students	each	$45	n/a
Private Lessons (25 minutes) 3 Students	each	$55	n/a
Master Swim Drop In	each	$10	$12
Master Swim Session 10 Use Punch Card	each	$70	$85
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Day Use: Includes Gym, Natatorium, Exercise Room, Walking Track			
Adult: 18-54 Years	each	$10	$15
Youth: 18 Years and Under	each	$8	$12
Senior 55 Years and Up or Permanent Disability	each	$8	$12
Public Shower Adult/Discount for Senior, Disabled, and Youth	each	$3/$2	n/a
Daily Day Rate for Medi-Cal, WIC , and Veteran Participants			
Adult: 18 and Over	each	$3	n/a
Youth: 18 Years and Under	each	$2	n/a
Facility Multi-Use Day Passes: Includes Gym, Natatorium, Exercise Room, Walking Track			
Adult - 10 use punch card	each	$80	$100
Adult - Monthly	each	$65	$81
Adult - 90 Day (City Employees Only)	each	$45	n/a
Senior or Permanent Disability -10 use punch card	each	$65	$81
Senior or Permanent Disability - Monthly	each	$50	$63
Children 3 years and Under Are Free with a Paying Adult for Recreation Drop in only	each		
Youth - 10 use punch card	each	$65	$81
Youth Monthly	each	$50	$63
Couple Annual Pass	each	$690	$863
Individual Annual Pass	each	$480	$600
Youth Annual Pass	each	$300	$375
Youth Annual Pass for GPA of 3.5 or higher (Resident Only~~ - Ages 14-17~~)	each	$150	n/a
Senior Annual Pass	each	$300	$375
~~10% off Annual pass is purchased between January 1, 2026 - March 31, 2026~~	~~10% off annual pass is purchased between 1/1/2026 - 3/31/2026~~		~~n/a~~
Family Annual Pass (2 adults + 2 children): Includes 20% discount on party packages and access to special member days	each	$825	$1,031
Family Annual Pass (1 adult + 1 child): Includes 20% discount on party packages and access to special member days	each	$560	$700

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Facility Multi-Use Day Passes: Includes Gym, Natatorium, Exercise Room, Walking Track (Cont.)			
Family Annual Pass - Each Additional Adult	each additional adult	$345	$431
Family Annual Pass - Each Additional Senior or Child	each additional senior or child	$150	$188
Administrative Fee for replacement of annual passes only	each	$10	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Recreation Add Ons			
Batting Cages	per participant	$5 plus facility drop in fee	n/a
Batting Cages - 10 punch card	each	$100 includes drop in fee	n/a
Rockwall	per participant	$5 plus facility drop in fee	n/a
Rockwall - 10 punch card	each	$100 includes drop in fee	n/a
Golf Simulator	hourly	$50	n/a
Rockwall	hourly	$150	n/a
Rec Center Special Events			
Puzzle Event	per team	$40	n/a
Family Dance	per participant (adults and children age 2 and older)	$15	n/a
Family Dance (Childred Under 2 Years Old)	No Charge	No Charge	n/a
Gym Sports Event	per team	$40	n/a
Pickleball Tournament	per team	$75	n/a
Family Game Night	Part of Season Pass	No Extra Charge	n/a
Pool Special Events	per participant	$15	n/a
Pickleball Mixer	per participant	$25	n/a
Adult Programs			
Adult Volleyball League Team	per season participant	$400	n/a
Adult Volleyball League Individual	per season participant	$66	n/a
Adult Basketball League Team	per season participant	$550	n/a
Adult Basketball League Individual	per season participant	$75	n/a
Pickleball Clinic Adults	per participant per session	$30	n/a
Pickleball Clinic Youth	per participant per session	$25	n/a
Senior Games	per participant per event	$10	n/a
Personal Training	per participant per hour	$60	$75
Adult Cornhole League Individual	per season participant	$50	n/a
Adult Fitness Classes 30 minutes	each	$10	$12
Adult Fitness Classes 60 minutes	each	$15	$18
Adult Fitness Classes 90 minutes	each	$20	$25
Late Payment Registration for league play	10% increase to base fee	10% increase to base fee	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Youth and Teens			
Parents Night Out	per participant	$40	n/a
Kid's Summer Day Camp	each	$40	$50
Kid's Summer Day Camp (Weekly Fee)	each	$150	$188
Kid's Summer Day Camp Multi-Child Discount	10% off base rate	10% off base rate	n/a
Youth Basketball League	per season participant	$65	n/a
Youth Flag Football League	per season participant	$95	n/a
Youth Street Hockey	per season participant	$70	n/a
After School Enrichment Program	per season participant	$120	n/a
Tiny Tots Sports League	per season participant	$60	n/a
Youth Volleyball League	per season participant	$75	n/a
Youth Soccer League	per season participant	$65	n/a
Multi Child Discount	10% off base fee	10% discount	n/a
Late Payment Registration for league play	10% increase to base fee	10% increase to base fee	n/a

~~Recreation Complex~~ Other Parks & Recreation Facilities

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
~~FACILITY RENTALS~~						
~~**Building Rental:**~~						
~~Gymnasium~~	~~hourly~~	~~$71~~				
~~Meeting Rooms, Recreation Complex~~	~~hourly~~	~~$39~~				
~~Kitchen, Recreation Complex~~	~~hourly~~	~~$33~~				
Senior Center Large Multi-Purpose Room	hourly	$64	n/a	n/a	$0	$64
Senior Center, Conference Room	hourly	$46	n/a	n/a	$0	$46
Senior Center, Arts & Crafts Room	hourly	$46	n/a	n/a	$0	$46
~~Public Shower Adult/discount for senior, disabled, youth~~	~~each~~	~~$3/$2~~				
~~Non-Profit Organizations~~	~~25% off base rate~~	~~25% discount~~				
~~Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation Complex~~	~~No Charge~~	~~No Charge~~				
~~Facility Rental Setup Fee~~	~~hourly~~	~~$43~~				
~~Single Court Reservation~~	~~hourly~~	~~$20~~				
~~Double Court Reservation~~	~~hourly~~	~~$40~~				
~~Mini Mountain Movers Party Package~~	~~Session Rental~~	~~$299~~				
~~Group Rentals May Be Subject to $500 minimum or $1,500 maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe~~	~~$500 (Security Deposit)~~	~~$500 Minimum or $1,500 Maximum~~				
~~Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe~~	~~$15 (Cancellation Fee)~~	~~$15 Minimum or $50 Maximum~~				
~~Late Payment Penalty Fee~~	~~10% of total rental fee due~~	~~10% of total rental fee due~~				
~~**Pool Rental (Per Hour):**~~						
~~Swimming Pool Hourly Rental Rate~~	~~hourly~~	~~$84~~				
~~Lifeguard Hourly Rate (Rental)~~	~~hourly~~	~~actual cost at fully burdened rate + overhead~~				
~~Pool Party Package~~	~~Session Rental~~	~~$199~~				
~~Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe~~	~~$15 (Cancellation Fee)~~	~~$15 Minimum or $50 Maximum~~				
~~Late Payment Penalty Fee~~	~~10% of total rental fee due~~	~~10% of total rental fee due~~				
Outdoor Park Facility Rentals:						
Alcohol Use Permit, City Sanctioned Public/Private Outdoor Facilities	each	$66	$0	$66	$2	$68
Bijou Park, Kiwanis Picnic Shelter (4 Hours)	hourly	$173	$0	$173	$5	$178
Bijou Park, Rotary Picnic Shelter (4 Hours)	hourly	$173	$0	$173	$5	$178
Recreation Complex Group Picnic Areas (4 Hours)	hourly	$173	$0	$173	$5	$178
Gazebos and Picnic Areas beyond 4 hour minimum rental	hourly	$46	$0	$46	$1	$47
Private Rental: Regan Beach West (Per Hour; 2-Hour Minimum)	Mon-Thur $/hr	$222	$0	$222	$7	$229
	Fri & Sun $/hr	$287	$0	$287	$9	$296
	Sat $/hr	$349	$0	$349	$11	$360
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	$0	10% of total rental fee due	$0	10% of total rental fee due
Public Special Event Park Rentals:						
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance up to 500 persons	day	$1,091	($291)	$800	$0	$800
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance 501-~~2,000~~ 1,000 persons	day	$1,364	$0	$1,364	$41	$1,405
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance 1,001-2,000 persons	day	n/a	n/a	$1,900	$0	$1,900

~~Recreation Complex~~ Other Parks & Recreation Facilities (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Public Special Event Park Rentals (Cont.)						
Bijou Community Park Lawn Space (up to 100 persons)	hourly	n/a	n/a	$50	$0	$50
Bijou Bike Park or Skate Park Rental	day	$254	$0	$254	$8	$262
Disc Golf Course Rental for Tournaments & Special Events (Bijou Park)	day	$267	$0	$267	$8	$275
Bijou Park Concession (absent lease agreement)	day	$299	$0	$299	$0	$299
Bijou Community Park Parking Lot Rental	daily	$105	$110	$215	$0	$215
Community Playfield Parking Lot Rental	daily	$105	$110	$215	$0	$215
Facility Rental Setup Fee	hourly	$43	$5	$48	$0	$48
Special Event Vendor Fee	Not to Exceed $125 per event	Not to Exceed $125 per event	$0	Not to Exceed $125 per event	$0	Not to Exceed $125 per event
Non-Profit Organizations	25% off base rate	25% discount	$0	25% discount	$0	25% discount
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	$0	10% of total rental fee due	$0	10% of total rental fee due
~~Facility Rental Setup Fee~~	~~hourly~~	~~$43~~	~~$5~~	~~$48~~		
Group Rentals May Be Subject to $500 Minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500	$0	$500 Minimum or $1,000 Maximum	$0	$500 Minimum or $1,000 Maximum
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$0	$15 Minimum or $50 Maximum	$0	$15 Minimum or $50 Maximum
~~**Facility Day Use (Includes Pool, Weight Room, Gym, Ping Pong, Foosball, Traversing Wall):**~~						
~~Adult: 18-54 Year~~	~~each~~	~~$6~~				
~~Youth: 18 Years and Under~~	~~each~~	~~$4~~				
~~Senior 55 Years and Up or Permanent Disability~~	~~each~~	~~$5~~				
~~**Daily Day Rate for Medi-Cal, WIC, and Veteran Participants:**~~						
~~Adult: 18 and Over~~	~~each~~	~~$3~~				
~~Youth: 18 Years and Under~~	~~each~~	~~$2~~				
~~**Multi-Use Passes:**~~						
~~Adult - 20 Use~~	~~each~~	~~$80~~				
~~Adult - 90 Day~~	~~each~~	~~$160~~				
~~Senior or Permanent Disability - 20 Use~~	~~each~~	~~$50~~				
~~Senior or Permanent Disability - 90 Day~~	~~each~~	~~$120~~				
~~Youth - 20 Use~~	~~each~~	~~$45~~				
~~Youth - 90 Day~~	~~each~~	~~$95~~				
~~Individual Annual Pass~~	~~each~~	~~$225~~				
~~Family Annual Pass (up to 4 people)~~	~~each~~	~~$825~~				
~~Administrative Fee for replacement of annual passes only~~	~~each~~	~~$10~~				
~~Non-Profit Organizations~~	~~25% off base rate~~	~~25% discount~~				
~~**Swimming Programs:**~~						
~~H2O Exercise: Adult 18-54 years~~	~~each~~	~~$7~~				
~~H2O Exercise: Senior or Permanent Disability~~	~~each~~	~~$6~~				
~~H2O Exercise: Adult 18-54 years - 10 Use Pass~~	~~each~~	~~$50~~				
~~H2O Exercise: Senior or Perm Disability - 10 Use Pass~~	~~each~~	~~$40~~				
~~H2O Exercise: Individual Annual Pass~~	~~each~~	~~$295~~				
~~Swimming Lessons (Group) 8 Class Session~~	~~each~~	~~$49~~				
~~Swimming Lessons (Group) 6 Class Session~~	~~each~~	~~$39~~				
~~Swimming Lessons (Group) 4 Class Session~~	~~each~~	~~$29~~				

~~Recreation Complex~~ Other Parks & Recreation Facilities (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
~~Swimming Programs (Cont.)~~						
~~Private Lessons (25 minutes) 1 Student~~	~~each~~	~~$33~~				
~~Private Lessons (25 minutes) 2 Students~~	~~each~~	~~$44~~				
~~Private Lessons (25 minutes) 3 Students~~	~~each~~	~~$55~~				
~~Children 3 years and Under Are Free with a Paying Adult for Recreation Swim Only~~	~~each~~	~~$0~~				
~~Master Swim Drop In~~	~~each~~	~~$10~~				
~~Master Swim Session 10 Use Punch Card~~	~~each~~	~~$60~~				
~~Float Fit Aquatics Fitness Class 30 minutes~~	~~each~~	~~$10~~				
~~Float Fit Aquatics Fitness Class 60 minutes~~	~~each~~	~~$20~~				
~~Float Fit Aquatics Fitness Class 90 minutes~~	~~each~~	~~$30~~				
~~Pool Special Events~~	~~per participant~~	~~$15~~				
~~Non-Profit Organizations~~	~~25% off base rate~~	~~25% discount~~				
~~Youth and Teens:~~						
~~Star Camp Care (pre- and post-camp child care, per hour)~~	~~each~~	~~$8~~				
~~Youth Adventure Camps~~	~~each~~	~~Fee based on production costs~~				
~~Kid's Summer Day Camp~~	~~each~~	~~$35~~				
~~Kid's Summer Day Camp (Weekly Fee)~~	~~each~~	~~$150~~				
~~Kid's Summer Day Camp- Multi-Child Discount~~	~~10% off base fee~~	~~10%~~				
~~Youth Basketball League~~	~~per season participant~~	~~$65~~				
~~Youth Flag Football League~~	~~per season participant~~	~~$95~~				
~~After School Enrichment Program~~	~~per session participant~~	~~$120~~				
~~Tiny Tots Sports League~~	~~per session participant~~	~~$60~~				
~~Youth Volleyball League~~	~~per season participant~~	~~$75~~				
~~Youth Soccer League~~	~~per season participant~~	~~$65~~				
~~Parents Night Out~~	~~per participant~~	~~$40~~				
~~Multi Child Discount~~	~~10% off base fee~~	~~10% discount~~				
~~Late Payment Registration for Youth League Play~~	~~10% increase to base fee~~	~~10%~~				
~~Adult Programs:~~						
~~Adult Volleyball League Team~~	~~per season per team~~	~~$400~~				
~~Adult Volleyball League Individual~~	~~per season participant~~	~~$66~~				
~~Adult Basketball League Team~~	~~per season per team~~	~~$550~~				
~~Adult Basketball League Individual~~	~~per season participant~~	~~$75~~				
~~Adult Cornhole League Individual~~	~~per season participant~~	~~$30~~				
~~Adult Cornhole One Day Event~~	~~per participant~~	~~$10~~				
~~Late Payment Registration for Adult League Play~~	~~10% increase to base fee~~	~~10%~~				
~~Adult Fitness Classes 30 minutes~~	~~each~~	~~$10~~				
~~Adult Fitness Classes 60 minutes~~	~~each~~	~~$15~~				
~~Adult Fitness Classes 90 minutes~~	~~each~~	~~$20~~				

Golf Course

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
9 Hole	each	$20	$2	$22	$0	$22
9 Hole Senior	each	$18	$2	$20	$0	$20
9 Hole ~~Youth~~ Junior (~~14~~ 17 and under~~, fee valid after 12 pm daily~~)	each	$11	$1	$12	$0	$12
9 Hole Family (1 adult & 1 ~~youth~~ Junior (~~14~~ 17 and under~~), after 12pm daily~~)	each	$24	$2	$26	$0	$26
Add 9 Holes	each	$13	$1	$14	$0	$14
Twilight (last 2 hours of tee times)	each	$17	$2	$19	$0	$19
Cart Rental	each	$5	$1	$6	$0	$6
Club Rental	each	$17	$0	$17	$0	$17
Passes:						
20 Use	each	$280	$28	$308	$0	$308
10 Use	each	$155	$16	$171	$0	$171
10 Use Twilight (~~after 3 pm~~ last 2 hours of tee times)	each	$130	$13	$143	$0	$143
10 Use Senior	each	$140	$14	$154	$0	$154
10 Use Family (1 adult & 1 ~~youth~~ Junior (~~14~~ 17 and under~~), after 12pm daily~~)	each	$180	$18	$198	$0	$198
10 Use ~~Youth~~ Junior (~~14~~ 17 and under~~, fee valid after 12 pm daily~~)	each	$85	$9	$94	$0	$94
Individual Adult Season Pass (no restrictions)	each	$450	$45	$495	$0	$495
Individual Senior Season Pass (no restrictions)	each	n/a	n/a	$450	$0	$450
Individual Junior Pass (no restrictions)	each	n/a	n/a	$450	$0	$450
Administrative Fee for replacement of annual passes only	each	$10	$0	$10	$0	$10
Bijou Golf Course use in partnership with Boys and Girls Club	No Charge	No Charge	$0	No Charge	$0	No Charge

Campground

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Campground Site Fee - No hook up, up to 6 people and 1 car (includes $10 infrastructure fee)	per day	$45	$2	$47	$0	$47
Standard Cabin (includes $10 infrastructure fee)	per day	$90	$0	$90	$0	$90
Reservation Fee (non-refundable)	each	$10	$0	$10	$0	$10
Cancellation Fee (Inside 30 days from arrival date)	One night rental fee	$50	$0	$50	$0	$50
Cancellation Fee (Outside 30 days of arrival date)	each	$10	$0	$10	$0	$10
Dump Fee (charged to campers not staying in our campground)	each	$15	$0	$15	$0	$15
Extra person	each	$6	$0	$6	$0	$6
Visitor Day Use	each	$5	$0	$5	$0	$5
Pets	each	$2	$0	$2	$0	$2
Extra Vehicle (no holding tanks)	each	$6	$0	$6	$0	$6
Motorcycles and Electric Scooters	each	$3	$0	$3	$0	$3
Late Checkout Fees	per site	$10	$0	$10	$0	$10

Boat Ramp*

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Day Use	per day	$17	$0	$17	$0	$17
Annual Pass	each	$138	$0	$138	$0	$138

***The Division of Boating and Waterways currently limits these fees to $17 for Day Use and $138 for an Annual Pass.**

Ice Arena**

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
ICE ARENA:						
Learn to Play	n/a	Free	n/a	n/a	$0	Free
Morning School Skate	n/a	Free	n/a	n/a	$0	Free
School Skate Week (PE program)	n/a	Free	n/a	n/a	$0	Free
Military Discount (Served In combat area)	n/a	Free	n/a	n/a	$0	Free
Wounded Warriors (military event)	n/a	Free	n/a	n/a	$0	Free
Charity Events (i.e. St. Baldrick's), fees subject to review	n/a	Ice free all day	n/a	n/a	$0	Ice free all day
Ice Sheet Rental See schedule for rates by time	per hour	$491	n/a	n/a	$0	$491
Party Room Full (hourly - 1 hour minimum)	per hour	$125	n/a	n/a	$0	$125
SKATING PROGRAMS:						
Public Skate: 11 years & up	per person	$20	n/a	n/a	$0	$20
Public Skate: Youth (10 & under)	per person	$10	n/a	n/a	$0	$10
Public Skate: Child (3 & under)	per person	Free	n/a	n/a	$0	Free
Public Skate: Senior 55 & up	per person	$7	n/a	n/a	$0	$7
Blue Card (available to frequent users/members)	each	n/a	n/a	n/a	n/a	n/a
Skate Rental	each	n/a	n/a	n/a	n/a	n/a
Free Style - Drop - In	each	$15	n/a	n/a	$0	$15
Hockey - Drop - In	per person	$20	n/a	n/a	$0	$20
Hockey League: Adult 18-54 years, 10 games	each	$250	n/a	n/a	$0	$250
Hockey League: Single Game	each	$25	n/a	n/a	$0	$25
Hockey League: Youth	each	$113	n/a	n/a	$0	$113
SKATING LESSONS:						
Skate/Hockey School: per lesson	per lesson	$20	n/a	n/a	$0	$20
Private Skate lessons (1 student, 2 student, 3 or more)	per lesson	Varies by instructor	n/a	n/a	n/a	Varies by instructor
City Sponsored Ice Programs:						
Partnerships with City recreation programs	fee determined by program type and need	Fee determined by program type and need	n/a	n/a	n/a	Fee determined by program type and need
Facility Rentals (various use agreements):						
Year Round Rentals for Rec Programs/Rec Center typically billed monthly	Refer to contract	Refer to contract	n/a	n/a	n/a	Refer to contract

****The listed Ice Arena Fees represent the maximum allowable charges.**

Development Services - Building

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Building Permit & Inspection:						
Building Permit Fee (25% plan review deposit due with application) Valuation shall be determined at the discretion of the Building Official utilizing the most current square foot valuation based on the proposed use and type of construction as published by the International Code Council or construction contract value submitted by the applicant	% of valuation	2% of valuation - $263 minimum	$0	2% of valuation - $263 minimum	$8	2% of valuation - $271 minimum
Administrative Processing	per hour/ 1 hr min.	$128	$23	$151	$0	$151
Active Building Permit Extension	each	$191	$0	$191	$6	$197
Building Plan Review Extension	each	$191	$0	$191	$6	$197
Building Plan Review	per hour / 1 hr min.	$128	$0	$128	$4	$132
Stop Work Notice of Violation	each	$428	$0	$428	$13	$441
Stop Work/Red Tag Permit Fee	each	2x the Building Permit Fee	n/a	2x the Building Permit Fee	n/a	2x the Building Permit Fee
Special Building Inspections	per hour / 1 hr. min. regular working hours per hour / 3 hr. min. outside of regular working hours	$177	$0	$177	$5	$182
Building Inspection/Reinspection Fee	each	$177	$0	$177	$5	$182
Document Printing & Copying	per page	$0.10	$0	$0.10	$0	$0.10
Permit Technology Fee	each permit	$13	$18	$31	$0	$31
Illegal Unit Review	each	$1,107	$0	$1,107	$34	$1,141
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	% of collection costs	25%	$0	25%	$0	25%
Temporary Certificate of Occupancy Application	each	$177	$0	$177	$5	$182
Demolition Permit	each	$440	$0	$440	$13	$453
~~**Fire Sprinkler Fees and Inspections:**~~						
~~Residential Suppression Sys 1-50 hds~~	~~per inspection~~	~~$248~~	~~$0~~	~~$248~~		
~~Residential Suppression Sys 50+ hds~~	~~per inspection~~	~~$604~~	~~$0~~	~~$604~~		
Residential Fire Sprinkler	% of valuation	2% of valuation - $263 minimum	$0	2% of valuation - $263 minimum	$8	2% of valuation - $271 minimum
Residential Fire Plan Review	hourly	$128	$0	$128	$4	$132
Notice of Violation (City Code 6.55.550)	each	n/a	n/a	n/a	n/a	$250
General Plan/Community Plan/Area Plan Maint. Fee	each	$1.15 per $1,000 valuation	$0	$1.15 per $1,000 valuation	$0.03	$1.18 per construction valuation
Re-check Fee (4th + Each Add'l Check)	each	n/a	n/a	$256	$0	$256
Fees for Work Not Specifically Identified Elsewhere	hourly	n/a	n/a	$177	$5	$182
Vacation Home Rental Fees:						
Vacation Home Rental Permit Inspection Fee (Adopted 6/17/2025)	each	$177	n/a	n/a	$108	$285
Vacation Home Rental Permit Re-Inspection Fee (Adopted 6/17/2025)	each	$104	n/a	n/a	$61	$165

Development Services - Housing

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Loan Subordination Fee	each	$2,161	$0	$2,161	$66	$2,227
Multi-Family Dwelling Inspection Fee	each unit	$104	$0	$104	$3	$107
Single Room Occupancy Inspection Fee	each unit	$104	$0	$104	$3	$107
Reinspection Service	per hour / 1 hr. min.	$177	$0	$177	$5	$182
Substandard Condition Inspection	each	$656	$0	$656	$20	$676

Development Services - Planning

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Allocations:						
Deposit - Building Permit	per application	$1,000	$0	$1,000	$0	$1,000
~~Residential Permit Processing~~ Allocation Application Processing	~~per living unit~~ each	$784	$167	$951	$29	$980
Single-Family Allocation Acceptance	per allocation					
	Under 2,000 sq. ft.	$0	$0	$0	$0	$0
	2,001-2,500 sq. ft.	$2,101	$0	$2,101	$64	$2,165
	2,501-3,000 sq. ft.	$5,253	$0	$5,253	$160	$5,413
	3,001-5,000 sq. ft.	$10,506	$0	$10,506	$319	$10,825
	>/=5,001 sq. ft.	$15,759	$0	$15,759	$479	$16,238
Inclusionary Housing Plan Check Process	each	n/a	n/a	$152	$5	$157
Inclusionary Housing Requirement	each nonexempt unit					
	Under 2,000 sq. ft.	exempt	$0	exempt	$0	exempt
	2,001-2,500 sq. ft.	$5.29/Sq. Ft.	$0	$5.29/Sq. Ft.	$0	$5.29/Sq. Ft.
	2,501-3,000 sq. ft.	$5.84/Sq. Ft.	$0	$5.84/Sq. Ft.	$0	$5.84/Sq. Ft.
	3,001-5,000 sq. ft.	$16.77/Sq. Ft.	$0	$16.77/Sq. Ft.	$0	$16.77/Sq. Ft.
	>/=5,001 sq. ft.	$17.65/Sq. Ft.	$0	$17.65/Sq. Ft.	$0	$17.65/Sq. Ft.
General Permits:						
Major General Planning Application (variance, special use permit, major design review, wireless communications facilities, small wireless communications facilities)	application	$3,219	$2,566	$5,785	$176	$5,961
Minor General Planning Application (minor variance, minor design review, eligible facilities request)	application	$1,019	$3,282	$4,301	$131	$4,432
Permit Revision and/or Permit Extension	each	$600	$694	$1,294	$39	$1,333
Categorical Exemption	each	$82	$108	$190	$6	$196
Negative Declaration Review	each	$4,414	n/a	Cost of consultant + 25%	$0	Cost of consultant + 25%
Negative Declaration Preparation	each	$7,991	n/a	Cost of consultant + 25%	$0	Cost of consultant + 25%
EIR/EIS	each	Cost of consultant + 25%	n/a	Cost of consultant + 25%	$0	Cost of consultant + 25%
Other Permits:						
Non Residential Fence Permits	each	$291	$90	$381	$12	$393
Home Occupation Permit	each	$146	$82	$228	$7	$235
Minor Sign Review and Approval	each	$161	$296	$457	$14	$471
Major Sign Review and Approval	each	$400	$209	$609	$19	$628
Sign Application Revision	each	$161	$220	$381	$12	$393
Locally Unique Sign Application	each	$3,219	$1,120	$4,339	$132	$4,471

Development Services - Planning (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Other Permits (Cont.):						
Minor Special Event Permit	each	$231	$797	$1,028	$31	$1,059
Major Special Event Permit	each	$459	$569	$1,028	$31	$1,059
Non-Profit Producer and Free to the Public - Special Event	each	$0	$0	$0	$0	$0
Temporary Use/Structure Permit	each	$689	$224	$913	$28	$941
Certificate of Compliance (Subdivision Map Act)	each	$888	$25	$913	$28	$941
Tentative Subdivision Map	each	$5,850	$734	$6,584	$200	$6,784
Condominiumization of Existing Residential Dev.	each	$6,016	$416	$6,432	$196	$6,628
Permit Technology Fee	each permit	n/a	n/a	$31	$0	$31
Cannabis Use Permit:						
Cannabis Use Permit	each	$5,816	($260)	$5,556	$169	$5,725
Cost Recovery Deposit Amounts for Cannabis Use Permit and Development Agreement						
a) Retailer / Cultivator / Testing Lab/ Manufacturing/ Distribution	each	$24,021	$0	$24,021	$730	$24,751
b) Microbusiness	each	$25,288	$0	$25,288	$769	$26,057
Annual Inspection Fee	each	$2,100	$0	$2,100	$64	$2,164
Re-Inspection Fee	each	$894	$0	$894	$27	$921
Other Services:						
Zoning Letter	each	$253	$90	$343	$10	$353
Document Copying	page	$0.10	$0	$0.10	$0	$0.10
Planning Review of Building Permits	~~per hour/1 hr. min.~~ each	$128	$24	$152	$5	$157
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	% of collection costs	25%	$0	25%	$0	25%
Public Notice Label Preparation	each	$234	($44)	$190	$6	$196
Special Plan Inspections	per hour / 1 hr. min. regular working hours per hour / 3 hr. min. outside of regular working hours	n/a	n/a	$177	$5	$182
Planning Documents:						
General Plan Amendment	each	Fully burdened hourly staff cost and/or cost of consultant - ~~$8,855~~ $10,000 deposit	$1,145	$10,000	$0	$10,000
Community Plan Amendment/Area Plan/Plan Area Statement	each	Fully burdened hourly staff cost and/or cost of consultant - ~~$8,855~~ $10,000 deposit	$1,145	$10,000	$0	$10,000
Annexation:						
Annexation	~~each~~ hourly	Fully burdened hourly staff cost - $10,000 deposit	$10,000	$10,000	$0	$10,000
Mobile Vending:						
Location Permit	each	$600	$237	$837	$25	$862
~~New Vendor Permit~~	~~each~~	~~$181~~				
~~Renewal Permit~~	~~each~~	~~$90~~				
Publicly Visible Art On Private Property:						
Public Murals	each	$0	$0	$0	$0	$0
Non-mural Publicly Visible Art	each	$263	$688	$951	$29	$980

Public Works

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Street/Property Abandonment	each	$3,277	($422)	$2,855	$87	$2,942
Single-Family Residential Public Works plan review fee	per hour	$128	$17	$145	$4	$149
Multi-Family Residential Public Works plan review fee (6 units or less)	per hour	$128	$17	$145	$4	$149
~~Large Multi-Family Residential Public Works plan review fee (7 or more units)~~	~~each~~	~~$1,711~~				
Large Multi-Family Residential Public Works plan review fee (7 or more units)	per hour	n/a	n/a	$145	$4	$149
Commercial Development/Redevelopment Public Works plan review fee	per hour/1 hr min.	$128	$17	$145	$4	$149
GIS Fee (special requests for information/maps)	each	$347	($38)	$309	$9	$318
Grading Fee < ~~3~~ 10 cubic Yards (no fee)	project	$0	$0	$0	$0	$0
Grading Fee ~~3 – 7~~ 10+ Cubic Yards	project	$566	$188	$754	$23	$777
~~Grading Fee 8 - 350 Cubic Yards~~	~~project~~	~~$957~~				
~~Grading Fee 350+ Cubic Yards~~	~~project~~	~~$2,468~~				
Parcel Merger/Lot Line Adjustment/Parcel Maps (does not include county fees paid directly to El Dorado County)	per hour/5 hr min.	$128	$17	$145	$4	$149
Final Subdivision Map (does not include county fees paid directly to El Dorado County)	per hour/5 hr min.	$128	$17	$145	$4	$149
Tentative Subdivision Map (does not include county fees paid directly to El Dorado County)	per hour	$128	$17	$145	$4	$149
Obstruction Permit	each	$307	$33	$340	$10	$350
Encroachment (Street Cut) Permit/Minor	each	$766	($426)	$340	$10	$350
Encroachment (Street Cut) Permit/Major; base + 1.5% of Construction value >$20,000	each	$766	($263)	$503	$15	$518
Transportation Yearly Permit	each	$148	($58)	$90	$0	$90
Transportation Single Permit	each	$105	($89)	$16	$0	$16
Permit Violation/Stop Work Fee	each	$1,532	$0	$1,532	$47	$1,579
Storm water Inspection Fee: Commercial	each	$262	$31	$293	$9	$302
Storm water Inspection Fee: Commercial Reinspection	each	$131	$162	$293	$9	$302
Storm water Inspection Fee: Industrial	each	$327	$73	$400	$12	$412
Storm water Inspection Fee: Industrial Reinspection	each	$131	$269	$400	$12	$412
Easement Request/Review	each	$1,417	$2,951	$4,368	$133	$4,501
Reproduction Fee	per 23x26 sheet file plans and record maps	$4	$9	$13	$0	$13
Street Name Change; actual costs of City staff, equipment, and materials	each	Actual	$0	Actual	$0	Actual
Unapproved Work (ROW)/Correction Fee/Inspections of Repairs to City Infrastructure; deposit plus actual time and materials of various city staff	each	$946	$0	$946	$29	$975
Public Works Condominiumization of Existing Residential Dev.	per hour/5 hr min.	$128	$17	$145	$4	$149
Public Works Inspections/Re-Inspections	each	$177	($32)	$145	$4	$149
Third Party Plan Reviews	each	n/a	n/a	actual cost	n/a	actual cost
Permit Technology Fee	each permit	n/a	n/a	$31	$0	$31

Fire Department

Fee Description	Recovery USA	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Emergency Medical Service:							
Advanced/Basic Life Support, incident response*		~~hourly~~ incident	$532 + Medicare Mileage factor	$66	$598 + Medicare Mileage factor	$18	$616 + Medicare Mileage factor
~~Advanced/Basic Life Support - with standby to support air ambulance transport, incident response~~		~~hourly~~	~~$1,032/hr~~				
~~Advanced/Basic Life Support - with engine standby for CPR, incident response~~		~~hourly~~	~~$1,032/hr~~				
County Fire Services:							
~~Lake Valley Fire District Contract~~			~~Per agreement (with CPI)~~				
~~Fallen Leaf Fire District Contract~~			~~Per agreement (with CPI)~~				
Wild Land Fire Suppression Fee:							
Support Vehicle		hourly	CA OES rate	n/a	CA OES rate	n/a	CA OES rate
Pumping Engine		hourly	CA OES rate	n/a	CA OES rate	n/a	CA OES rate
~~Ladder Truck~~		~~hourly~~	~~CA OES rate~~				
Motor Vehicle Accident:							
Level 1 Basic Response	X	~~hourly~~ incident	$1,159	$247	$1,406	$43	$1,449
Level 2 Extrication	X	~~hourly~~ incident	$1,757	$121	$1,878	$57	$1,935
Level 3 Multi Casualty	X	~~hourly~~ incident	$2,577	$760	$3,337	$101	$3,438
Hazardous Materials Clean-Up:							
Level 1 Basic Response	X	~~hourly~~ incident	$771	$461	$1,232	$37	$1,269
Level 2 Full Alarm Response	X	~~hourly~~ incident	$2,577	$764	$3,341	$102	$3,443
Bomb Response/Bomb Squad:							
Level 1 Full Alarm Response	X	~~hourly~~ incident	$1,159	$73	$1,232	$37	$1,269
Level 2 Full Alarm Engine Response plus TD Bomb Unit	X	~~hourly~~ incident	$2,577	$239	$2,816	$86	$2,902
Pipeline Breakage/Power Line Incidents:							
Level 1 Single Engine	X	~~hourly~~ incident	$1,159	$15	$1,174	$36	$1,210
Level 2 Full Alarm Engine Response	X	~~hourly~~ incident	$2,577	$66	$2,643	$80	$2,723
~~Fire Hydrant Flow Test~~		~~hourly~~	~~337~~				
~~Witnessed Acceptance Test~~		~~hourly~~	~~337~~				
Fire Watch Service	X		Actual costs	n/a	Actual costs	n/a	Actual costs
~~Structure Fire Suppression (includes scene safety, initial investigation, traffic control, patient contact, hazard control)~~	~~X~~	~~hourly per engine~~	~~$2,577~~				
		~~hourly per ladder truck~~	~~$2,577~~				
Structure Fire Suppression (includes scene safety, initial investigation, traffic control, patient contact, hazard control)	X	incident	n/a	n/a	$2,860	$87	$2,947
Emergency Assistance to Boats/Water Incidents: Includes boat responses, swift water and ice rescues, etc.							
Level 1 Single Engine	X	incident	$1,159	$78	$1,237	$38	$1,275

***As it pertains to "Advanced Basic Life Support Fee" also known as a First Responder Fee, the Fire Chief's office has discretionary authorization to waive fees under the following criteria:**

- **Patients relying on government sponsored insurance plans such as Medicare, Medicaid and Medi-Cal.**
- **Patients demonstrating a financial burden such as those on fixed income.**
- **Patients who petition for a fee waiver for other exigent circumstances may request a waiver with final decision by the Fire Chief.**

Fire Department (Cont.)

Fee Description	Recovery USA	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Rescue: Includes working with Search & Rescue for victim recovery, Rope Rescue, etc.							
Level 1 in City	X	incident	$819	$413	$1,232	$37	$1,269
Miscellaneous Fees:							
False Alarm Responses 1st Offense	X	response	$164	$0	$164	$5	$169
False Alarm Responses 2nd Offense	X	response	$274	$0	$274	$8	$282
~~Open Burning and Recreational Fires~~		~~inspection~~	~~$273~~				
Ceremonial/Special Permit		each	n/a	n/a	$70	$2	$72
Arson Investigation - Includes scene safety, investigation, source ID, Arson dog, equipment use, mobile detection and report	X	investigation	At cost using fully burdened rate	n/a	At cost using fully burdened rate	n/a	At cost using fully burdened rate
Fire Investigation Reports		report	$0	$0	$0	$0	$0
Fire Incident Report		report	$0	$0	$0	$0	$0
Copies		~~page~~ no fee	$0.10	($0.10)	$0	$0	$0
~~Photographs~~		~~See police fee~~	~~See police fee~~				
~~Video Tape Duplication~~		~~See police fee~~	~~See police fee~~				
Fireworks/Pyrotechnical Display Permit		permit	$448	($201)	$247	$8	$255
Fire Dance Permit Annual Fee		permit	$225	($36)	$189	$6	$195
~~Per Event Inspection~~		~~each~~	$58				
Defensible Space Inspections for AB38 (Real Estate Sale)		per hour	$32	$66	$98	$3	$101
Defensible Space Inspections for Homeowners (includes tree marking)		~~per hour~~ inspection	$32	$66	$98	$3	$101
Tree Removal Permit		each	n/a	n/a	$75	$2	$77
~~Special Event / Fire Inspections~~		~~per hour / 1 hr. min. regular working hours~~ ~~per hour / 3 hr. min. outside of regular working hours~~	~~$177~~				
Misc. Event Standby		per event	n/a	n/a	$338	$10	$348
Fire Plan Review & Inspection Fees:							
~~Auto Alarm/Ext System - 10~~		~~per inspection~~	~~$248~~				
~~Auto Alarm/Ext System - 100~~		~~per inspection~~	~~$604~~				
~~Suppression Sys 50 hds/Dry Chem sys~~		~~per inspection~~	~~248~~				
~~Suppression Sys 200 hds~~		~~per inspection~~	~~604~~				
Underground Main Inspection <2"		per inspection	$121	$101	$222	$7	$229
Underground Main Inspection >2"		per inspection	$248	($26)	$222	$7	$229
~~Board 7 Care Facility 7-50~~		~~per inspection~~	~~138~~				
~~Board 7 Care Facility 50+~~		~~per inspection~~	~~343~~				
Day Care Facility 6+		per inspection	$128	$70	$198	$6	$204
Fire Plan Review - Commercial, MFD, Special Event		~~each~~ per hour	$263	($64)	$199	$0	$199
Basic Fire Inspection, <1k k sq. ft.		each	$96	$77	$173	$5	$178
Basic Fire Inspection, 1k - 4k sq. ft.		each	$134	$88	$222	$7	$229
Basic Fire Inspection, 4k - 9k sq. ft.		each	$161	$110	$271	$8	$279
Basic Fire Inspection, >9 k sq. ft.		each	$204	$141	$345	$10	$355
Basic Fire Inspection - hourly, after 4 hours		per hour	n/a	n/a	$99	$3	$102
Child Care Inspection Occupancy Permit Non-Home		each	$109	$64	$173	$5	$178
Child Care Inspection Occupancy Permit Home		each	$109	$64	$173	$5	$178

Fire Department (Cont.)

Fee Description	Recovery USA	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Fire Plan Review & Inspection Fees (Cont.)							
Miscellaneous Fire Services		each	actual cost	n/a	actual cost	n/a	actual cost
Fire Inspection/Re-Inspection (incl. Special Events)		~~each~~ per hour / 1 hr. min. regular working hours per hour / 3 hr. min. outside of regular working hours	$177	$0	$177	$5	$182
Operational Permit and Inspection CFC 105.6		each	$254	($7)	$247	$8	$255
Fire Administrative Processing		per hour/ 1 hr min.	n/a	n/a	$151	$0	$151

Police Department

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Special Business Regulation:						
Other Permits - New	each	$474	$59	$533	$16	$549
Other Permits - Renewal	each	$235	$42	$277	$8	$285
Pedicab Permit - Owner/Operator New	each	$263	$10	$273	$8	$281
Pedicab Permit - Owner/Operator Renewal	each	$92	($1)	$91	$3	$94
Pedicab Permit - Driver New	each	$156	$41	$197	$6	$203
Pedicab Permit - Driver Renewal	each	$61	($11)	$50	$2	$52
Sidewalk Vending Permit - New	each	$165	$62	$227	$7	$234
Sidewalk Vending Permit - Renewal	each	$28	$52	$80	$2	$82
Letter of Public Convenience or Necessity	each	$459	($1)	$458	$14	$472
Other Police Functions:						
Misdemeanor Booking	per booking	$44	$2	$46	$1	$47
Fingerprinting	each	$27	$22	$49	$0	$49
Live Scan Fingerprinting	each	$18	$31	$49	$0	$49
Local Criminal Clearance Letter	each	$10	$35	$45	$1	$46
Towed Vehicle Release	each	$165	$77	$242	$7	$249
Special Police Service	each	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
DUI Incident Response - Police & Fire	incident	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Copy of Dispatch Event	report	$0.11	$0	$0.11	$0	$0.11
Restitution Rate	each	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Govt. Code Controlled Activities	hourly	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Other Special Activities	hourly	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Special Police Boat Service	hourly	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Equipment Reimbursement	each	Actual cost	n/a	Actual cost	n/a	Actual cost
Firearm(s) Release (by appointment only)	weapon	$44	$2	$46	$1	$47
Ski Run Blvd. Vehicle Control	hourly	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate	n/a	actual cost at fully burdened rate
Tape Duplication - Audio	tape	$23	$0	$23	$1	$24
Tape Duplication - Video	tape	$23	$0	$23	$1	$24
Crime Scene/Police Photo Reproduction (CD photo)	CD	$23	$0	$23	$1	$24
Repossession Fee	each	n/a	n/a	$15	$0	$15

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Taxicab Fees:						
Taxicab Company Permit	Annual	$5	$7	$12	$0	$12
Taxicab Vehicle Permit	Annual per vehicle	$5	$22	$27	$1	$28
Taxicab Driver Permit	Annual	$28	$23	$51	$2	$53
Police False Alarm Response:						
1st & 2nd False Alarm		No charge	n/a	No charge	$0	No charge
Excessive > 3 False Alarms	alarm	Per city code	n/a	Per city code	$0	Per city code
Non Permitted False Alarm		Per city code	$0	Per city code	$0	Per city code
Initial Permit Application - Resident, 3 year period	permit	$41	$20	$61	$2	$63
Renewal Permit - Resident, every 3 years	permit	$19	$19	$38	$1	$39
Initial Permit Application - Business, 1 year period	permit	$41	$20	$61	$2	$63
Renewal Permit - Business, every year	permit	$19	$19	$38	$1	$39
Vacation Home Rentals - Tourist Core:						
Vacation Home Rental Application fee	each	$548	n/a	n/a	$17	$565
Vacation Home Rental Permit - Late Fee On Renewal	violation	Counted as violation	n/a	n/a	n/a	Counted as violation
Vacation Home Rental Permit Master Report	report	$68	n/a	n/a	$2	$70
Vacation Home Rental Permit Label Report	report	$63 + cost of labels	n/a	n/a	$2	$65 + cost of labels
Vacation Home Rental Permit - Annual Fee - Tourist Core	4 or less occupants 5 to 8 occupants 9 to 12 occupants 13 or more occupants Fractional	$200 $350 $650 $850 $19.23 to $850	n/a n/a n/a n/a n/a	n/a n/a n/a n/a n/a	$0 $0 $0 $0 $0	$200 $350 $650 $850 $19.23 to $850
Vacation Home Rentals - Non-Tourist Core:						
Vacation Home Rental Application fee	each	$548	n/a	n/a	$17	$565
Vacation Home Rental Permit - Annual Fee - Non-Tourist Area (Adopted 6/17/2025)	4 or less occupants 5 to 8 occupants 9 to 12 occupants 13 or more occupants	$250 $500 $1,000 $1,325	n/a n/a n/a n/a	n/a n/a n/a n/a	$420 $840 $1,680 $2,160	$670 $1,340 $2,680 $3,485
Vacation Home Rental Permit Master Report	report	$68			$2	$70
~~**Qualified Vacation Home Rentals:**~~						
~~Qualified Vacation Home Rental Application fee~~	~~each~~	~~$548~~				
~~Qualified Vacation Home Rental Permit - Annual Fee~~	~~4 or less occupants~~ ~~5 to 8 occupants~~ ~~9 to 12 occupants~~ ~~13 or more occupants~~	~~$100~~ ~~$150~~ ~~$200~~ ~~$250~~				
Hosted Rental Fees:						
Hosted Rental Permit	each	$288	n/a	n/a	$9	$297
Hosted Rental Annual Renewal Fee	each	$288	n/a	n/a	$9	$297
Parking Program:						
Parking Garage	per 20 min/daily max	$1.25/$25	n/a	n/a	$0	$1.25/$25
Monthly Garage Pass April 1-Oct 31	each month	$125	n/a	n/a	$0	$125
Winter Full Week Pass Nov 1-Mar 31	each month	$175	n/a	n/a	$0	$175
6 Month Pass	per 6 months	$500	n/a	n/a	$0	$500
5 p.m. until 3 a.m.	$.50 per 20 min/up to $5	$.50 per 20 min/up to $5	n/a	n/a	$0	$.50 per 20 min/up to $5

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Parking Program (Cont.):						
Holiday Rates (can include days before/after Holiday)	Double Regular Rates	$2.50/$50	n/a	n/a	$0	$2.50/$50
Parking validations - 1 packet of 50 - 1 hr validations	each packet of 50	$50	n/a	n/a	$0	$50
Electric Car Charging Electricity Fee	each	Rate as determined by STJPPFA	n/a	n/a	$0	Rate as determined by STJPPFA
Electric Car Charging Overstay Fee	each	Rate as determined by STJPPFA	n/a	n/a	$0	Rate as determined by STJPPFA
Parking - Bellamy/Transit Way	per 20 min/2 hr max	$2	n/a	n/a	$0	$2
Parking - Upper Ski Run (identified in map)	per contract	per contract	n/a	n/a	$0	per contract
Cannabis:						
Public Safety License Fee	each	$1,190 + $85 x's # of employees (fingerprint/background)	$0	$1,190 + $85 x's # of employees (fingerprint/background)	$0	$1,190 + $85 x's # of employees (fingerprint/background)
Public Safety License Renewal Fee	each	$1,190 + $85 x's # of employees (fingerprint/background)	$0	$1,190 + $85 x's # of employees (fingerprint/background)	$0	$1,190 + $85 x's # of employees (fingerprint/background)
Public Safety License Amendment Fee	each	$300	$4	$304	$9	$313
~~**Public Safety Mitigation Fee Amounts:**~~						
~~Retailer~~	~~each~~	~~$13,750~~				
~~Microbusiness with Retail~~	~~each~~	~~$21,250~~				
~~Testing Lab/Manufacturer, Cultivator, Distributor, Microbusiness without Retail~~	~~each~~	~~$7,500~~				
~~Delivery Component~~	~~each~~	~~$5,000~~				
Shared Mobility:						
Shared Mobility Device Fee	per device	$83	$30	$113	$3	$116
Shared Mobility Device Operator Violation	per incident	n/a	n/a	n/a	n/a	$100
Shared Mobility Device Rider Violation	per incident	n/a	n/a	n/a	n/a	$100
Parking Citations:						
City Code:						
4.25.300 - Parking, Restricted Parking	Occurrence	$75	n/a	n/a	$0	$75
4.25.330 - No Stopping Zone	Occurrence	$75	n/a	n/a	$0	$75
4.25.360 - Time Limited Parking Zone	Occurrence	$55	n/a	n/a	$0	$55
4.25.370 - Parked in Excess of 72 Hours	Occurrence	$75	n/a	n/a	$0	$75
4.25.410 - Parked Wrong Side of Street	Occurrence	$25	n/a	n/a	$0	$25
4.25.435 - Parked in an Electric Vehicle Charging Space	Occurrence	n/a	n/a	n/a	$0	$75
4.25.440 - Designated Taxi Zone / Bus Stop	Occurrence	$75	n/a	n/a	$0	$75
4.25.590 - Parking Garage Payment Required	Occurrence	$75	n/a	n/a	$0	$75
4.25.600 - Parking Garage Parked within Parking Space	Occurrence	$55	n/a	n/a	$0	$55
4.25.620 - Use of Entrance and Exit	Occurrence	$75	n/a	n/a	$0	$75
4.25.740 - Paid Parking - No Ticket	Occurrence	$75	n/a	n/a	$0	$75
4.25.750 - Paid Parking Time Expired	Occurrence	$75	n/a	n/a	$0	$75
4.25.840 - Residential Parking / Permit Zone	Occurrence	$75	n/a	n/a	$0	$75

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Parking Citations (Cont.):						
City Code:						
4.95.050 - Private Property - Restrictions	Occurrence	$200	n/a	n/a	$0	$200
7.05.420 - Area restricted-Snow Removal	Occurrence	$205	n/a	n/a	$0	$205
All other City Parking Codes	Occurrence	$75	n/a	n/a	$0	$75
California Vehicle Codes:						
21113 - Parking on Public Grounds	Occurrence	$75	n/a	n/a	$0	$75
21113(a) - Unauthorized parking on public grounds	Occurrence	$75	n/a	n/a	$0	$75
21211(b) - Park in bike path	Occurrence	$75	n/a	n/a	$0	$75
21211a - Blocking designated bicycle path	Occurrence	$75	n/a	n/a	$0	$75
22500.1 - Parked In Fire Lane	Occurrence	$105	n/a	n/a	$0	$105
22500a - Park Within Intersection	Occurrence	$75	n/a	n/a	$0	$75
22500b - Park on Crosswalk	Occurrence	$75	n/a	n/a	$0	$75
22500d - Park Within 15ft Fire Station driveway	Occurrence	$105	n/a	n/a	$0	$105
22500e - Block Driveway	Occurrence	$75	n/a	n/a	$0	$75
22500f - Park on a Sidewalk	Occurrence	$75	n/a	n/a	$0	$75
22500g - Obstructing Traffic/HWY Construction	Occurrence	$105	n/a	n/a	$0	$105
22500h - Double Parking	Occurrence	$75	n/a	n/a	$0	$75
22500i - Park in Bus Loading Zone	Occurrence	$75	n/a	n/a	$0	$75
22507 (a) - Heavenly Valley No Parking/RPP Area	Occurrence	$300	n/a	n/a	$0	$300
22507 (a) - Lakeside Residential Neighborhood No Parking/RPP Area	Occurrence	$300	n/a	n/a	$0	$300
22507.8(a) - Handicap Disabled Only	Occurrence	$455	n/a	n/a	$0	$455
22507.8(b) - Block Disabled Stall/Space	Occurrence	$455	n/a	n/a	$0	$455
22507.8c - Parked in Handicap Crosshatch	Occurrence	$455	n/a	n/a	$0	$455
22514 - Within 15ft of Fire Hydrant	Occurrence	$105	n/a	n/a	$0	$105
22515 - Unattended Running Vehicle	Occurrence	$75	n/a	n/a	$0	$75
22523(b) - Abandoned Vehicle	Occurrence	$250	n/a	n/a	$0	$250
4000a - Expired Registration	Occurrence	$75	n/a	n/a	$0	$75
5204(a) - No Tabs	Occurrence	$75	n/a	n/a	$0	$75
All other California Vehicle Codes	Occurrence	$75	n/a	n/a	$0	$75
Administrative Citations*						
City Code:						
2.30.060 (E) - Administrative Fee for Administrative Citations	Occurrence	$20	n/a	n/a	$0	$20
2.30.080 (A) - Administrative Hearing Fee for Administrative Citations	Occurrence	$100	n/a	n/a	$0	$100
3.35.040 - No Business License	Occurrence	$100	n/a	n/a	$0	$100
3.50.380 (B) - Unpermitted VHR - Owner/Agent Responsible	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (B) - Vacation Home Rental (Parking Space Availability - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (C)- Vacation Home Rental (Commercial Activity Prohibited - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (D) - Vacation Home Rental (Compliance with SLTCC - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Administrative Citations (Cont.)*						
City Code:						
3.50.440 (E) - Vacation Home Rental (Posting of Permit - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (F) - Vacation Home Rental (Marketing/Advertising Requirements - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (G) - Vacation Home Rental (Authorization to Inspect - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (H) - Vacation Home Rental (Outdoor Spas/Hot Tubs prohibited between 10 p.m.-8 a.m. - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (I) - Vacation Home Rental (Interior Signage - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (J) - Vacation Home Rental (Exterior Signage - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (K) - Vacation Home Rental (Parking Requirements - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (L) - Vacation Home Rental (Noise and Amplified Music Prohibited between 10 p.m. - 8 a.m. - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (M) - Vacation Home Rental (Emergency Lighting - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (N) - Vacation Home Rental (Lighting Design - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (O) - Vacation Home Rental (Parking of Commercial Vehicle - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (P) - Vacation Home Rental (Records Relating to VHR - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (Q) - Vacation Home Rental (Camping Prohibited - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.440 (R) - Vacation Home Rental (Trash/Bear Boxes Required - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000
3.50.450 (D) Vacation Home Rental (Operating without a Permit) (Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000	n/a	n/a	$0	$1,500 $3,000 $5,000

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Administrative Citations (Cont.)*						
City Code:						
~~4.150 - Refuse and Garbage~~	~~Occurrence~~	~~$150~~				
4.150 - Refuse and Garbage - Commercial	Occurrence	n/a	n/a	n/a	$0	$1,000
4.150 - Refuse and Garbage - Residential	Occurrence	n/a	n/a	n/a	$0	$250
4.35.020 - No Operator License - Mobile Vending	Occurrence	$100	n/a	n/a	$0	$100
4.40.020 - Nuisances Generally	Occurrence	$50	n/a	n/a	$0	$50
4.40.030 - Outdoor Display	Occurrence	$100	n/a	n/a	$0	$100
4.40.040 - Nuisances Generally - Noise	Occurrence	$100	n/a	n/a	$0	$100
4.45.040 - Abandoned Vehicle	Occurrence	$150	n/a	n/a	$0	$150
4.50.030 - Illegal Dumping	Occurrence	$1,000	n/a	n/a	$0	$1,000
4.50.050 - Unsuitable Trash Container - Commercial	Occurrence	$300	n/a	n/a	$0	$300
4.50.050 - Unsuitable Trash Container - Residential	Occurrence	$150	n/a	n/a	$0	$150
4.55 - Graffiti	Occurrence	$50	n/a	n/a	$0	$50
4.60 - Abandoned or Damaged Structure	Occurrence	$1,000	n/a	n/a	$0	$1,000
4.135.010 Police Service	Occurrence	$500	n/a	n/a	$0	$500
4.140.100 Private Patrols	Occurrence	$25	n/a	n/a	$0	$25
6.05 - Handbills	Occurrence	$100	n/a	n/a	$0	$100
6.10.160 - Exterior Lighting	Occurrence	$100	n/a	n/a	$0	$100
6.15 - Building Code Violation	Occurrence	$100	n/a	n/a	$0	$100
6.40.050 - Noncompliant Sign	Occurrence	$100	n/a	n/a	$0	$100
6.55.280 - No Home Occupation Permit	Occurrence	$100	n/a	n/a	$0	$100
7.05 - Sidewalk Snow Removal	Occurrence	$100	n/a	n/a	$0	$100
7.05.500 - Placing Snow in Right-of-Way	Occurrence	$100	n/a	n/a	$0	$100
7.05.560 - Sidewalk Snow Removal	Occurrence	$100	n/a	n/a	$0	$100
All Code Violations Not Listed Above or Specified in the Code	Occurrence	$250	n/a	n/a	$0	$250

***The fines for a second and any subsequent violation within a 12-month period for all violations with the exception of Vacation Home Rental violations will be double that of the previous fine assessed. The above penalties shall not supersede fines and penalties listed in the current City Code for specific violations. Except for Vacation Home Rental violations, under no circumstances shall a penalty be greater than $1,000.**

Airport

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee 3.04%
Offices	square foot or agreement	$2.30	$0.07	$2.37
Ground Lease Rate	square foot or agreement	$0.35	$0.01	$0.36
~~Gratuitous Transportation~~	~~vehicle~~	~~$61~~		
Conference/Meeting Room hourly rental	hour	$33	$1	$34
Conference/Meeting Room daily rental	day	$325	$10	$335
Restaurant Facilities	Per agreement	Per agreement	n/a	Per agreement
Airport Terminal Lobby (upper/lower) hourly rental	hour	$64	$2	$66
Airport Terminal Lobby (upper/lower) daily rental	day	$391	$12	$403
Advertising	Negotiated	Negotiated	n/a	Negotiated
~~Advertising "Paper" Pick-Up Ads~~	~~monthly~~	~~$83~~		
Advertising Digital	monthly	n/a	n/a	$90
Rental Car Ground Lease Area	Negotiated / Market Rate Conditions	Negotiated / Market Rate Conditions	n/a	Negotiated / Market Rate Conditions
Other Use of Terminal	Negotiated	Negotiated	n/a	Negotiated
Commercial Filming:				
Small Scale Commercial Filming (less than 50 persons); waived if City promotion	per day/winter	$472	$14	$486
Small Scale Commercial Filming (less than 50 persons); waived if City promotion	per day/summer	$786	$24	$810
Large Scale Film Production (film crew larger than 50 persons) - Prep / Strike Location	per day	$352	$11	$363
Large Scale Film Production (film crew larger than 50 persons) - Filming Days	per day	$5,857	$178	$6,035
Airport Escort Required on Filming Days	per day	$293	$9	$302
Movement Area Filming (Runway and/or Taxiway)*	per day*	$2,500*	$0	$2,500*
Large Scale Filming (more than 50 persons) Security Deposit	Negotiated	Based on Location Agreement	n/a	Based on Location Agreement
Large Scale Film Production (film crew larger than 50 persons) - City Film Support for Permits, Police, Fire, etc.	Per Hour	Fully Burdened Rate of Employee Used	n/a	Fully Burdened Rate of Employee Used
***Any filming conducted on runways or taxiways defined as the Movement Area by the Federal Aviation Administration will have a $2,500 per day additional fee on top of other rates.**				
Aviation Use of Airfield				
GA Ramp Fee for A/C under 5,000 lbs (First 15 minutes free)	day	$10	$0	$10
GA Ramp Fee for A/C over 5,001 lbs (paid with landing fee)	day	$26	$1	$27
Special Event Fee (Celebrity Golf, A/C under 5,000 exempt)	day	n/a	n/a	$50
Monthly Tie Down Fee	Flat Rate	$79	$2	$81
Landing Fee	Helicopter Takeoff Weight 3,001+	 $50.00 flat rate	 $0	 $50.00 flat rate
Landing Fee	FixedWingTakeoffWeightPer1,000lbs. 5,501 - 19,000 20,000 - 49,000 50,000+	 $8 $10 $12	 $0 $0 $0	 $8 $10 $12
Fuel Flowage Fee	per gallon/per agmt	$0.20	$0	$0.20

Airport (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee 3.04%
Building:				
All Hangars (Box and Tee)	per square foot	$0.96	$0	$0.96
All Storage Units (Aeronautical Use)	per square foot	$0.96	$0	$0.96
All Storage Units (Non-Aeronautical Use)	Aeronautical use fee plus 10%	Aeronautical use fee plus 10%	n/a	Aeronautical use fee plus 10%
Other Fees:				
Parking	per space	$105	$3	$108
Airport Parking Lot Rental 100 Spaces	1/2 Parking Lot	$1,171/day	$35	$1,217/day
Ground Transportation - Limousine; yearly	per company	$777	$24	$801
Gratuitous Transportation - Taxi Cab; yearly, negotiable	vehicle	$39	$1	$40
GA Ramp; hourly, 300 linear feet full width	hourly	$325	$10	$335
GA Ramp; day, 300 linear feet full width	day	$3,901	$119	$4,020
Taxiway A between H and J - North End; hourly	hourly	$325	$10	$335
Taxiway A between H and J - North End; daily	day	$3,901	$119	$4,020
Local Emergency Agency Training Ramp Use (Non Airport Emergency)	yearly	$5,000	$0	$5,000
Airport Technician	Fully burdened hourly rate	Fully burdened hourly rate	n/a	Fully burdened hourly rate
Dump Truck, Sander, Grader, Loader	hourly	$222	$7	$229
Carpet Cleaning; includes equipment use +actual costs of City staff	hourly + actual	Fully burdened hourly rate	n/a	Fully burdened hourly rate
Airport Hangar Waitlist Fee	each	$250	$0	$250
Airport Lease Security Deposit (refundable deposit)	each	$750	$0	$750
Airport Key Card (refundable deposit)	each	$50	$0	$50
Lost/Stolen Key Card Replacement (non- refundable)	each	$50	$0	$50
Airport Hangar Key (refundable deposit)	each	$25	$0	$25
Lost/Stolen Hangar Key Card Replacement (non- refundable)	each	$25	$0	$25

****Local Emergency Agency Partners conducting training exercises to improve interagency airport emergency response is exempted from use fees.**

City Clerk

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Appeals*	per appeal	$380	$873	$1,253	$0	$1,253
Document Printing and Copying - .10 per page plus postage	document page	$0.10	$0	$0.10	$0	$0.10
City Council Chambers Use Application Fee	per application	$28	$7	$35	$0	$35
City Council Chambers Rental, M-F, 8-5 p.m.	per hour	$44	$6	$50	$0	$50
City Council AV Service Fee	each	n/a	n/a	$99	$0	$99
Video Meeting Electronic File Transfer, 1 per Drive	thumb drive	$5	$0	$5	$0	$5
Verbatim Transcript Service	actual outsource cost	hourly or actual outsource cost	n/a	hourly or actual outsource cost	$0	hourly or actual outsource cost
Notary Service	per signature	$15	$0	$15	$0	$15
Notary Service - Providing California Notary Acknowledgement or Jurat Form	per form	$1	$0	$1	$0	$1
Agenda Mailing Service, .10 per page plus postage	agenda	.10 per page plus postage	$0	.10 per page plus postage	$0	.10 per page plus postage
Filming Application Fee	application	$197	($33)	$164	$0	$164
~~Public Property Use Fee (for filming only)~~	~~use~~	~~$767~~				
Film Application Fee Special	per application	n/a	n/a	$192	$0	$192
Film Appliation Fee Rush (less than 7 business days)	per application	n/a	n/a	150% base fee	$0	150% base fee
Film Permit Change Fee	each	n/a	n/a	$132	$0	$132
Temporary Sign Deposit (yard signs)	campaign	$174	$0	$174	$0	$174

***Cost based Appeal Fee is due at filing; if appellants prevail (the decision is reversed or materially modified in their favor), the full fee will be refunded.**

Finance

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee 3.04%
Business and Professions Tax Rates:						
Schedule A (per $1,000 gross receipts)	per 1,000 gross receipts	$1.07	n/a	n/a	$0	$1.07
Schedule B (per $1,000 gross receipts)	per 1,000 gross receipts	$1.62	n/a	n/a	$0	$1.62
Schedule C (per $1,000 gross receipts)	per 1,000 gross receipts	$2.14	n/a	n/a	$0	$2.14
Schedule D (per $1,000 gross receipts)	per 1,000 gross receipts	$2.69	n/a	n/a	$0	$2.69
Schedule E (per $1,000 gross receipts)	per 1,000 gross receipts	$3.22	n/a	n/a	$0	$3.22
Schedule N (non-profit 501(c)(3); veterans; etc.)	n/a	$0.00	n/a	n/a	$0	$0.00
Maximum Annual Amount of Tax (Measure B, June 2012)	application	$20,000.00	n/a	n/a	$0	$20,000.00
Administrative Fee - New license application (Including $~~13~~ 31 Business License Technology Fee)	application	$86	$22	$108	$0	$108
Administrative Fee - New Business One Time 6 Month License Application	application	$42	($10)	$32	$0	$32
Administrative Fee - Annual Renewal (Including $~~13~~ 31 Business License Technology Fee)	application	$68	($5)	$63	$0	$63
AB1379 (amended SB1186; ADA info and access fee - State of CA mandated; effective 1/1/2018 through 12/31/2023)	per business certificate	$4	$0	$4	$0	$4
Business License Technology Fee; collected with admin fee	business application	$13	$18	$31	$0	$31
Business License Certificate - duplicate copy	certificate	$19	($7)	$12	$0	$12
Lien Release Fee	lien	Passed on to Seller through Escrow	n/a	Passed on to Seller through Escrow	n/a	Passed on to Seller through Escrow
Administrative Fee for Delinquent Refuse Collections	lien	$87	$0	$87	$0	$87

Finance (Cont.)

Fee Description	Unit	Adopted Fee 3/25/2025	$ Change	Proposed Fee per GCP	$ Change	Proposed Fee Proposed Fee
TOT and Business License Reports:						
Delinquent Tax Analysis	per project	At cost using fully burdened hourly rate	n/a	At cost using fully burdened hourly rate	n/a	At cost using fully burdened hourly rate
Motel Tax Master (name/address listing)	per report	$63	($23)	$40	$0	$40
Individual TOT Report	per motel/per year	$18	($1)	$17	$0	$17
Vacation Home Rental Master Report	per report	$68	($28)	$40	$0	$40
Vacation Home Rental Label Report	per report	$63 + cost of labels	($23)	$40 + cost of labels	$0	$40 + cost of labels
Business License Master Report, Standard Format	per report	$63	$16	$79	$0	$79
Business License Master Report Requiring Specific Formatting Due to Information Request	per report	$63 + fully burdened hourly rate	$16	$79 + fully burdened hourly rate	$0	$79 + fully burdened hourly rate
~~Business License Label Report~~	~~per report~~	~~$63 + cost of labels~~				
Miscellaneous Fees:						
Returned Check (NSF) Processing 1st Check	per check	$28	($3)	$25	$0	$25
Returned Check (NSF) Processing Subsequent Checks	per check	$28	$7	$35	$0	$35
Geobase Information Service, Research	per project	At cost using fully burdened hourly rate	n/a	At cost using fully burdened hourly rate	n/a	At cost using fully burdened hourly rate
Stop Payment Fee	per check	At cost using actual bank charge	n/a	At cost using actual bank charge	n/a	At cost using actual bank charge

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 5, 2026

Adopting the Annual Master Schedule of Fees and Charges for City Services 2025-2026

BACKGROUND

A. User fees in California are required to conform to the California Constitution including Proposition 26 and statutory requirements including Government Code Sections 66014 through 66018.5. User fees imposed to provide specific services, to cover reasonable regulatory costs to issue licenses and permits, for entrance to or use of city property, and fines for violating the City Code are generally excluded from the definition of "tax" under Proposition 26. Section 1 (e) of article XIIIC of the California Constitution describes these exceptions.

B. The City of South Lake Tahoe engaged Government Consulting Partners (GCP) in April 2025 to conduct a Comprehensive User Fee Study using 2024 financial and operational data. The study evaluated the full cost of City services and recommended fee structures that support the City's cost-recovery objectives. At its March 24, 2026 meeting, the City Council directed that fees be set to recover the cost of providing services in order to minimize General Fund subsidies, with the exception of Emergency Medical Services (EMS) and selected recreation and community programs, which will remain partially subsidized based on policy considerations. Additionally, appeal fees shall be set at full cost recovery and refunded if the appellant prevails.

C. The City Council most recently adopted a CPI-based fee adjustment on March 25, 2025. Because the User Fee Study is based on 2024 financial and operational data, it is fiscally prudent to update the City's fee schedule to reflect CPI changes that have occurred since that adjustment.

D. Pursuant to Government Code Sections 66016 and 66018, certain fees must be adopted by Resolution after providing and holding a public hearing. The City Council held a duly noticed public hearing on May 5, 2026.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Adopts the new fee amounts according to the implementation dates as set forth in the applicable codes and all fees and charges as presented in the Master Fee Schedule attached hereto as Exhibit "A."

Adopted by the City of South Lake Tahoe City Council on May 5, 2026 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date: _____

Cody Bass, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Master Fee Schedule

CITY OF
SOUTH LAKE TAHOE

Adopted May 5, 2026

CITY OF
SOUTH LAKE TAHOE

Master Schedule of Fees and Charges for City Services
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Multigenerational Recreation & Aquatics Center

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Gym Rentals			
Full (2 Courts)	hourly	$250	n/a
1/2 Gym (1 Court)	hourly	$125	n/a
1/4 (1/2 Court)	hourly	$65	n/a
Stage Rental Fee	each	$150	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Meeting Room Rentals			
Rental	per hour	$25	n/a
Partner/Affiliate Use	No Charge	No Charge	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Community Room Rentals			
Rental	hourly	$55	n/a
Stage Rental Fee	each	$150	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Commercial Kitchen Rental			
Commercial Kitchen Rental	hourly	$50	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Dance/Fitness Room Rental			
Rental	hourly	$55	n/a
Stage Rental Fee	each	$150	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Senior Services Meetings	No Charge	No Charge	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Event Space Rentals			
Event Space Weekday	Mon-Thurs $/hr.	$350	n/a
Event Space Weekend	Fri -Sun $/hr.	$450	n/a
Event Space After Hours	per hour	$100	n/a
Stage Rental Fee	each	$150	n/a
Audio Video Ad On	each	$150	n/a
Event Space Facility Rental Setup Fee	per hour (2 hour minimum)	$48	n/a
Ceremony Chair Package	$7-$9 per chair comps	$8 per chair	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Event Space Rentals (Cont.)			
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Pool Rental			
Swimming Pool Rental Rate	hourly	$85	n/a
Lap Pool Rental (Full)	hourly	$85	n/a
Lap Pool Rental (1/2 pool)	hourly	$45	n/a
Lap Lane Rental (1 Lane)	hourly	$15	n/a
Play Pool Rental	hourly	$95	n/a
Stage Rental Fee	each	$150	n/a
Lifeguard Hourly Rate (Rental)	hourly	actual cost at fully burdened rate	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Party Room			
Rental Weekday	Mon-Thurs $/hr.	$40	n/a
Rental Weekend	Fri -Sun $/hr.	$50	n/a
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	n/a
Youth Organization Meetings	hourly	$15	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Rental Setup Fee	per hour per staff	$48	n/a
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	n/a
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	n/a
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	n/a
Party Packages			
Mini Mountain Movers Party Package	session rental	$225	n/a
Batting Cages	2-hour party	$300	n/a
Rockwall	1-hour party	$200	n/a
Obstacle Course Pool Add On	per event	$75	n/a
Pool Party Package	session rental	$200	n/a
Aquatics			
Obstacle Course	per participant	$5 plus facility drop in fee	n/a
Lifeguard Certification Course	per participant	$235	n/a
Water Safety Instructor Certification Course	per participant	$299	n/a
Junior Lifeguards	per participant per 4-week session	$200	n/a
Mini Lifeguards	per participant per 4-week session	$185	n/a
Swim Team	per participant per month/session	$120	n/a
Development Swim Team	per participant per month/session	$105	n/a
Aquatics Special Class (Ex Log Rolling)	per participant per class	$7	n/a
Float Fit Aquatics Fitness Classess 30 minutes	each	$10	n/a
Float Fit Aquatics Fitness Classess 60 minutes	each	$20	n/a
Float Fit Aquatics Fitness Classess 90 minutes	each	$30	n/a
Locker Rental	per month	$20	n/a
Swimming Programs			
H2O Exercise: Adult 18-54 years	each	$8	$10
H2O Exercise: Senior or Permanent Disability	each	$6	$8
H2O Exercise: Adult 18-54 years - 10 Use Pass	each	$60	$75
H2O Exercise: Senior or Perm Disability - 10 Use Pass	each	$50	$65
H2O Exercise: Individual Annual Pass	each	$295	$369

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Swimming Programs (Cont.)			
Swimming Lessons (Group) 8 Class Session	each	$50	n/a
Swimming Lessons (Group) 6 Class Session	each	$40	n/a
Swimming Lessons (Group) 4 Class Session	each	$30	n/a
Private Lessons (25 minutes) 1 Student	each	$33	n/a
Private Lessons (25 minutes) 2 Students	each	$45	n/a
Private Lessons (25 minutes) 3 Students	each	$55	n/a
Master Swim Drop In	each	$10	$12
Master Swim Session 10 Use Punch Card	each	$70	$85
Non-Profit Organizations	25% off base rate	25% discount	n/a
Facility Day Use: Includes Gym, Natatorium, Exercise Room, Walking Track			
Adult: 18-54 Years	each	$10	$15
Youth: 18 Years and Under	each	$8	$12
Senior 55 Years and Up or Permanent Disability	each	$8	$12
Public Shower Adult/Discount for Senior, Disabled, and Youth	each	$3/$2	n/a
Daily Day Rate for Medi-Cal, WIC , and Veteran Participants			
Adult: 18 and Over	each	$3	n/a
Youth: 18 Years and Under	each	$2	n/a
Facility Multi-Use Day Passes: Includes Gym, Natatorium, Exercise Room, Walking Track			
Adult - 10 use punch card	each	$80	$100
Adult - Monthly	each	$65	$81
Adult - 90 Day (City Employees Only)	each	$45	n/a
Senior or Permanent Disability -10 use punch card	each	$65	$81
Senior or Permanent Disability - Monthly	each	$50	$63
Children 3 years and Under Are Free with a Paying Adult for Recreation Drop in only	each		
Youth - 10 use punch card	each	$65	$81
Youth Monthly	each	$50	$63
Couple Annual Pass	each	$690	$863
Individual Annual Pass	each	$480	$600
Youth Annual Pass	each	$300	$375
Youth Annual Pass for GPA of 3.5 or higher (Resident Only)	each	$150	n/a
Senior Annual Pass	each	$300	$375
Family Annual Pass (2 adults + 2 children): Includes 20% discount on party packages and access to special member days	each	$825	$1,031
Family Annual Pass (1 adult + 1 child): Includes 20% discount on party packages and access to special member days	each	$560	$700
Family Annual Pass - Each Additional Adult	each additional adult	$345	$431
Family Annual Pass - Each Additional Senior or Child	each additional senior or child	$150	$188
Administrative Fee for replacement of annual passes only	each	$10	n/a
Non-Profit Organizations	25% off base rate	25% discount	n/a
Recreation Add Ons			
Batting Cages	per participant	$5 plus facility drop in fee	n/a
Batting Cages - 10 punch card	each	$100 includes drop in fee	n/a
Rockwall	per participant	$5 plus facility drop in fee	n/a
Rockwall - 10 punch card	each	$100 includes drop in fee	n/a
Golf Simulator	hourly	$50	n/a
Rockwall	hourly	$150	n/a
Rec Center Special Events			
Puzzle Event	per team	$40	n/a
Family Dance	per participant (adults and children age 2 and older)	$15	n/a
Family Dance (Childred Under 2 Years Old)	No Charge	No Charge	n/a
Gym Sports Event	per team	$40	n/a
Pickleball Tournament	per team	$75	n/a
Family Game Night	Part of Season Pass	No Extra Charge	n/a
Pool Special Events	per participant	$15	n/a
Pickleball Mixer	per participant	$25	n/a
Adult Programs			
Adult Volleyball League Team	per season participant	$400	n/a
Adult Volleyball League Individual	per season participant	$66	n/a
Adult Basketball League Team	per season participant	$550	n/a
Adult Basketball League Individual	per season participant	$75	n/a

Multigenerational Recreation & Aquatics Center (Cont.)

Fee Description	Unit	Adopted Fee 11/4/2026	
		Resident	Non-Resident
Adult Programs (Cont.)			
Pickleball Clinic Adults	per participant per session	$30	n/a
Pickleball Clinic Youth	per participant per session	$25	n/a
Senior Games	per participant per event	$10	n/a
Personal Training	per participant per hour	$60	$75
Adult Cornhole League Individual	per season participant	$50	n/a
Adult Fitness Classes 30 minutes	each	$10	$12
Adult Fitness Classes 60 minutes	each	$15	$18
Adult Fitness Classes 90 minutes	each	$20	$25
Late Payment Registration for league play	10% increase to base fee	10% increase to base fee	n/a
Youth and Teens			
Parents Night Out	per participant	$40	n/a
Kid's Summer Day Camp	each	$40	$50
Kid's Summer Day Camp (Weekly Fee)	each	$150	$188
Kid's Summer Day Camp Multi-Child Discount	10% off base rate	10% off base rate	n/a
Youth Basketball League	per season participant	$65	n/a
Youth Flag Football League	per season participant	$95	n/a
Youth Street Hockey	per season participant	$70	n/a
After School Enrichment Program	per season participant	$120	n/a
Tiny Tots Sports League	per season participant	$60	n/a
Youth Volleyball League	per season participant	$75	n/a
Youth Soccer League	per season participant	$65	n/a
Multi Child Discount	10% off base fee	10% discount	n/a
Late Payment Registration for league play	10% increase to base fee	10% increase to base fee	n/a

Other Parks & Recreation Facilities

Fee Description	Unit	Adopted Fee 5/5/2026
Senior Center Large Multi-Purpose Room	hourly	$64
Senior Center, Conference Room	hourly	$46
Senior Center, Arts & Crafts Room	hourly	$46
Outdoor Park Facility Rentals:		
Alcohol Use Permit, City Sanctioned Public/Private Outdoor Facilities	each	$68
Bijou Park, Kiwanis Picnic Shelter (4 Hours)	hourly	$178
Bijou Park, Rotary Picnic Shelter (4 Hours)	hourly	$178
Recreation Complex Group Picnic Areas (4 Hours)	hourly	$178
Gazebos and Picnic Areas beyond 4 hour minimum rental	hourly	$47
Private Rental: Regan Beach West (Per Hour; 2-Hour Minimum)	Mon-Thur $/hr	$229
	Fri & Sun $/hr	$296
	Sat $/hr	$360
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due
Public Special Event Park Rentals:		
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance up to 500 persons	day	$800
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance 501-1,000 persons	day	$1,405
Lakeview Commons or Bijou Community Park Special Event Rental, Attendance 1,001-2,000 persons	day	$1,900
Bijou Community Park Lawn Space (up to 100 persons)	hourly	$50
Bijou Bike Park or Skate Park Rental	day	$262
Disc Golf Course Rental for Tournaments & Special Events (Bijou Park)	day	$275
Bijou Park Concession (absent lease agreement)	day	$299
Bijou Community Park Parking Lot Rental	daily	$215
Community Playfield Parking Lot Rental	daily	$215
Facility Rental Setup Fee	hourly	$48
Special Event Vendor Fee	Not to Exceed $125 per event	Not to Exceed $125 per event
Non-Profit Organizations	25% off base rate	25% discount
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due
Group Rentals May Be Subject to $500 Minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,000 Maximum
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum

Golf Course

Fee Description	Unit	Adopted Fee 5/5/2026
9 Hole	each	$22
9 Hole Senior	each	$20
9 Hole Junior (17 and under)	each	$12
9 Hole Family (1 adult & 1 Junior - 17 and under)	each	$26
Add 9 Holes	each	$14
Twilight (last 2 hours of tee times)	each	$19
Cart Rental	each	$6
Club Rental	each	$17
PASSES:		
20 Use	each	$308
10 Use	each	$171
10 Use Twilight (last 2 hours of tee times)	each	$143
10 Use Senior	each	$154
10 Use Family (1 adult & 1 Junior - 17 and under)	each	$198
10 Use Junior (17 and under)	each	$94
Individual Adult Season Pass (no restrictions)	each	$495
Individual Senior Season Pass (no restrictions)	each	$450
Individual Junior Pass (no restrictions)	each	$450
Administrative Fee for replacement of annual passes only	each	$10
Bijou Golf Course use in partnership with Boys and Girls Club	No Charge	No Charge

Campground

Fee Description	Unit	Adopted Fee 5/5/2026
Campground Site Fee - No hook up, up to 6 people and 1 car (includes $10 infrastructure fee)	per day	$47
Standard Cabin (includes $10 infrastructure fee)	per day	$90
Reservation Fee (non-refundable)	each	$10
Cancellation Fee (Inside 30 days from arrival date)	One night rental fee	$50
Cancellation Fee (Outside 30 days of arrival date)	each	$10
Dump Fee (charged to campers not staying in our campground)	each	$15
Extra person	each	$6
Visitor Day Use	each	$5
Pets	each	$2
Extra Vehicle (no holding tanks)	each	$6
Motorcycles and Electric Scooters	each	$3
Late Checkout Fees	per site	$10

Boat Ramp*

Fee Description	Unit	Adopted Fee 5/5/2026
Day Use	per day	$17
Annual Pass	each	$138
***The Division of Boating and Waterways currently limits these fees to $17 for Day Use and $138 for an Annual Pass.**		

Ice Arena**

Fee Description	Unit	Adopted Fee 5/5/2026
ICE ARENA:		
Learn to Play	n/a	Free
Morning School Skate	n/a	Free
School Skate Week (PE program)	n/a	Free
Military Discount (Served In combat area)	n/a	Free
Wounded Warriors (military event)	n/a	Free
Charity Events (i.e. St. Baldrick's), fees subject to review	n/a	Ice free all day
Ice Sheet Rental See schedule for rates by time	per hour	$491
Party Room Full (hourly - 1 hour minimum)	per hour	$125

Ice Arena (Cont.)**

Fee Description	Unit	Adopted Fee 5/5/2026
SKATING PROGRAMS:		
Public Skate: 11 years & up	per person	$20
Public Skate: Youth (10 & under)	per person	$10
Public Skate: Child (3 & under)	per person	Free
Public Skate: Senior 55 & up	per person	$7
Blue Card (available to frequent users/members)	each	n/a
Skate Rental	each	n/a
Free Style - Drop - In	each	$15
Hockey - Drop - In	per person	$20
Hockey League: Adult 18-54 years, 10 games	each	$250
Hockey League: Single Game	each	$25
Hockey League: Youth	each	$113
SKATING LESSONS:		
Skate/Hockey School: per lesson	per lesson	$20
Private Skate lessons (1 student, 2 student, 3 or more)	per lesson	Varies by instructor
City Sponsored Ice Programs:		
Partnerships with City recreation programs	fee determined by program type and need	Fee determined by program type and need
Facility Rentals (various use agreements):		
Year Round Rentals for Rec Programs/Rec Center typically billed monthly	Refer to contract	Refer to contract
****The listed Ice Arena Fees represent the maximum allowable charges.**		

Development Services - Building

Fee Description	Unit	Adopted Fee 5/5/2026
Building Permit & Inspection:		
Building Permit Fee (25% plan review deposit due with application) Valuation shall be determined at the discretion of the Building Official utilizing the most current square foot valuation based on the proposed use and type of construction as published by the International Code Council or construction contract value submitted by the applicant	% of valuation	2% of valuation - $271 minimum
Administrative Processing	per hour/ 1 hr min.	$151
Active Building Permit Extension	each	$197
Building Plan Review Extension	each	$197
Building Plan Review	per hour / 1 hr min.	$132
Stop Work Notice of Violation	each	$441
Stop Work/Red Tag Permit Fee	each	2x the Building Permit Fee
Special Building Inspections	per hour / 1 hr. min. regular working hours per hour / 3 hr. min. outside of regular working hours	$182
Building Inspection/Reinspection Fee	each	$182
Document Printing & Copying	per page	$0.10
Permit Technology Fee	each permit	$31
Illegal Unit Review	each	$1,141
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	% of collection costs	25%
Temporary Certificate of Occupancy Application	each	$182
Demolition Permit	each	$453
Residential Fire Sprinkler	% of valuation	2% of valuation - $271 minimum
Residential Fire Plan Review	hourly	$132
Notice of Violation (City Code 6.55.550)	each	$250
General Plan/Community Plan/Area Plan Maint. Fee	each	$1.18 per construction valuation
Re-check Fee (4th + Each Add'l Check)	each	$256
Fees for Work Not Specifically Identified Elsewhere	hourly	$182
Vacation Home Rental Fees:		
Vacation Home Rental Permit Inspection Fee (Adopted 6/17/2025)	each	$285
Vacation Home Rental Permit Re-Inspection Fee (Adopted 6/17/2025)	each	$165

Development Services - Housing

Fee Description	Unit	Adopted Fee 5/5/2026
Loan Subordination Fee	each	$2,227
Multi-Family Dwelling Inspection Fee	each unit	$107
Single Room Occupancy Inspection Fee	each unit	$107
Reinspection Service	per hour / 1 hr. min.	$182
Substandard Condition Inspection	each	$676

Development Services - Planning

Fee Description	Unit	Adopted Fee 5/5/2026
Allocations:		
Deposit - Building Permit	per application	$1,000
Allocation Application Processing	each	$980
Single-Family Allocation Acceptance	per allocation	
	Under 2,000 sq. ft.	$0
	2,001-2,500 sq. ft.	$2,165
	2,501-3,000 sq. ft.	$5,413
	3,001-5,000 sq. ft.	$10,825
	>/=5,001 sq. ft.	$16,238
Inclusionary Housing Plan Check Process	each	$157
Inclusionary Housing Requirement	each nonexempt unit	
	Under 2,000 sq. ft.	exempt
	2,001-2,500 sq. ft.	$5.29/Sq. Ft.
	2,501-3,000 sq. ft.	$5.84/Sq. Ft.
	3,001-5,000 sq. ft.	$16.77/Sq. Ft.
	>/=5,001 sq. ft.	$17.65/Sq. Ft.

Development Services - Planning (Cont.)

Fee Description	Unit	Adopted Fee 5/5/2026
General Permits:		
Major General Planning Application (variance, special use permit, major design review, wireless communications facilities, small wireless communications facilities)	application	$5,961
Minor General Planning Application (minor variance, minor design review, eligible facilities request)	application	$4,432
Permit Revision and/or Permit Extension	each	$1,333
Categorical Exemption	each	$196
Negative Declaration Review	each	Cost of consultant + 25%
Negative Declaration Preparation	each	Cost of consultant + 25%
EIR/EIS	each	Cost of consultant + 25%
Other Permits:		
Non Residential Fence Permits	each	$393
Home Occupation Permit	each	$235
Minor Sign Review and Approval	each	$471
Major Sign Review and Approval	each	$628
Sign Application Revision	each	$393
Locally Unique Sign Application	each	$4,471
Minor Special Event Permit	each	$1,059
Major Special Event Permit	each	$1,059
Non-Profit Producer and Free to the Public - Special Event	each	$0
Temporary Use/Structure Permit	each	$941
Certificate of Compliance (Subdivision Map Act)	each	$941
Tentative Subdivision Map	each	$6,784
Condominiumization of Existing Residential Dev.	each	$6,628
Permit Technology Fee	each permit	$31
Cannabis Use Permit:		
Cannabis Use Permit	each	$5,725
Cost Recovery Deposit Amounts for Cannabis Use Permit and Development Agreement		
a) Retailer / Cultivator / Testing Lab/ Manufacturing/ Distribution	each	$24,751
b) Microbusiness	each	$26,057
Annual Inspection Fee	each	$2,164
Re-Inspection Fee	each	$921
Other Services:		
Zoning Letter	each	$353
Document Copying	page	$0.10
Planning Review of Building Permits	each	$157
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	% of collection costs	25%
Public Notice Label Preparation	each	$196
Special Plan Inspections	per hour / 1 hr min. regular working hours per hour / 3 hrs min. outside of regular working hours	$182
Planning Documents:		
General Plan Amendment	each	$10,000
Community Plan Amendment/Area Plan/Plan Area Statement	each	$10,000
Annexation:		
Annexation	hourly	$10,000
Mobile Vending:		
Location Permit	each	$862
Publicly Visible Art On Private Property:		
Public Murals	each	$0
Non-mural Publicly Visible Art	each	$980

Public Works

Fee Description	Unit	Adopted Fee 5/5/2026
Street/Property Abandonment	each	$2,942
Single-Family Residential Public Works plan review fee	per hour	$149
Multi-Family Residential Public Works plan review fee (6 units or less)	per hour	$149
Large Multi-Family Residential Public Works plan review fee (7 or more units)	per hour	$149
Commercial Development/Redevelopment Public Works plan review fee	per hour / 1 hr min.	$149
GIS Fee (special requests for information/maps)	each	$318
Grading Fee < 10 cubic Yards (no fee)	project	$0
Grading Fee 10+ Cubic Yards	project	$777
Parcel Merger/Lot Line Adjustment/Parcel Maps (does not include county fees paid directly to El Dorado County)	per hour / 5 hrs min.	$149
Final Subdivision Map (does not include county fees paid directly to El Dorado County)	per hour / 5 hrs min.	$149
Tentative Subdivision Map (does not include county fees paid directly to El Dorado County)	per hour	$149
Obstruction Permit	each	$350
Encroachment (Street Cut) Permit/Minor	each	$350
Encroachment (Street Cut) Permit/Major; base + 1.5% of Construction value >$20,000	each	$518
Transportation Yearly Permit	each	$90
Transportation Single Permit	each	$16
Permit Violation/Stop Work Fee	each	$1,579
Storm water Inspection Fee: Commercial	each	$302
Storm water Inspection Fee: Commercial Reinspection	each	$302
Storm water Inspection Fee: Industrial	each	$412
Storm water Inspection Fee: Industrial Reinspection	each	$412
Easement Request/Review	each	$4,501
Reproduction Fee	per 23x26 sheet file plans and record maps	$13
Street Name Change; actual costs of City staff, equipment, and materials	each	actual cost
Unapproved Work (ROW)/Correction Fee/Inspections of Repairs to City Infrastructure; deposit plus actual time and materials of various city staff	each	$975
Public Works Condominiumization of Existing Residential Dev.	per hour / 5 hrs min.	$149
Public Works Inspections/Re-Inspections	each	$149
Third Party Plan Reviews	each	actual cost
Permit Technology Fee	each permit	$31

Fire Department

Fee Description	Recovery USA	Unit	Adopted Fee 5/5/2026
Emergency Medical Service:			
Advanced/Basic Life Support, incident response*		incident	$616 + Medicare Mileage Factor
Wild Land Fire Suppression Fee:			
Support Vehicle		hourly	CA OES Rate
Pumping Engine		hourly	CA OES Rate
Motor Vehicle Accident:			
Level 1 Basic Response	X	incident	$1,449
Level 2 Extrication	X	incident	$1,935
Level 3 Multi Casualty	X	incident	$3,438
Hazardous Materials Clean-Up:			
Level 1 Basic Response	X	incident	$1,269
Level 2 Full Alarm Response	X	incident	$3,443
Bomb Response/Bomb Squad:			
Level 1 Full Alarm Response	X	incident	$1,269
Level 2 Full Alarm Engine Response plus TD Bomb Unit	X	incident	$2,902
Pipeline Breakage/Power Line Incidents:			
Level 1 Single Engine	X	incident	$1,210
Level 2 Full Alarm Engine Response	X	incident	$2,723
Fire Watch Service	X		actual cost
Emergency Assistance to Boats/Water Incidents: Includes boat responses, swift water and ice rescues, etc.			
Level 1 Single Engine	X	incident	$1,275
Rescue: Includes working with Search & Rescue for victim recovery, Rope Rescue, etc.			
Level 1 in City	X	incident	$1,269
Miscellaneous Fees:			
False Alarm Responses 1st Offense	X	response	$169
False Alarm Responses 2nd Offense	X	response	$282
Ceremonial/Special Permit		each	$72
Arson Investigation - Includes scene safety, investigation, source ID, Arson dog, equipment use, mobile detection and report	X	investigation	at cost using fully burdened rate
Fire Investigation Reports		report	$0
Fire Incident Report		report	$0
Copies		no fee	$0
Fireworks/Pyrotechnical Display Permit		permit	$255
Fire Dance Permit Annual Fee		permit	$195
Defensible Space Inspections for AB38 (Real Estate Sale)		per hour	$101
Defensible Space Inspections for Homeowners (includes tree marking)		per inspection	$101
Tree Removal Permit		each	$77
Misc. Event Standby		per event	$348
Fire Plan Review & Inspection Fees:			
Underground Main Inspection <2"		per inspection	$229
Underground Main Inspection >2"		per inspection	$229
Day Care Facility 6+		per inspection	$204
Fire Plan Review - Commercial, MFD, Special Event		per hour	$199
Basic Fire Inspection, <1k k sq. ft.		each	$178
Basic Fire Inspection, 1k - 4k sq. ft.		each	$229
Basic Fire Inspection, 4k - 9k sq. ft.		each	$279
Basic Fire Inspection, >9 k sq. ft.		each	$355
Basic Fire Inspection - hourly, after 4 hours		per hour	$102
Child Care Inspection Occupancy Permit Non-Home		each	$178
Child Care Inspection Occupancy Permit Home		each	$178
Miscellaneous Fire Services		each	actual cost
Fire Inspection/Re-Inspection (incl. Special Events outside of regular working hours)		per hour / 1 hr min. special event / 3 hrs min.	$182
Operational Permit and Inspection CFC 105.6		each	$255
Fire Administrative Processing		per hour / 1 hr min.	$151

***As it pertains to "Advanced Basic Life Support Fee" also known as a First Responder Fee, the Fire Chief's office has discretionary authorization to waive fees under the following criteria:**

- **Patients relying on government sponsored insurance plans such as Medicare, Medicaid and Medi-Cal.**
- **Patients demonstrating a financial burden such as those on fixed income.**
- **Patients who petition for a fee waiver for other exigent circumstances may request a waiver with final decision by the Fire Chief.**

Police Department

Fee Description	Unit	Adopted Fee 5/5/2026
Special Business Regulation:		
Other Permits - New	each	$549
Other Permits - Renewal	each	$285
Pedicab Permit - Owner/Operator New	each	$281
Pedicab Permit - Owner/Operator Renewal	each	$94
Pedicab Permit - Driver New	each	$203
Pedicab Permit - Driver Renewal	each	$52
Sidewalk Vending Permit - New	each	$234
Sidewalk Vending Permit - Renewal	each	$82
Letter of Public Convenience or Necessity	each	$472
Other Police Functions:		
Misdemeanor Booking	per booking	$47
Fingerprinting	each	$49
Live Scan Fingerprinting	each	$49
Local Criminal Clearance Letter	each	$46
Towed Vehicle Release	each	$249
Special Police Service	each	actual cost at fully burdened rate
DUI Incident Response - Police & Fire	incident	actual cost at fully burdened rate
Copy of Dispatch Event	report	$0.11
Restitution Rate	each	actual cost at fully burdened rate
Govt. Code Controlled Activities	hourly	actual cost at fully burdened rate
Other Special Activities	hourly	actual cost at fully burdened rate
Special Police Boat Service	hourly	actual cost at fully burdened rate
Equipment Reimbursement	each	actual cost
Firearm(s) Release (by appointment only)	weapon	$47
Ski Run Blvd. Vehicle Control	hourly	actual cost at fully burdened rate
Tape Duplication - Audio	tape	$24
Tape Duplication - Video	tape	$24
Crime Scene/Police Photo Reproduction (CD photo)	CD	$24
Repossession Fee	each	$15
Taxicab Fees:		
Taxicab Company Permit	Annual	$12
Taxicab Vehicle Permit	Annual per vehicle	$28
Taxicab Driver Permit	Annual	$53
Police False Alarm Response:		
1st & 2nd False Alarm		No Charge
Excessive > 3 False Alarms	alarm	per city code
Non Permitted False Alarm		per city code
Initial Permit Application - Resident, 3 year period	permit	$63
Renewal Permit - Resident, every 3 years	permit	$39
Initial Permit Application - Business, 1 year period	permit	$63
Renewal Permit - Business, every year	permit	$39
Vacation Home Rentals - Tourist Core:		
Vacation Home Rental Application fee	each	$565
Vacation Home Rental Permit - Late Fee On Renewal	violation	Counted as Violation
Vacation Home Rental Permit Master Report	report	$70
Vacation Home Rental Permit Label Report	report	$65 + cost of labels
Vacation Home Rental Permit - Annual Fee - Tourist Core	4 or less occupants 5 to 8 occupants 9 to 12 occupants 13 or more occupants Fractional	$200 $350 $650 $850 $19.23 to $850
Vacation Home Rentals - Non-Tourist Core:		
Vacation Home Rental Application fee	each	$565
Vacation Home Rental Permit - Annual Fee - Non-Tourist Area (Adopted 6/17/2025)	4 or less occupants 5 to 8 occupants 9 to 12 occupants 13 or more occupants	$670 $1,340 $2,680 $3,485
Vacation Home Rental Permit Master Report	report	$70
Hosted Rental Fees:		
Hosted Rental Permit	each	$297
Hosted Rental Annual Renewal Fee	each	$297

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 5/5/2026
Parking Program:		
Parking Garage	per 20 min/daily max	$1.25/$25
Monthly Garage Pass April 1-Oct 31	each month	$125
Winter Full Week Pass Nov 1-Mar 31	each month	$175
6 Month Pass	per 6 months	$500
5 p.m. until 3 a.m.	$.50 per 20 min/up to $5	$.50 per 20 min/up to $5
Holiday Rates (can include days before/after Holiday)	Double Regular Rates	$2.50/$50
Parking validations - 1 packet of 50 - 1 hr validations	each packet of 50	$50
Electric Car Charging Electricity Fee	each	Rate as determined by STJPPFA
Electric Car Charging Overstay Fee	each	Rate as determined by STJPPFA
Parking - Bellamy/Transit Way	per 20 min/2 hr max	$2
Parking - Upper Ski Run (identified in map)	per contract	per contract
Cannabis:		
Public Safety License Fee	each	$1,190 + $85 x's # of employees (fingerprint/background)
Public Safety License Renewal Fee	each	$1,190 + $85 x's # of employees (fingerprint/background)
Public Safety License Amendment Fee	each	$313
Shared Mobility:		
Shared Mobility Device Fee	per device	$116
Shared Mobility Device Operator Violation	per incident	$100
Shared Mobility Device Rider Violation	per incident	$100
Parking Citations:		
City Code:		
4.25.300 - Parking, Restricted Parking	Occurrence	$75
4.25.330 - No Stopping Zone	Occurrence	$75
4.25.360 - Time Limited Parking Zone	Occurrence	$55
4.25.370 - Parked in Excess of 72 Hours	Occurrence	$75
4.25.410 - Parked Wrong Side of Street	Occurrence	$25
4.25.435 - Parked in an Electric Vehicle Charging Space	Occurrence	$75
4.25.440 - Designated Taxi Zone / Bus Stop	Occurrence	$75
4.25.590 - Parking Garage Payment Required	Occurrence	$75
4.25.600 - Parking Garage Parked within Parking Space	Occurrence	$55
4.25.620 - Use of Entrance and Exit	Occurrence	$75
4.25.740 - Paid Parking - No Ticket	Occurrence	$75
4.25.750 - Paid Parking Time Expired	Occurrence	$75
4.25.840 - Residential Parking / Permit Zone	Occurrence	$75
4.95.050 - Private Property - Restrictions	Occurrence	$200
7.05.420 - Area restricted-Snow Removal	Occurrence	$205
All other City Parking Codes	Occurrence	$75
California Vehicle Codes:		
21113 - Parking on Public Grounds	Occurrence	$75
21113(a) - Unauthorized parking on public grounds	Occurrence	$75
21211(b) - Park in bike path	Occurrence	$75
21211a - Blocking designated bicycle path	Occurrence	$75
22500.1 - Parked In Fire Lane	Occurrence	$105
22500a - Park Within Intersection	Occurrence	$75
22500b - Park on Crosswalk	Occurrence	$75
22500d - Park Within 15ft Fire Station driveway	Occurrence	$105
22500e - Block Driveway	Occurrence	$75
22500f - Park on a Sidewalk	Occurrence	$75
22500g - Obstructing Traffic/HWY Construction	Occurrence	$105
22500h - Double Parking	Occurrence	$75
22500i - Park in Bus Loading Zone	Occurrence	$75
22507 (a) - Heavenly Valley No Parking/RPP Area	Occurrence	$300
22507 (a) - Lakeside Residential Neighborhood No Parking/RPP Area	Occurrence	$300
22507.8(a) - Handicap Disabled Only	Occurrence	$455
22507.8(b) - Block Disabled Stall/Space	Occurrence	$455
22507.8c - Parked in Handicap Crosshatch	Occurrence	$455
22514 - Within 15ft of Fire Hydrant	Occurrence	$105
22515 - Unattended Running Vehicle	Occurrence	$75
22523(b) - Abandoned Vehicle	Occurrence	$250
4000a - Expired Registration	Occurrence	$75
5204(a) - No Tabs	Occurrence	$75

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 5/5/2026
California Vehicle Codes (Cont.):		
All other California Vehicle Codes	Occurrence	$75
Administrative Citations*		
City Code:		
2.30.060 (E) - Administrative Fee for Administrative Citations	Occurrence	$20
2.30.080 (A) - Administrative Hearing Fee for Administrative Citations	Occurrence	$100
3.35.040 - No Business License	Occurrence	$100
3.50.380 (B) - Unpermitted VHR - Owner/Agent Responsible	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (B) - Vacation Home Rental (Parking Space Availability - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (C)- Vacation Home Rental (Commercial Activity Prohibited - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (D) - Vacation Home Rental (Compliance with SLTCC - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (E) - Vacation Home Rental (Posting of Permit - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (F) - Vacation Home Rental (Marketing/Advertising Requirements - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (G) - Vacation Home Rental (Authorization to Inspect - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (H) - Vacation Home Rental (Outdoor Spas/Hot Tubs prohibited between 10 p.m.-8 a.m. - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (I) - Vacation Home Rental (Interior Signage - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (J) - Vacation Home Rental (Exterior Signage - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (K) - Vacation Home Rental (Parking Requirements - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (L) - Vacation Home Rental (Noise and Amplified Music Prohibited between 10 p.m. - 8 a.m. - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (M) - Vacation Home Rental (Emergency Lighting - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (N) - Vacation Home Rental (Lighting Design - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (O) - Vacation Home Rental (Parking of Commercial Vehicle - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (P) - Vacation Home Rental (Records Relating to VHR - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (Q) - Vacation Home Rental (Camping Prohibited - Occupant and Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.440 (R) - Vacation Home Rental (Trash/Bear Boxes Required - Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000
3.50.450 (D) Vacation Home Rental (Operating without a Permit) (Owner/Agent Responsible)	First occurrence Second occurrence within year Subsequent occurrence within year	$1,500 $3,000 $5,000

Police Department (Cont.)

Fee Description	Unit	Adopted Fee 5/5/2026
Administrative Citations (Cont.)*		
City Code:		
4.150 - Refuse and Garbage - Commercial	Occurrence	$1,000
4.150 - Refuse and Garbage - Residential	Occurrence	$250
4.35.020 - No Operator License - Mobile Vending	Occurrence	$100
4.40.020 - Nuisances Generally	Occurrence	$50
4.40.030 - Outdoor Display	Occurrence	$100
4.40.040 - Nuisances Generally - Noise	Occurrence	$100
4.45.040 - Abandoned Vehicle	Occurrence	$150
4.50.030 - Illegal Dumping	Occurrence	$1,000
4.50.050 - Unsuitable Trash Container - Commercial	Occurrence	$300
4.50.050 - Unsuitable Trash Container - Residential	Occurrence	$150
4.55 - Graffiti	Occurrence	$50
4.60 - Abandoned or Damaged Structure	Occurrence	$1,000
4.135.010 Police Service	Occurrence	$500
4.140.100 Private Patrols	Occurrence	$25
6.05 - Handbills	Occurrence	$100
6.10.160 - Exterior Lighting	Occurrence	$100
6.15 - Building Code Violation	Occurrence	$100
6.40.050 - Noncompliant Sign	Occurrence	$100
6.55.280 - No Home Occupation Permit	Occurrence	$100
7.05 - Sidewalk Snow Removal	Occurrence	$100
7.05.500 - Placing Snow in Right-of-Way	Occurrence	$100
7.05.560 - Sidewalk Snow Removal	Occurrence	$100
All Code Violations Not Listed Above or Specified in the Code	Occurrence	$250

***The fines for a second and any subsequent violation within a 12-month period for all violations with the exception of Vacation Home Rental violations will be double that of the previous fine assessed. The above penalties shall not supersede fines and penalties listed in the current City Code for specific violations. Except for Vacation Home Rental violations, under no circumstances shall a penalty be greater than $1,000.**

Airport

Fee Description	Unit	Adopted Fee 5/5/2026
Offices	square foot or agreement	$2.37
Ground Lease Rate	square foot or agreement	$0.36
Conference/Meeting Room hourly rental	hour	$34
Conference/Meeting Room daily rental	day	$335
Restaurant Facilities	Per agreement	Per agreement
Airport Terminal Lobby (upper/lower) hourly rental	hour	$66
Airport Terminal Lobby (upper/lower) daily rental	day	$403
Advertising	Negotiated	Negotiated
Advertising Digital	monthly	$90
Rental Car Ground Lease Area	Negotiated / Market Rate Conditions	Negotiated / Market Rate Conditions
Other Use of Terminal	Negotiated	Negotiated
Commercial Filming:		
Small Scale Commercial Filming (less than 50 persons); waived if City promotion	per day/winter	$486
Small Scale Commercial Filming (less than 50 persons); waived if City promotion	per day/summer	$810
Large Scale Film Production (film crew larger than 50 persons) - Prep / Strike Location	per day	$363
Large Scale Film Production (film crew larger than 50 persons) - Filming Days	per day	$6,035
Airport Escort Required on Filming Days	per day	$302
Movement Area Filming (Runway and/or Taxiway)*	per day*	$2,500*
Large Scale Filming (more than 50 persons) Security Deposit	Negotiated	Based on Location Agreement
Large Scale Film Production (film crew larger than 50 persons) - City Film Support for Permits, Police, Fire, etc.	Per Hour	Fully Burdened Rate of Employee Used
***Any filming conducted on runways or taxiways defined as the Movement Area by the Federal Aviation Administration will have a $2,500 per day additional fee on top of other rates.**		
Aviation Use of Airfield		
GA Ramp Fee for A/C under 5,000 lbs (First 15 minutes free)	day	$10
GA Ramp Fee for A/C over 5,001 lbs (paid with landing fee)	day	$27
Special Event Fee (Celebrity Golf, A/C under 5,000 exempt)	day	$50
Monthly Tie Down Fee	Flat Rate	$81
Landing Fee	Helicopter Takeoff Weight 3,001+	 $50.00 flat rate
Landing Fee	FixedWingTakeoffWeightPer1,000lbs. 5,501 - 19,000 20,000 - 49,000 50,000+	 $8 $10 $12
Fuel Flowage Fee	per gallon/per agmt	$0.20
Building:		
All Hangars (Box and Tee)	per square foot	$0.96
All Storage Units (Aeronautical Use)	per square foot	$0.96
All Storage Units (Non-Aeronautical Use)	Aeronautical use fee plus 10%	Aeronautical use fee plus 10%
Other Fees:		
Parking	per space	$108
Airport Parking Lot Rental 100 Spaces	1/2 Parking Lot	$1,217/day
Ground Transportation - Limousine; yearly	per company	$801
Gratuitous Transportation - Taxi Cab; yearly, negotiable	vehicle	$40
GA Ramp; hourly, 300 linear feet full width	hourly	$335
GA Ramp; day, 300 linear feet full width	day	$4,020
Taxiway A between H and J - North End; hourly	hourly	$335
Taxiway A between H and J - North End; daily	day	$4,020
Local Emergency Agency Training Ramp Use (Non Airport Emergency)	yearly	$5,000
Airport Technician	Fully burdened hourly rate	Fully burdened hourly rate
Dump Truck, Sander, Grader, Loader	hourly	$229
Carpet Cleaning; includes equipment use +actual costs of City staff	hourly + actual	Fully burdened hourly rate
Airport Hangar Waitlist Fee	each	$250
Airport Lease Security Deposit (refundable deposit)	each	$750
Airport Key Card (refundable deposit)	each	$50
Lost/Stolen Key Card Replacement (non- refundable)	each	$50
Airport Hangar Key (refundable deposit)	each	$25
Lost/Stolen Hangar Key Card Replacement (non- refundable)	each	$25
****Local Emergency Agency Partners conducting training exercises to improve interagency airport emergency response is exempted from use fees.**		

City Clerk

Fee Description	Unit	Adopted Fee 5/5/2026
Appeals*	per appeal	$1,253
Document Printing and Copying - .10 per page plus postage	document page	$0.10
City Council Chambers Use Application Fee	per application	$35
City Council Chambers Rental, M-F, 8-5 p.m.	per hour	$50
City Council AV Service Fee	each	$99
Video Meeting Electronic File Transfer, 1 per Drive	thumb drive	$5
Verbatim Transcript Service	actual outsource cost	hourly or actual outsource cost
Notary Service	per signature	$15
Notary Service - Providing California Notary Acknowledgement or Jurat Form	per form	$1
Agenda Mailing Service, .10 per page plus postage	agenda	.10 per page plus postage
Filming Application Fee	application	$164
Film Application Fee Special	per application	$192
Film Appliation Fee Rush (less than 7 business days)	per application	150% base fee
Film Permit Change Fee	each	$132
Temporary Sign Deposit (yard signs)	campaign	$174
***Cost based Appeal Fee is due at filing; if appellants prevail (the decision is reversed or materially modified in their favor), the full fee will be refunded.**		

Finance

Fee Description	Unit	Adopted Fee 5/5/2026
Business and Professions Tax Rates:		
Schedule A (per $1,000 gross receipts)	per 1,000 gross receipts	$1.07
Schedule B (per $1,000 gross receipts)	per 1,000 gross receipts	$1.62
Schedule C (per $1,000 gross receipts)	per 1,000 gross receipts	$2.14
Schedule D (per $1,000 gross receipts)	per 1,000 gross receipts	$2.69
Schedule E (per $1,000 gross receipts)	per 1,000 gross receipts	$3.22
Schedule N (non-profit 501(c)(3); veterans; etc.)	n/a	$0.00
Maximum Annual Amount of Tax (Measure B, June 2012)	application	$20,000.00
Administrative Fee - New license application (Including $31 Business License Technology Fee)	application	$108
Administrative Fee - New Business One Time 6 Month License Application	application	$32
Administrative Fee - Annual Renewal (Including $31 Business License Technology Fee)	application	$63
AB1379 (amended SB1186; ADA info and access fee - State of CA mandated; effective 1/1/2018 through 12/31/2023)	per business certificate	$4
Business License Technology Fee; collected with admin fee	business application	$31
Business License Certificate - duplicate copy	certificate	$12
Lien Release Fee	lien	Passed on to Seller through Escrow
Administrative Fee for Delinquent Refuse Collections	lien	$87
TOT and Business License Reports:		
Delinquent Tax Analysis	per project	At cost using fully burdened hourly rate
Motel Tax Master (name/address listing)	per report	$40
Individual TOT Report	per motel/per year	$17
Vacation Home Rental Master Report	per report	$40
Vacation Home Rental Label Report	per report	$40 + cost of labels
Business License Master Report, Standard Format	per report	$79
Business License Master Report Requiring Specific Formatting Due to Information Request	per report	$79 + fully burdened hourly rate
Miscellaneous Fees:		
Returned Check (NSF) Processing 1st Check	per check	$25
Returned Check (NSF) Processing Subsequent Checks	per check	$35
Geobase Information Service, Research	per project	At cost using fully burdened hourly rate
Stop Payment Fee	per check	At cost using actual bank charge

Financial Policies:
Strengthening Financial Position

To preserve General Fund revenues, the City will take proactive steps to strengthen its financial condition. The following policies shall guide those efforts.

A. Diversified Economy and Revenues

1. Preservation of Commercial and Industrial Development Opportunities

The City shall diversify its economic base by encouraging a broad range of private sector commercial and industrial employment. While it is important to maintain an inventory of land zoned for residential use, the City shall carefully consider economic impacts before rezoning any commercial or industrial land to residential use. The City Council shall be presented with an analysis of trend data comparing percentages of residential development to commercial/industrial development.

2. Jobs/Housing Balance

The City shall promote an equal ratio of jobs to housing, and shall encourage the expansion of businesses that will provide opportunities for residents to work in the community.

3. Effect of Fees/Charges/Rates on Commercial and Industrial Development

In setting fees, charges, and/or rates on commercial and industrial development, the City shall evaluate the comparative fee structure of other neighboring jurisdictions. The City shall strive to implement fees, charges and/or rates that are competitive with other jurisdictions and that shall not have a negative impact on sales tax or other valuable sources of revenue.

B. Economic Incentives for Commercial and Industrial Development

The City shall provide economic incentives for commercial and/or industrial development when such incentives shall lead to a positive economic return for the City in terms of jobs, workforce housing opportunities, enhanced revenues, a more diversified economic base, or enhanced transportation or other public services. Any economic incentive policies shall be attached as an Appendix to this document.

C. Intergovernmental Revenues

1. Grants

   Grants from federal, state or private organizations are an appropriate and desirable means of enhancing available revenues. However, grant funding is rarely a long-term, stable economic base. Grant applications and subsequent grant awards shall be approved by the City Council. The City shall ensure that grant funding is appropriately leveraged to enhance City services as set forth in its Grant Funding and Compliance Policy. (See separate policy document).

2. State Shared Revenues

   To protect against fluctuations in intergovernmental revenues, the City shall maintain 25 percent General Fund Committed fund balance as a reserve against unanticipated or uncontrollable reductions in state subventions.

D. User Fee Cost Recovery

The City provides certain services to its residents and businesses that are funded in whole or in part by fees that are intended to cover all or a portion of the cost of providing such services. To the extent User Fees do not cover the entire cost of providing such services; the General Fund subsidizes the additional expense. Careful examination of User Fees shall enhance the stability of the General Fund. The following policies shall be implemented to ensure that User Fees keep pace with changes in the cost-of-living as well as changes in methods or levels of service delivery.

1. General Principles

   a. Revenues derived from User Fees shall not exceed the reasonable cost of providing the service.

   b. Cost recovery goals shall be based on the total cost of delivering the service, including all direct costs, departmental administration costs, and organization-wide support costs such as accounting, personnel, data processing, building and/or vehicle maintenance, and insurance.

c. The method of assessing and collecting fees shall be as simple as possible in order to reduce the administrative cost of collection. Although a high cost of recovery may be appropriate for specific services, if it is impractical or costly to charge the user, a lower level of cost recovery shall be appropriate.

d. Fee levels shall be sensitive to the "market" for similar services, including the provision of services by private sector service or program providers. User Fees shall not be set so high that services shall not be used. Conversely, User Fees shall not be set so low that the City is stimulating a demand by artificially low prices. Specifically, the City shall carefully consider whether it is appropriate to provide services at a subsidized cost (or a cost that does not include all cost of services, such as room rental costs, building maintenance or personnel charges) if such services are available through the private sector.

e. Fee levels shall be sensitive to smaller, infrequent users of the service, for example, small businesses that may have less of an opportunity to recover the cost of User Fees through ordinary business income.

f. The level of cost recovery should consider the community-wide versus special benefit of the program or activity that is the subject of the User Fee. The use of general-purpose revenues shall be appropriate for community-wide services, while User Fees at some level shall be appropriate for services that are of special benefit to easily identified individuals or groups. (For example, it would be unusual to charge a User Fee for a community-wide event such as an Easter Egg Hunt, while it would be appropriate to charge a User Fee at some level for an adult recreational program with a limited number of participants.)

g. The level of cost recovery shall consider the financial benefit to the service user, and whether the user is a service driver or a service recipient. In cases where there user benefits financially from the provision of the service, and the service would not be provided but for the expanded business or revenue opportunities, the level of User Fee should more closely approximate 100% cost recovery. (For example, a developer receives financial benefit at the conclusion of the development review process, and the City would not provide the review of development applications but for the expanded business or revenue opportunity for the developer. While the community may be the actual service recipient of the review of development applications, the developer is the service driver.)

2. Factors Favoring High Levels of Cost Recovery. High cost recovery levels are especially appropriate in the following circumstances:

    a. The service is similar to services provided through the private sector.

    b. Other private or public sector alternatives could or do exist for the delivery of the service.

    c. The demand for the service is high and cost of service is needed as a mechanism to help control demand.

    d. The cost of service can be used as a mechanism for encouraging compliance with the law. (For example, police response to false burglary alarm calls.)

    e. The service is regulatory and voluntary compliance is not expected to be the primary method of detecting failure to meet regulatory requirements. (For example, building permit, plan checks and subdivision review services.)

3. Factors Favoring Low Levels of Cost Recovery. In addition to the general policy considerations noted above, low cost recovery levels are appropriate in the following circumstances:

    a. The program or services falls within the range of general public services which are provided to the community to promote the general safety, health and well-being of the community, and there is no intended relationship between the amount paid and the benefit received. (For example, police and fire services, general access to park facilities.)

    b. The service is not generally available through private sources and is necessary to promote the general safety, health and well-being of the community. (For example, teen after school programs.)

    c. The service is generally non-recurring, delivered on a “peak demand” or emergency basis, cannot reasonably be planned for on an individual basis, and is not readily available from a private sector source. (For example, police and fire services in response to emergencies.)

    d. Collecting fees would discourage compliance with regulatory requirements and adherence to regulatory requirements is not

readily identified by the City. (For example, home-based business licenses.)

4. Periodic Adjustment of User Fees. A comprehensive analysis of User Fees shall be made at least every three years. In the interim, if applicable, fees shall be adjusted by no less than the amount of the annual change in the Consumer Price Index. Fees may also be adjusted more frequently based on supplemental analysis whenever there has been significant change in the method, level or cost of service delivery. A schedule reporting the rate of all User Fees shall be included as an Appendix to the budget, and the City Council may direct adjustment in User Fees as part of the annual budget process.

5. Development Review Programs. Cost recovery for development review programs shall be very high, and in most cases the goal for cost recovery should be 100%. The City shall also impose clear performance standards to ensure that there is high value for services rendered. This cost recovery principle applies to the following types of development review programs:

    a. Planning (planned development permits, tentative and parcel maps, rezonings, general plan amendments, variances, use permits, etc.)

    b. Building and safety inspections (building permits, structural plan checks, fire inspections, etc.)

    c. Engineering (public improvement plan checks, inspections, subdivision requirements, encroachments, etc.)

E. Enterprise Fund Rates

Each of the enterprise funds shall be operated in a manner to fully cover the total direct and indirect costs (including operations, capital outlay and debt service) for operating such functions so as to avoid General Fund subsidies for enterprise operations.

1. Rates shall be reviewed on an annual basis and shall be adjusted as appropriate and equitable.

2. Rates charged for enterprise activities shall be compared periodically against rates charged by other public agencies for purposes of benchmarking cost of service and operations. Private contracting opportunities shall be evaluated as appropriate as a means of reducing expenses, while remaining in compliance with the City's Purchasing Policies.

F. Collections

The City shall implement a uniform collection program. The costs of this collection program shall be reviewed annually to ensure the total direct and indirect costs are fully covered. The costs shall be passed on to the delinquent customers as a penalty in the collection process.

The City's options for collection are:

a. Property Liens. A lien shall be placed on the property should the owner fail to pay charges, penalties and interest charges. Enforcement of liens shall be made in accordance with the applicable section of the City Code subject to delinquent payment, and may be initiated through a court ruling. Collections against property liens are typically done by issuing a warrant for enforcement or foreclosure proceeding in the case where a deed of trust has been secured by the City against the property, and may result in a sale pursuant to a writ of execution.

b. Special Assessments. A resolution must be presented to the City council to declare a special assessment on a delinquent customer's real property. Upon passage and adoption a certified copy shall be recorded with the County Recorder's office. The assessment shall be collected at the same time and in the same manner as ordinary municipal taxes. Special assessments are typically levied as a result of delinquent property assessments, non-payment of nuisance abatement costs or refuse fees.

c. Withholding Entitlements. The City may withhold issuing any licenses, permits and other entitlements until payment for charges due, including penalties and interest is received.

d. Collection Agency (other enforcement procedures). The City can take other actions allowed for enforcement of a civil judgment. Collection agency fees shall be passed on to the customer through penalty and interest charges therefore avoiding gifting of public funds.

e. Closure of Business
The City Code allows for closure of a business for failure to comply with any provision of the Business Tax or Occupancy Tax chapters relating to the payment of monies due. Proper notice and due process shall be given to the business operator before closure.

Tahoe Daily Tribune

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tahoe Daily Tribune now is, and during all times herein named, was a corporation duly organized and existing under the laws of the State of California, and now is, and during all times herein named was the printer of **Tahoe Daily Tribune**, a newspaper of general circulation, as defined by section 6000 of the Government Code of the State of California, printed and published daily (Sundays excepted) in the City of South Lake Tahoe, County of El Dorado, State of California, and that affiant is the principal clerk of said Nevada County Publishing Co.
That the printed advertisement hereto annexed was published in the said Tahoe Daily Tribune, for the full required period of **1** time(s) commencing on **Apr. 3, 2026,** and ending on **Apr. 3, 2026,** all days inclusive.

PUBLICATION DATES: Apr. 3, 2026

NOTICE ID: LCylN4iTAt5Zr09v1GGU
PUBLISHER ID: 397567
NOTICE NAME: Master Fee Schedule April 21 Hearing
Publication Fee: $167.73

I certify, under penalty of perjury, the forgoing is true and correct.

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: 04/03/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

Notice of Public Hearing
City of South Lake Tahoe City Council

Considering updates to the Master Schedule of Fees
and
Charges for City Services 2025-2026

NOTICE IS HEREBY GIVEN that the City Council will conduct a PUBLIC HEARING on Tuesday, April 21, 2026, at 5:30 p.m. or as soon thereafter as possible, in the City Council Chambers, 1901 Lisa Maloff Way., South Lake Tahoe, California.

The purpose of the public hearing will be to receive public input on the 2025/2026 fiscal year update to the Master Schedule of Fees and charges for City services. Council will review, discuss, receive public comments and will consider adoption of the proposed schedule of fees and charges at this meeting.

All interested persons are invited to attend or to write their comments to the City Council in care of the City Clerk PublicComment@cityofslt.gov or at the address listed below.

A copy of the proposed schedule will be available for public review by no later than Thursday, April 16, 2026. A public agenda packet will be available for review at City Hall, 1901 Lisa Maloff Way, on the City's Website at www.cityofslt.gov, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.gov.

Susan Blankenship
Susan Blankenship
Elected City Clerk
City of South Lake Tahoe
1901 Lisa Maloff Way, Ste 206
South Lake Tahoe, CA 96150
(530) 542-6005

Published: April 3, 2026

GCP

GOVERNMENT CONSULTING PARTNERS, INC.

South Lake Tahoe

COMPREHENSIVE USER FEE STUDY

February 2026

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APPENDIX A

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Government Consulting Partners, Inc (GCP) is a Sacramento-based consulting firm specializing in cost and revenue studies for state and local government.

1 BACKGROUND & OBJECTIVES

The City of South Lake Tahoe delivers many services to the public for a fee. This report focuses on "user fees", which are assessed in order to recover the cost of labor-based services or use of city facilities. A comprehensive review of user fees was last conducted in 2015. Since that time fees have been reviewed and increased annually by CPI where and when it was appropriate. The City engaged GCP to conduct a comprehensive review of user fee costs and associated revenues using 2025 financial and operational data.

User fees in California are required to conform to the statutory requirements of the California Constitution, Proposition 218 and the California Code of Regulations, including Government Code 66000 et seq. By law, user fees may not exceed the estimated reasonable cost of providing the services for which they were levied, unless approved by a two-thirds vote of the electorate.

As more fiscal limitations are imposed on local government, user fees have become an increasingly important source of revenue. A user fee is a payment made by an individual or business that primarily benefits the individual or business rather than the community at large. Government agencies can charge a user fee for a service when 1) the individual's decision to use a service is voluntary, and 2) the fee charged is reasonably related to the level of service rendered and cost of providing the service.

This report presented GCP's comprehensive review of South Lake Tahoe's user fees with the goal of aligning fees with current fiscal policy and Council priorities.

The study covered user fees charged by the following departments/divisions:

- Building
- City Clerk
- Engineering
- Finance
- Fire
- Parks and Recreation
- Planning
- Police

AQUATIC CENTER FEES – GCP also reviewed the City's new Aquatic's Center. GCP accelerated this portion of the study to accommodate the Center's grand opening in early 2026. Aquatic Center fees were approved by Council in November 2025 under a separate report.

VACATION HOME RENTAL FEES - GCP reviewed staff's internally prepared Vacation Home Rental (VHR) annual and inspection fee calculations and provided feedback. Updated VHR fees were adopted by Council in June, 2025 under a separate report.

GCP's project's scope included calculating the cost of each fee-related service, conducting a survey of fees charged by regional agencies, and recommending fee adjustments aligned with established Council policy.

SOUTH LAKE TAHOE EXISTING FEE POLICY

GCP reviewed established Council user fee policy for setting fees and fee structures. The City's Financial Policy was last revised in 2013. Section D provides the following guidance regarding the imposition of user fees:

D. User Fee Cost Recovery

The City provides certain services to its residents and businesses that are funded in whole or in part by fees that are intended to cover all or a portion of the cost of providing such services. To the extent User Fees do not cover the entire cost of providing such services; the General Fund subsidizes the additional expense. Careful examination of User Fees shall enhance the stability of the General Fund. The following policies shall be implemented to ensure that User Fees keep pace with changes in the cost-of-living as well as changes in methods or levels of service delivery.

1. General Principles

   a. Revenues derived from User Fees shall not exceed the reasonable cost of providing the service.

   b. Cost recovery goals shall be based on the total cost of delivering the service, including all direct costs, departmental administration costs, and organization-wide support costs such as accounting, personnel, data processing, building and/or vehicle maintenance, and insurance.

   c. The method of assessing and collecting fees shall be as simple as possible in order to reduce the administrative cost of collection. Although a high cost of recovery may be appropriate for specific services, if it is impractical or costly to charge the user, a lower level of cost recovery shall be appropriate.

   d. Fee levels shall be sensitive to the "market" for similar services, including the provision of services by private sector service or program providers. User Fees shall not be set so high that services shall not be used. Conversely, User Fees shall not be set so low that the City is stimulating a demand by artificially low prices. Specifically, the City shall carefully consider whether it is appropriate to provide services at a subsidized cost (or a cost that does not include all cost of services, such as room rental costs, building maintenance or personnel charges) if such services are available through the private sector.

   e. Fee levels shall be sensitive to smaller, infrequent users of the service, for example, small businesses that may have less of an opportunity to recover the cost of User Fees through ordinary business income.

f. The level of cost recovery should consider the community-wide versus special benefit of the program or activity that is the subject of the User Fee. The use of general-purpose revenues shall be appropriate for community-wide services, while User Fees at some level shall be appropriate for services that are of special benefit to easily identified individuals or groups. (For example, it would be unusual to charge a User Fee for a community-wide event such as an Easter Egg Hunt, while it would be appropriate to charge a User Fee at some level for an adult recreational program with a limited number of participants.)

g. The level of cost recovery shall consider the financial benefit to the service user, and whether the user is a service driver or a service recipient. In cases where there user benefits financially from the provision of the service, and the service would not be provided but for the expanded business or revenue opportunities, the level of User Fee should more closely approximate 100% cost recovery. (For example, a developer receives financial benefit at the conclusion of the development review process, and the City would not provide the review of development applications but for the expanded business or revenue opportunity for the developer. While the community may be the actual service recipient of the review of development applications, the developer is the service driver.)

Key user fee principles from the City's policy include:

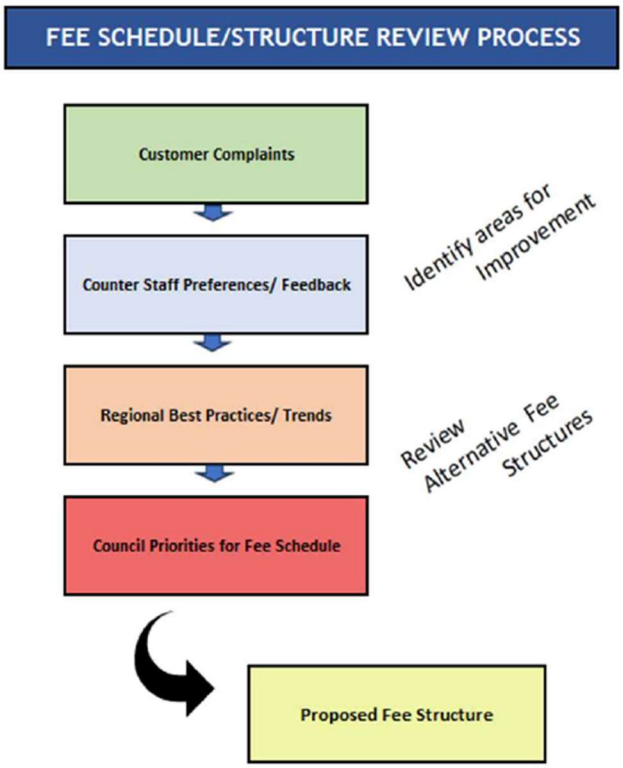
- *Revenues from user fees shall not exceed the cost of providing the service.*
- *Cost recovery goals shall be based on the total cost of delivering the service.*
- *The method of assessing and collecting fees shall be as simple as possible.*
- *Fee levels shall be sensitive to the market for similar services.*
- *Fee levels shall be sensitive to smaller, infrequent users of the service.*
- *The level of cost recovery shall consider community-wide versus special benefit.*
- *The level of cost recovery shall consider the financial benefit to the service users.*

The goal of this report is to present the study's findings in a relevant and concise format that allows City leadership to make informed user-fee pricing decisions consistent with existing fee policy.

2 STUDY METHODOLOGY

Upon project commencement -GCP met with Finance staff to better understand the goals and priorities for the new fee schedule. A workplan was then developed to ensure that the proposed fee schedule resulting from the study reflects these priorities.

FEE STRUCTURE REVIEW



A key component of the workplan included restructuring of existing fees. In collaboration with GCP, City staff reviewed the existing fee structure and identified areas where fees could be realigned to more accurately reflect the City's processes and the services being provided. Every proposed change is designed to accomplish one of several things: streamline the fee calculation process; increase user-friendliness; or increase equity across the customer base.

As part of the restructuring process, GCP surveyed fee schedules from comparison agencies to better understand regional best practice fee structures and trends. GCP shared this compiled data with staff as well as the actual fee schedules themselves.

TRANSPARENT	All flat and tiered fees are supported by average processing times and staffing fully burdened hourly rates.
PREDICTABLE	Reducing reliance on deposit-based fees in favor of flat or tiered structures increases predictability for customers.
CUSTOMER-FRIENDLY	The City recently instituted a customer portal enabling electronic plan submittals and payment services, greatly reducing wait times at the public counter.

Streamlining the fee schedule was a significant focus of the study. A streamlined fee schedule saves valuable time for both City counter staff and the City's customers.

After GCP and City staff discussed and reviewed all available fee structure options a final consensus was reached for each group of fees. Table 1 summarizes the proposed fee structure changes.

Table 1: Proposed Fee Structure Changes and New Fees

CITY CLERK

11	Public Property Use Fee (for filming only)	Change to See Facility Rental Fee Schedule	See Facility Rental Fee Schedule
13	City Council AV Service Fee	NEW	Per Hour (1 hour minimum)
14	Film Application Fee Special	NEW	Applications that require additional City Clerk, Fire, Police or Public Works, review will be charged the hourly rate of the Department Head reviewing the Permit Application.
15	Film Appliation Fee Rush (less than 7 business days)	NEW	Base Fee x 1.5
16	Film Permit Change Fee	NEW	Flat Fee

FINANCE

16	Business License Label Report	$63	Flat Fee	Remove

DEVELOPMENT SERVICES - BUILDING

21	Re-check fee (4th + each additional check)	NEW	$256 each
22	Fees for Work not Specifically Identified Elsewhere	NEW	$177 hourly

DEVELOPMENT SERVICES - PLANNING

17	Negative Declaration Review	Flat Fee	Contractor Invoice + 25% Admin Markup
18	Negative Declaration Preparation	Flat Fee	Contractor Invoice + 25% Admin Markup
48	New Vendor Permit	Flat Fee	REMOVE
49	Mobile Vending Renewal Permit	Flat Fee	REMOVE
52	Technology Fee	New for Planning	Flat Fee

FIRE RESCUE

2	EMS: Advanced/Basic Life Support, incident response	Per Hour	Flat Fee
3	EMS: Advanced/Basic Life Support - with standby to support air ambulance transport, incident response	Flat Fee	Remove
4	EMS: Advanced/Basic Life Support - with engine standby for CPR, incident response	Flat Fee	Remove
6	County Fire Services: Lake Valley Fire District Contract	Per Hour	Remove
7	County Fire Services: Fallen Leaf Fire District Contract	Per Hour	Remove
11	Wild Land Suppression: Ladder Truck	CA OES Hourly Rate	Remove
25	Pipeline/Power Lines: Fire Hydrant Flow Test	Flat Fee	Remove
26	Pipeline/Power Lines: Witnessed Acceptance Test	Flat Fee	Remove
28	Pipeline/Power Lines: Structure Fire Suppression (includes scene safety, initial investigation, traffic control, patient contact, hazard control)	Hourly	Flat Fee
37	Open Burning and Recreational Fires	Flat Fee	Remove
38	Ceremonial/Special Permit		New Fee
43	Photographs	Flat Fee	Remove
44	Video Tape Duplication	Flat Fee	Remove
47	Per Event Inspection	Per Hour	Remove
50	Tree Removal Permit		New Fee
51	Special Event / Fire Inspections (3 hour min if conducted outside regular work hours)	Hourly	Remove
55	Auto Alarm/~~Ext~~ Supression System - ~~100~~ 1-99	Per Inspection	Remove
56	Auto Alarm/~~Ext~~ Supression- 100+	Per Inspection	Remove
57	Suppression Sys-50 hds/Dry Chem sys	Flat Fee	Remove
58	Suppression Sys-200 hds	Flat Fee	Remove
62	Board 7 Care Facility 7-50	Flat Fee	Remove
63	Board 7 Care Facility 50+	Flat Fee	Remove
70	Basic Fire Inspection - Hourly, after 4 hours		New Fee
76	Fire Processing Permit Fee		New Fee

PUBLIC WORKS - ENGINEERING

4	Large Multi-Family Residential PW plan review	Flat Fee	$145 hourly
9	Grading: 8-350 cubic yards	Flat Fee	REMOVE
10	Grading: 251+ cubic yards	Flat Fee	REMOVE
26	Street Name Change	Actual Cost	REMOVE
29	PW Inspections/ Re-inspections	Per Inspection	Per Hour
30	Third Party Plan Reviews	NEW	Actual cost

POLICE

46	Reposession Fee	NEW; Set by State	$15 hourly

COSTING METHODOLOGY

Most fees in this study were calculated via a per-unit analysis approach. Commonly called a "bottom-up" approach, this method analyzes direct staff time required to deliver one unit of service. Indirect rates are then applied to reflect services and supplies, administrative and all overhead costs required to deliver each service. Resulting in a detailed, fully burdened cost per-unit assessment.

GCP's per-unit methodology includes the following five steps to build the individual per unit costs:

1. Define the fees to be analyzed.
2. Analyze direct staff time spent on the fee-related services.
3. Develop fully burdened hourly rates for direct staff.
4. Compare total costs to the current fee schedule.
5. Annualize results by extrapolating per-unit results by typical volume demand.

1. Define the fees to be analyzed

GCP worked with staff to identify any proposed new fees, obsolete fees and fee structure changes to establish a final list of fee-related services to be analyzed.

2. SME Focus Groups: Identifying time requirements by task

Once all fee structure decisions were finalized, GCP interviewed subject matter experts (SME) to estimate the average time spent by task on each fee category. Each fee was reviewed individually, and City staff worked collaboratively with GCP to identify the specific tasks associated with each service. Table 2 below provides an example of the time/task documentation for a major sign review within Planning.

Table 2: Sample of Time / Task detail: Planning

Analyzing fee services at this level of granularity provides higher confidence in study results. Accurate and detailed time estimates, multiplied by staff FBHR's form the maximum the City may legally charge by fee category.

Fee #23 Major Sign Review and Approval	Staff Planner Hours	Cost
Application review, confirm payment in eTRAKiT	0.50	$85
Review propose sign and renderings for consistency with sign standards	0.25	$43
Run sign formula calculation	0.50	$85
Review redesign (if needed)	0.25	$43
Draft sign permit and upload to eTRAKiT. Notify applicant	0.50	$85
Miscellaneous communications	0.50	$85
Inspections and drive time	1.00	$170
Project file maintenance: update status in eTRAKiT, organize digital files, delete working drafts.	0.50	$85
TOTAL COST	4.00	$680

Current Fee: **$400**
Proposed Fee: **$680**

Table 3: Methods used to evaluate reasonableness

GCP performed a series of checks to ensure the reasonableness of data inputs. After several rounds of reasonableness checks and data refinement final time figures were then entered into the fee model along with associated cost and demand data.

REASONABLENESS CHECKS
- Compare the cost of one service against others
- Percentage increase from existing fee
- Percentage of staff positions devoted to fees
- Comparison to other fees charged in the region

These checks were used to focus GCP and staff's internal quality control reviews on fees that are outliers in one way or another. Where possible, the City's data systems were queried to provide data to either inform or corroborate staff's efforts.

3. Develop fully burdened hourly rates (FBHR's)

Establishing FBHR's is essential to any user fee study engagement because these rates lay the foundation to calculating the full cost of providing services. FBHR's can be used to determine how much it costs the City to deliver any labor-based service. Reliable FBHR's ensure the study's findings, recommendations and resulting fee schedules are based on real defensible costs. This promotes both transparency and financial sustainability.

Calculate the Annual Full Cost of Direct Staff: The FBHR calculation process incorporated data from the following sources:

- Staffing costs were calculated using the City's budgeted compensation data, including salaries and benefits, for employees responsible for performing the fee-related services.

- Operating costs directly associated with service delivery–such as materials, supplies, and contracted services–were incorporated into the fully burdened rate to ensure a comprehensive reflection of total service costs.
- Overhead costs were included and applied to the division's direct salary and benefit expenses to calculate the fully burdened hourly rates.

    - *Division overhead*: Division overhead includes indirect costs such as labor from managers, supervisors and support staff, internal meetings, training, general counter time and shared supplies that support overall service delivery within the division.

    - *Citywide overhead*: represents the allocation of indirect costs from the City's cost allocation plan, covering central support service departments such as Human Resources, Information Technology, and Finance that provide essential resources and support to all departments throughout the organization.

Identify Annual Available Work Hours per FTE: This becomes the denominator in the rate. Conceptually, the idea is to reflect the average number of hours in a year that an FTE is typically available to deliver services. By including only available work hours in the denominator, instead of the traditional 2,080, the rates are "fully burdened" sufficient to recover the full annual cost of one FTE, assuming normal construction demand levels. For this study GCP used the industry-standard staffing available hours figure of 1,800.

4. Compare total service cost to the current fee charged

Once the fully burdened hourly rate is applied to the time estimates for each fee category, this creates the "total cost" per unit. GCP compared the total cost for each fixed-fee service to the fee currently charged. This provided the initial results on the percentage of current cost recovery under the City's existing fees.

If the current cost recovery for a particular service is under 100%, this implies the fee does not cover the cost of providing the service and can be increased. If the current cost recovery is over 100%, then the fee is set too high and must be lowered to comply with State laws prohibiting the making of a profit on user fee activities.

5. Annualization of the Per Unit results

GCP projected the annual fiscal impact by multiplying current and proposed fees by annual demand figures. Demand figures were estimated based on the following assumptions:

ANNUAL DEMAND FOR SERVICES
FY 2024 demand is the best predictor of short-term demand for each service.
Estimates are used for new or restructured fee categories.

- Estimates of demand are used for any new or restructured fee categories.
- Revenue produced by deposit-based fee categories is often difficult to predict. These fees are based on the type and complexity of the project. Deposit based fees are seen as revenue neutral since they are based on actual time spent multiplied by the hourly rate and therefore are assumed to be 100% cost recovery.

3 FISCAL IMPACT

SUMMARY RESULTS BY DEPT/DIVISION

In cooperation with city staff, GCP developed cost and revenue projections for each area under study. Costs and revenues were primarily projected by extrapolating individual per-unit results for an entire year of demand activity. The combined findings result shows an overall $269,001 net revenue increase on an annual basis, assuming historic demand levels. The table below summarizes the fiscal impact of our findings and recommendations for each fee area under study.

Fiscal Impact of Proposed Fee Adjustments

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Building	$2,152,802	$2,294,906	107%	-$142,104	$2,322,392	107%	$27,486
City Clerk	$34,971	$13,015	37%	$21,956	$34,971	100%	$21,956
Engineering	$40,685	$62,816	154%	-$22,131	$40,668	100%	-$22,148
Finance	$333,263	$342,045	103%	-$8,782	$333,263	100%	-$8,782
Fire Rescue	$785,699	$159,490	20%	$626,209	$206,661	26%	$47,171
Parks and Recreation	$993,730	$656,249	66%	$337,481	$691,038	70%	$34,789
Planning	$497,592	$340,225	68%	$157,367	$497,259	100%	$157,034
Police	$171,158	$133,960	78%	$37,198	$145,455	85%	$11,495
TOTAL	$5,009,900	$4,002,706	80%	$1,007,194	$4,271,707	85%	$269,001

The study's fiscal projections are approximations and should be approached conservatively. It is recommended that staff monitor actual fiscal impacts beginning with the first six months of actual revenue data.

The fiscal impact table shows the current annual fee revenue of $4,002,706. With associated costs of $5,009,900 for an overall cost recover rate of 80%. Leaving $1,007,194 (20%) in unrecovered or subsidized costs.

If the recommended fee adjustments are adopted, annual revenues are projected to increase to $4,271,707 representing a $269,001 revenue increase.

Staff made careful considerations when developing these recommendations. While many fees are projected to increase, several are proposed at less than full cost recovery at this time. Moving to full cost would result in significant impacts to users. GCP recommends gradually monitoring these fees over the coming years to ensure they remain aligned with actual staff time and service delivery costs.

TECHNOLOGY SURCHARGE

The City assesses a flat $13 transaction fee to cover the cost of technology related to business licenses and building permits. The technology fee provides a dedicated revenue stream for the acquisition, update and regular maintenance of the City's HdL and Community Development data licensing and permitting systems and other related technologies required to provide advanced cloud-based services to its customers.

ANNUAL TECHNOLOGY COSTS		
ANNUAL SOFTWARE	**Maintenance**	**Annual Cost**
Central Square Bldg Permit Software	$72,600	
Central Square Modifications	$10,000	
Bluebeam	$6,000	
ParcelQuest - Planning Licenses	$7,500	
HdL Business License Software	$22,944	
Modifications	$5,000	
Subtotal	$124,044	$124,044
2024 SOFTWARE UPGRADE	**Total Cost**	**5 Year Amortized Cost**
Central Square Bldg Permit Software	$206,875	
HdL Business License Software	$76,500	
Subtotal	$283,375	$56,675
TOTAL COST TO BE FUNDED		**Total**
To be Funded by Surcharge		$180,719

FEE CALCULATION	
Building, Planning and Engineering Permit Demand	1,900
Business License Permit Demand	4,000
Technology Permit Fee Volume:	5,900
Fee Calculation:	
($180,719 / 5,900 permits)	$31

The City's projected cost of providing technology services to permit-holders is $180,719 annually, or $31 per business license or development permit issued in a typical year.

Having a dedicated revenue source for technology costs improves transparency and facilitates future cost/fee alignments.

Chapter 6 of this report compares the proposed Technology Fee against similar fees charged by regional cities and counties.

4 ANALYSIS AND HIGHLIGHTS

The User Fee program chapter summarizes findings and recommendations for each department reviewed in the study. They present key financial results, including cost-of-service calculations, current cost recovery rates, and anticipated changes in revenue based on proposed fee updates. This section also highlights recommended adjustments to each of the fee schedules, such as eliminating outdated fees, introducing new ones, and combining similar charges to enhance transparency and consistency. The full list of the proposed fees can be found in section 5 of this report.

BUILDING

The Building division's mission is to enforce minimum building code requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, stability, sanitation, adequate light and ventilation, energy conservation and green building systems.

The Building division provides these services at the request of property owners and developers seeking to build or enhance and change the current use of their property.

GCP used a variety of methods to test whether the division's fees meet the cost vs revenue standards of Government Code 66014 et seq. which states that revenue received in return for a service must not exceed reasonable related costs.

South Lake Tahoe's building division operates in an environment that has complexities beyond most other departments, including:

- A limited five-month development window.
- Additional TRPA regulations and requirements add an additional layer of complexity to the City's review and approval processes.

Building permits are charged based on the construction valuation (market value, less land costs and profit) of the proposed project. A flat 2% fee is applied against construction valuation to cover the cost of inspecting projects for adherence to the California Building Code. The division charges separate flat fees for individual electrical, plumbing and mechanical permits.

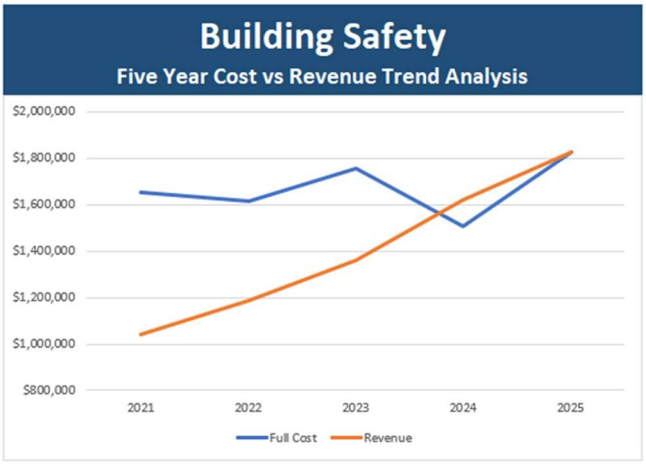
GCP prepared a total cost vs total revenue matchup for the Building division.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Building	$2,152,802	$2,294,906	107%	-$142,104	$2,322,392	107%	$27,486

The analysis for the Building division projects an overall cost of $2,152,802 with associated revenues of $2,294,906, for a $142,104 revenue surplus. GCP recommends no adjustments to Building division fees in light of the fiscal analysis (aside from an increase in the Technology Fee as discussed on page 13 of this report, which would add $27,486 revenue). Building fees and costs are intended to even out over the course of a development cycle. GCP reviewed South Lake Tahoe's Building revenues over a five-year period and finds revenue generated by current fee levels offsets the average cost of operating the Building division.

Multi-Year Trend Analysis

It is important to analyze a Building division over a period of years because building revenues are highly dependent on demand levels and where we fall within the current construction-cycle. The Table to the right presents Building's cost vs revenue picture over a 5-year history. Figures reflect budgeted costs and revenues. The full cost line reflects internal costs (inspection, plan-check, public counter) as well as support from Planning, Public Works and Fire. Future revenue depends heavily on construction demand, while staffing and other costs remain relatively stable over time to ensure projects are plan checked and inspected within acceptable timeframes.



CITY CLERK

The City Clerk's department is directly responsible to the public and serves as a direct link between the residents and their government. While a majority of the duties performed by the City Clerk's department are non-fee related, there are a handful of user fees that the department is responsible for providing.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
City Clerk	$34,971	$13,015	37%	$21,956	$34,971	100%	$21,956

The user fee cost analysis for the City Clerk's department shows an overall cost recovery of $13,015 (37%) with $21,971 (63%) unrecovered. GCP is recommending that all fees on the City Clerk's fee schedule be set at 100% cost recovery. If the recommendations are adopted, the estimated annual revenue would increase to $34,971 for an increase of $21,956.

New Fees Added

There are four new fees that are proposed to add to the fee schedule:

- City Council AV Service Fee
- Film Application Fee Special
- Film Application Fee Rush (less than 7 business days)
- Film Permit Change Fee

In addition to the four new fees, the department is recommending setting the appeals fee at 100% cost recovery. Based on the comparison survey results below, the recommendation is to increase the current appeals fee from $380 to $1,253.

City/Municipality	Appeals Fee	Type of Appeal
Douglas County, NV	$ 898	Appeal of staff decision To Planning Commission (PC)
Douglas County, NV	$ 1,047	Appeal PC decision to Board of County Commission
Placer County, CA	$ 688	Appeal
Nevada County, CA	$ 1,976	Planning Agency Appeals
Nevada County, CA	$ 1,976	Planning Commission Appeals
Nevada County, CA	$ 1,976	Zoning Administrator Appeals
Tahoe Regional Planning Agency	$ 1,235	Appeal of Executive Director Decisions
Tahoe Regional Planning Agency	$ 1,668	Appeal of Local Government Decision Pursuant to Area Plan MOU
Peer Average	$ 1,433	
South Lake Tahoe (Current)	$ 380	
South Lake Tahoe (Proposed)	$ 1,253	

Note – fees used in a comparison survey are subject to change and present a snapshot in time.

The full list of the proposed fees can be found in section 5 of this report.

ENGINEERING

Engineering is charged with the task of safeguarding life, health, property, and public welfare through review, design, bid and construction of public improvement projects constructed on City property and within the City's right-of-way. The division implements water quality programs to reduce the pollutant loads which flow into, and are discharged from the City's storm water infrastructure to Lake Tahoe.

Engineering is also responsible for inspecting construction in the public right-of-way processing plans, permits and applications for land development. These services were the primary focus of GCP's analysis.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Engineering	$40,685	$62,816	154%	-$22,131	$40,668	100%	-$22,148

Engineering expended a total of $40,685 on providing fee-related services while generating $62,816 revenue, for an over recovery of $22,131. GCP recommends all fees be adjusted to 100% cost recovery. If the fee recommendations are adopted, the estimated annual revenue would decrease by $22,148.

FINANCE

The Finance department is responsible for protecting the City's fiscal health and sustainability. Although many of the Finance department's duties are non-fee related, there are a handful of user fees that the department is responsible for providing.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Finance	$333,263	$342,045	103%	-$8,782	$333,263	100%	-$8,782

The user fee cost analysis for the Finance department shows an overall cost recovery of $342,045 (103%) with an over recovery of $8,782. GCP is recommending that all fees on the Finance department fee schedule be set at 100% cost recovery. For those fees currently experiencing more than 100% cost recovery, the fee would need reduced to 100%. Fees currently experiencing less than 100% cost recovery would need to increase to 100%. If the fee recommendations are adopted, the estimated annual revenue would decrease to $333,263.

There are eight fees that are proposed to decrease. The decreases are a direct result of efficiencies in the process to provide services in addition to shifting work to a lower position title to perform.

Business and Professions Tax Rates

- Administrative Fee - New Business One Time 6 Month License Application
- Administrative Fee - Annual Renewal (Including $31 Business License Technology Fee)
- Business License Certificate - duplicate copy

TOT and Business License Reports

These four reports will not have an impact on revenue. The was no volume associated with these fees in the past year.

- Motel Tax Master (name/address listing)
- Individual TOT Report
- Vacation Home Rental Master Report
- Vacation Home Rental Label Report

Miscellaneous

Return Check (NSF) Processing – 1st check was increased by CPI but is set by statue and should be reduced to $25.

The full list of the proposed fees can be found in section 5 of this report.

FIRE

The South Lake Tahoe Fire Rescue Division provides essential life-safety services, including emergency medical response, fire suppression, rescue, hazardous-materials mitigation, wildfire prevention, and community risk-reduction. Because these services require highly trained staff, specialized equipment, and constant readiness, service fees must be reviewed and updated regularly to reflect the true cost of service, meet the City's cost-recovery goals, and sustain reliable emergency response in a community with significant seasonal demand and unique public-safety risks.

The cost analysis results for Fire Rescue fees is shown below.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Fire Rescue	$785,699	$159,490	20%	$626,209	$206,661	26%	$47,171

The cost analysis for the Fire Recue shows an overall cost recovery of $159,490 (20%) current fee revenue with a cost of $785,699 leaving (80%) uncollected costs.

If staff fee recommendations are adopted, estimated annual revenue would increase to $206,661, an increase of $47,171 These projections are estimates only; actual revenues depend on activity levels, compliance, billing and collection practices, and any future changes to fee structures or City policies.

A significant portion of uncollected revenue is attributable to Fire Advanced and Basic Life Support services, which are rarely reimbursed at full cost. Insurance providers typically cover only a portion of actual expenses, creating a gap between true service costs–including personnel, equipment, supplies, and overhead–and amounts recovered. City staff estimate that only 25–30% of actual service costs are currently collected.

Updates to the Fee Schedule

GCP collaborated with the division's staff to align fees with the services provided, confirming that the existing structure was well organized and effectively serving the City. Only a few minor adjustments were made to the overall layout of the fee schedule.

The current Fire Rescue fee schedule includes 60 fees, encompassing flat fees, actual cost, hourly rates, and fines. Following this study, 15 obsolete fees are recommended for removal, resulting in a proposed schedule of 45 fees.

The proposed Fire Rescue fees changes include:

New Fees:

- Ceremonial/Special Permit – Flat Fee
- Tree Removal Permit – Flat Fee
- Basic Fire Inspection, after hours – Per Hour
- Fire Processing Permit Fee – Flat Fee

Fee Removal:

- Following a comprehensive review, select fees are being removed to better align the fee schedule with current service delivery practices, cost recovery principles, and legal requirements. This update helps simplify the fee structure while ensuring fees are applied only where a clear and supportable relationship exists between the service provided and the fee charged. Below is a consolidated list of those services and a brief description of why it's being removed.

Fee	Removal Reason
EMS: Advanced/Basic Life Support – with standby to support air ambulance transport, incident response	Not charged separately. EMS services are billed under a flat-rate structure, making an additional standby fee unnecessary.
EMS: Advanced/Basic Life Support – with engine standby for CPR, incident response	Not charged separately. EMS services are provided under a flat-rate fee regardless of the level or type of medical response.
County Fire Services: Lake Valley Fire District Contract	Fees are not charged to other fire agencies. Services are addressed through interagency agreements or invoicing as needed, not user fees.
County Fire Services: Fallen Leaf Fire District Contract	Fees are not charged to other fire agencies. Services are handled through interagency agreements or invoicing as needed, not user fees.
Wild Land Suppression: Ladder Truck	Ladder trucks are not deployed on wildland incidents.
Pipeline/Power Lines: Fire Hydrant Flow Test	Hydrant flow testing is no longer performed by the Fire Department; hydrants are owned and maintained by STPUD.
Pipeline/Power Lines: Witnessed Acceptance Test	The Fire Department does not perform witnessed acceptance testing.
Open Burning and Recreational Fires	Open burning and recreational fires are not permitted within city limits.
Photographs	No fee is charged. Public records requests are processed through the City Clerk's Office, which may assess fees as applicable.
Video Tape Duplication	No fee is charged. Public records requests are processed through the City Clerk's Office, which may assess fees as applicable.
Per Event Inspection	Per-event inspections are not required for fire dancers holding a valid annual permit, as safety requirements are already demonstrated and approved.
Suppression Sys – 50 hds / Dry Chem Sys	Consolidated into the automatic alarm/suppression system fee.
Suppression Sys – 200 hds	Consolidated into the automatic alarm/suppression system fee.
Board & Care Facility (7–50)	Consolidated into the daycare facility fee.
Board & Care Facility (50+)	Consolidated into the daycare facility fee.
Special Event / Fire Inspections (3 hour min if conducted outside regular work hours)	Already Covered in Fire Inspection Fee
Auto Alarm/~~Ext~~ Supression System - ~~100~~ 1-99	Duplicate Fee - Already covered
Auto Alarm/~~Ext~~ Supression- 100+	Duplicate Fee - Already covered

Fee Restructuring

- Eleven fees are proposed to be converted from hourly rates to flat fees, as staff were unaware, they were listed as hourly and they were never intended or charged as such.

The full list of the proposed fees can be found in section 5 of this report.

PARKS AND RECREATION

In phase I of the Parks and Recreation fee analysis, GCP focused on the fees for the new Recreation and Aquatics Center that is scheduled to open in spring 2026. On November 4, 2025, the City Council adopted the new Recreation and Aquatics Center fee schedule which is referenced in Appendix A of this study.

Phase II of the Parks and Recreation fee study represents the analysis of the remaining fee related program categories listed below:

- Outdoor Park Facility Rentals: Picnic Shelters and Picnic Areas
- Outdoor Park Facility Rentals: Regan Beach West
- Special Event Facility Rentals (large scale events): Lakeview Commons; Bijou Park (entire park), Regan Beach
- Bijou Golf Course
- Campground
- Boat Ramp

The revenues for these program categories have been updated since the phase I report was issued. The results for the phase II service category analysis are shown below:

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Parks and Recreation	$993,730	$656,249	66%	$337,481	$691,038	70%	$34,789

The user fee cost analysis for the remaining Parks and Recreation program categories show an overall cost recovery of $656,249 (66%) with $337,481 (34%) unrecovered. If staff recommendations are adopted, projected revenue would be $691,038 (70%) for an increase of $34,789.

Part of the unrecovered costs comes directly from the state capped fees for the Boat Ramp which shows an overall cost recovery of $36,464 (21%) with a cost of $169,971, leaving $133,507 (79%) unrecovered or subsidized by the city.

The individual program category results are listed below:

City of South Lake Tahoe Parks and Recreation	Service Category Name	CURRENT REVENUE	TOTAL ANNUAL COST	CURRENT COST RECOVERY %
29	Outdoor Park Facility Rentals: Picnic Shelters and Picnic Areas	$ 5,091.00	$ 28,102.93	18%
30	Outdoor Park Facility Rentals: Regan Beach West	$ 25,902.00	$ 28,102.93	92%
31	Special Event Facility Rentals (large scale events): Lakeview Commons; Bijou Park (entire park), Regan Beach	$ 6,504.00	$ 25,756.16	25%
39	Bijou Golf Course	$ 203,765.00	$ 437,754.38	47%
40	Campground	$ 378,524.00	$ 304,042.63	124%
41	Boat Ramp	$ 36,464.00	$ 169,970.56	21%

Many of the fees within the phase II categories represent facility rentals or use of government property. In 2010, Proposition 26 was adopted and states that user fees are limited to the "estimated reasonable cost of providing a service" by Government Code section 66014(a) and other supplementary legislation. In particular, Proposition 26 established that fees charged for the use of government property are exempt from Proposition 26. These include fees for parks and facility rentals as well as green fees, carts, and other equipment rental fees. All of these fees may be set at a price the market will bear.

Based on the overall results, GCP performed a comparison survey of various outdoor park facility rentals, 9-hole golf courses, and campgrounds. It is common for agencies to want to compare their fees to other agencies, however, it is important to note that not all facilities may be an apples-to-apples comparison. For example, a straight comparison of a 9-hole golf course does not take into account the quality or condition of the course or whether or not the facility offers a club house or other amenities. A comparison survey can provide some guidance when looking at the key considerations but ultimately staff's comments were heavily considered when making the final recommendations.

Other key considerations that were taken into account when setting the recommendations included:

- Price Elasticity of Demand: When proposing fee recommendations, the elasticity of demand for the service should be considered. For example, will raising the fee result in a loss of participants or number of rentals or is the demand there to sustain participation levels.

- **Competition:** Certain services, such as facility rentals, may be provided by neighboring communities or the private sector, and therefore demand for these services can be highly dependent on what else may be available.

The following represent some of the highlighted fee changes:

Outdoor Park Facility Rentals: Picnic Shelters and Picnic Areas and Regan Beach West - GCP recommends that the fees under this program category increase by CPI.

Special Event Facility Rentals (large scale events): Lakeview Commons; Bijou Park and Regan Beach

Currently there are two tiers for the Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental: attendance up to 500 persons and attendance 501-1,000 persons. Staff recommend adding a third tier for attendance 1,001-2,000 persons and adjusting the fees for the three tiers. (see below)

Fee Name	Current Fee		Proposed Fee		Comments
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance up to 500 persons	$1,091	Per Day	$800	Per Day	Reduced by 27%
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance 501-1,000 persons	$1,364	Per Day	$1,364	Per Day	Increase by CPI
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance 1,001-2,000 persons	*New*	Per Day	$1,900	Per Day	Increase fee from $1,364 to $1,900 which is a 39% increase

Other fee changes under this program category include:

- Increase in the Bijou Community Park Parking Lot Rental and the Community Playfield Parking Lot Rental fee
- New fee added for the Bijou Community Park Lawn Space (up to 100 persons)
- Bijou Bike Park or Skate Park Rental and Disc Golf Course Rental for Tournaments & Special Events (Bijou Park) to increase by CPI.
- Facility Rental Setup Fee increase to match newly adopted fee on the Recreation and Aquatic Center fee schedule.

Bijou Golf Course

Fees are recommended to increase by 10% resulting in $18,872 in additional revenue.

Two new fees are recommended:

- Individual Senior Season Pass (no restrictions)
- Individual Junior Season Pass (no restrictions)

Campgrounds

All but one fee is recommended to stay the same with no increase. The one exception is listed below:

- Campground Site Fee - No hook up, up to 6 people and 1 car (includes $10 infrastructure fee). This fee is recommended to increase 5%, resulting in $15,917 in additional revenue.

In addition to the phase II fees reviewed, staff recommend adding two new fees to the new Recreation and Aquatics Center fee schedule.

a. Family Dance
b. Gym Sports Event (per team)
c. Family Annual Pass (1 adult and 1 child)
d. Stage Rental Fee (Gym Rental, Pool Rental, Dance Fitness, Community Room and Event Space

The full list of the proposed fees can be found in section 5 of this report.

PLANNING

The City's planning, land use and zoning services are intended to protect, maintain and develop an attractive, safe, and healthy community by providing planning services to the general public, project applicants, and other City Departments.

The Planning division is responsible for reviewing and processing permits and applications for development

The cost analysis for Planning shows an overall cost of processing development projects of $497,592 while generating associated revenue of $340,255, for a 68% cost recovery rate.

If proposed fee adjustments are adopted, annual revenue will increase to approximately $497,259 for an increase of $157,034. These projections are estimates only; actual revenues depend on activity levels, compliance, billing and collection practices, and any future changes to fee structures or City policies.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Planning	$497,592	$340,225	68%	$157,367	$497,259	100%	$157,034

POLICE

The Police department is primarily responsible for maintaining community quality of life by providing contemporary police response systems to meet the community's expectations for service. The majority of services provided are not user fee related. However, the department does provide specific services which directly benefit an individual or business rather than the community as a whole and where a user fee charge is appropriate.

FEE AREA	COST OF FEE RELATED SERVICES	CURRENT USER FEE REVENUE	COST RECOVERY RATE	GENERAL FUND SUBSIDY	PROJECTED REVENUE FROM PROPOSED FEES	COST RECOVERY RATE AT PROPOSED FEES	PROJECTED REVENUE INCREASE
Police	$171,158	$133,960	78%	$37,198	$145,455	85%	$11,495

Several of the departments fees are restricted by the State of California. These fees have been proposed at the State prescribed amount. The remainder of fees are proposed for 100% cost recovery. The total cost of providing fee-eligible services annually is $171,158, while related revenue generated is $133,960 for a $37,198 subsidy. A combination of fee increases and decreases are proposed for a net $11,495 revenue increase.

5 FEE ANALYSIS AND RECOMMENDATIONS

CITYWIDE RECOMMENDATIONS

1. GCP recommends the department update its user fees in non-study years by an annual inflation index to keep fees more closely aligned with staffing costs. We recommend the following index be applied as part of the regular budget cycle:

    - Bureau of Labor Statistics Consumer Price Index (CPI), San Francisco-Oakland-Hayward, December release.

    Certain fees are exempt from these annual indexed adjustments, such as percentage-based fees or those limited by the State or Federal government to a specific dollar amount.

2. GCP recommends the City monitor the revenue generated by new and adjusted fees and performing a check at both six months and one year to ensure that new and restructured fees are performing the way they were intended.

3. GCP recommends that South Lake Tahoe conduct a detailed analysis at least every three to five years, with minor adjustments, such as new fees arising from new legislation, be incorporated as needed.

ANALYSIS AND RECOMMENDATIONS BY DEPARTMENT/DIVISION

The following pages present GCP's analysis and proposed fee for each user-fee related service.

Building

City of South Lake Tahoe Building Fee Category	PER UNIT ANALYSIS Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
1 Building Permit Fee	2%	% of valuation	2%	100%	100%	2% valuation
2 Administrative Processing	$128	per hour/ 1 hr min.	$128	100%	100%	$151 per hour / 1 hr min.
3 Active Building Permit Extension	$191	each	$191	100%	100%	$191 each
4 Building Plan Review Extension	$191	each	$191	100%	100%	$191 each
5 Building Plan Review	$128	per hour / 1 hr min.	$128	100%	100%	$128 per hour / 1 hr min.
6 Stop Work Notice of Violation	$428	each	$428	100%	100%	$428 each
7 Stop Work/Red Tag Permit Fee	2x pmt	each	n/a	n/a	n/a	2x pmt
8 Special Building Inspections	$177	per hour / 1 hr min.	$177	100%	100%	$177 per hour / 1 hr min.
9 Building Inspection/Reinspection Fee	$177	each	$177	100%	100%	$177 each
10 Document Printing & Copying	$0.10	per page	$0.10	100%	100%	$0.10 per page
11 Permit Technology Fee	$13	each permit	$31	42%	100%	$31 each permit
12 Illegal Unit Review	$1,107	each	$1,107	100%	100%	$1,107 each
13 Admin Fee for Cost of Collection on Liens, Nuisance, etc.	25%	% of collection costs	25%	100%	100%	25% of collection costs
14 Temporary Certificate of Occupancy Application	$177	each	$177	100%	100%	$177 each
15 Demolition Permit	$440	each	$440	100%	100%	$440 each
16 Resid. Fire Sprinkler Insp: 1-50 heads	$248	per inspection	$248	100%	100%	$248 per insp
17 Resid. Fire Sprinkler Insp: 51+ heads	$604	per inspection	$604	100%	100%	$604 per insp
18 Resid. Fire Plan Review	$128	hourly	$128	100%	100%	$128 hourly
19 General Plan/ Community Plan/Area Plan Maint Fee	$1.15	construction valuation	$1.15	100%	100%	$1.15 const val
21 Re-check Fee (4th + each add'l check)	NEW	each	NEW	100%	100%	$256 each
22 Fees for work not specifically identified elsewhere	NEW	hourly	NEW	100%	100%	$177 hourly

BUILDING DIVISION
Total Cost vs Total Revenue Matchup
2024 ACTUALS

REVENUE

10003110 BUILDING & SAFETY REVENUE	ALL SOURCES	USER FEE
33132 Federal ARP Act Funding	$9,408	$9,408
34008 TRPA MOU	$134,428	$134,428
34140 Building Fees	$1,538,398	$1,538,398
34180 Printing & Duplicating	$19	$19
34230 Fire-Prev Special Inspect Fees	$153,184	$153,184
36322 Trans in From Bldg Permits (271)	$250,000	$250,000
10003112 MFD REVENUE	**ALL SOURCES**	**USER FEE**
32900 Penalty & Interest	$31,549	
34151 MFD Annual Fee	$160,481	$160,481
34154 SRO Fee	$48,988	$48,988
27103110 REVENUE	**ALL SOURCES**	**USER FEE**
34140 Building Fees	$502,076	
35310 Interest/Dividends	$70,354	
2024 ACTUAL USER FEE REVENUE		**$2,294,906**

EXPENSES

10003110 BUILDING & SAFETY EXPENSES	ALL SOURCES	USER FEE
STAFFING	$489,092	$489,092
BENEFITS	$220,316	$220,316
CONTRACT SERVICES	$416,306	$416,306
OTHER EXPENSES	$20,544	$20,544
CITYWIDE INDIRECT COST	$222,659	$222,659
10003112 MFD EXPENSES	**ALL SOURCES**	**USER FEE**
STAFFING	$154,251	$154,251
BENEFITS	$57,323	$57,323
OTHER EXPENSES	$435	$435
CITYWIDE INDIRECT COST	$32,707	$32,707
27103110 EXPENSES	**ALL SOURCES**	**USER FEE**
CITYWIDE INDIRECT COST	$5,334	$227,993
TRANSFER IN FROM LR PLANNING	**ALL SOURCES**	**USER FEE**
PLANNING SUPPORT TO BUILDING		$211,176
TRANSFER IN FROM FIRE	**ALL SOURCES**	**USER FEE**
FIRE SUPPORT TO BUILDING		$50,000
TRANSFER IN FROM PUBLIC WORKS	**ALL SOURCES**	**USER FEE**
PW SUPPORT TO BUILDING		$50,000
2024 ACTUAL EXPENSES		**$2,152,802**
NET REVENUE SURPLUS		**$142,104**

City Clerk

City of South Lake Tahoe - City Clerk		PER UNIT ANALYSIS					
	Fee Category	Current Fee	Fee Description	Current Cost Per Unit	Current Cost Recovery	Recommended Cost Recovery	Proposed Fee
1	Appeals	$380	Per appeal	$1,253	30%	100%	$1,253 Per appeal
2	Document Printing and Copying - .10 per page plus postage	$0.10	Per document page	$0.10	100%	100%	$0.10 Per document page
3	City Council Chambers Use Application Fee	$28	Per application	$35	80%	100%	$35 Per application
4	City Council Chambers Rental, M-F, 8-5 p.m.	$44	Per Hour	$50	88%	100%	$50 Per Hour
5	Video Meeting Electronic File Transfer, 1 per Drive	$5	Per Thumb Drive	$5	100%	100%	$5 Per Thumb Drive
6	Verbatim Transcript Service	$0	Hourly or Actual Outsource Cost	$0	0%	100%	Hourly or Actual Outsource Cost
7	Notary Service	$15	Per form	$15	100%		$15 Per form
8	Notary Service - Providing California Notary Acknowledgement or Jurat Form	$1	Per form	$1	100%		$1 Per form
9	Agenda Mailing Service, .10 per page plus postage	$0.10	Per page plus postage	$0	100%		$0.10 Per page plus postage
10	Filming Application Fee Basic	$197	Fixed Fee	$164	120%	100%	$164 Fixed Fee
11	Public Property Use Fee (for filming only)	$767	Change to See Facility Rental Fee Schedule	$0	0%		See Facility Rental Fee Schedule
12	Temporary Sign Deposit (yard signs)	$174	Refundable Deposit (Campaign)	$0	0%		$174 Refundable Deposit (Campaign)
13	City Council AV Service Fee	$0	New Fee: Per Hour (1 hour minimum)	$99	0%	100%	$99 New Fee: Per Hour (1 hour minimum)
14	Film Application Fee Special	$0	New Fee: Applications that require additional City Clerk, Fire, Police or Public Works, review will be charged the hourly rate of the Department Head reviewing the Permit Application.	$192	0%	100%	$192 New Fee: Applications that require additional City Clerk, Fire, Police or Public Works, review will be charged the hourly rate of the Department Head reviewing the Permit Application.
15	Film Appliation Fee Rush (less than 7 business days)	$0	New - Base Fee x 1.5	$0	0%		$0 New - Base Fee x 1.5
16	Film Permit Change Fee	$0	New - Fixed Fee	$132	0%	100%	$132 New - Fixed Fee
17	Airport Commercial Filming	$0	Airport Commercial Filming will be processed by Airport Manager	$0	0%		$0 Airport Commercial Filming will be processed by Airport Manager

Engineering

City of South Lake Tahoe Public Works - Engineering	PER UNIT ANALYSIS					
Fee Category	Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
1 Street/Property Abandonment	$3,277	flat	$2,855	115%	100%	$2,855 flat
2 Single-Family Residential PW plan review	$128	per hour	$145	88%	100%	$145 per hour
3 Multi-Family Residential PW plan review (6 units or less)	$128	per hour	$145	88%	100%	$145 per hour
4 Large Multi-Family Residential PW plan review (7 or more units)	$1,711	flat	$145	n/a	100%	$145 per hour
5 Commercial Development/Redev PW plan review	$128	per hour	$145	88%	100%	$145 per hour
6 GIS Fee (special requests for information/maps)	$347	flat	$309	112%	100%	$309 flat
7 Grading: <10 cubic yards (no fee)	$0	free	$0	n/a	n/a	$0 free
8 Grading: 10+ cubic yards	$566	flat	$754	75%	100%	$754 flat
9 ~~Grading: 8 - 350 cubic yards~~	$957	REMOVE	n/a	n/a	n/a	REMOVE
10 ~~Grading: 351+ cubic yards~~	$2,468	REMOVE	n/a	n/a	n/a	REMOVE
11 Parcel Merger/Lot Line Adjustment/ Parcel Maps	$128	per hour	$145	88%	100%	$145 per hour
12 Final Subdivision Map	$128	per hour	$145	88%	100%	$145 per hour
13 Tentative Subdivision Map	$128	per hour	$145	88%	100%	$145 per hour
14 Obstruction Permit	$307	flat	$340	n/a	n/a	$340 flat
15 Encroachment (street cut) Permit/Minor	$766	flat	$340	226%	100%	$340 flat
16 Encroachment (street cut) Permit/Major	$766	plus 1.5% of Val over $20k	$503	100%	100%	$503 plus 1.5% of Val over $20k
17 Transportation Yearly Permit	$148	Set by State	n/a	n/a	n/a	$90 Set by State
18 Transportation Single Permit	$105	Set by State	n/a	n/a	n/a	$16 Set by State
19 Permit Violation/ Stop Work Fee	$1,532	flat	n/a	n/a	n/a	$1,532 flat
20 Storm Water Inspection Fee: Commercial	$262	flat	$293	90%	100%	$293 flat
21 Storm Water Inspection Fee: Commercial Reinspection	$131	flat	$293	45%	100%	$293 flat
22 Storm Water Inspection Fee: Industrial	$327	flat	$400	82%	100%	$400 flat
23 Storm Water Inspection Fee: Industrial Reinspection	$131	flat	$400	33%	100%	$400 flat
24 Easement Request/ Review	$1,417	flat	$4,368	32%	100%	$4,368 flat
25 Reproduction Fee	$4	per 23x26"	$13	31%	100%	$13 per 23x26"
26 Street Name Change	actual cost	actual cost	n/a	n/a	n/a	actual cost

City of South Lake Tahoe Public Works - Engineering	PER UNIT ANALYSIS					
Fee Category	Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
27 Unapproved Work (ROW)/ Correction Fee/ Inspections or Repairs to City Infrastructure	$946	flat	n/a	n/a	n/a	$946 flat
28 PW Condominimization of Existing Resid. Development	$128	per hour	$145	88%	100%	$145 per hour
29 PW Inspections/ Re-inspections	$177	per insp	$145	122%	100%	$145 per hour
30 Third Party Plan Reviews	New Fee	Actual Cost	n/a	n/a	n/a	actual cost
31 Technology Fee	$13	per permit	$31	$1		$31 per permit

Finance

City of South Lake Tahoe Finance	Fee Category	PER UNIT ANALYSIS Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Fee	
1	Administrative Fee - New license application (Including $31 Business License Technology Fee)	$86	application	$108	80%	$108	application
2	Administrative Fee - New Business One Time 6 Month License Application	$42	application	$32	131%	$32	application
3	Administrative Fee - Annual Renewal (Including $31 Business License Technology Fee)	$68	application	$63	108%	$63	application
4	AB1379 (amended SB1186; ADA info and access fee - State of CA mandated; effective 1/1/2018	$4	per business certificate	$4	100%	$4	per business certificate
5	Business License Technology Fee; collected with admin fee	$13	business application	$31	42%	$31	business application
6	Business License Certificate - duplicate copy	$19	certificate	$12	158%	$12	certificate
7	Lien Release Fee	$0	lien: Passed on to Seller through Escrow	$372	0%	$372	lien: Passed on to Seller through Escrow
8	Administrative Fee for Delinquent Refuse Collections	$87	lien	$87	100%	$87	lien
9	Delinquent Tax Analysis	$0	per project: At cost using fully burdened hourly rate	$0			per project: At cost using fully burdened hourly rate
10	Motel Tax Master (name/address listing)	$63	per report	$40	158%	$40	per report
11	Individual TOT Report	$18	per motel/per year	$17	106%	$17	per motel/per year
12	Vacation Home Rental Master Report	$68	per report	$40	170%	$40	per report
13	Vacation Home Rental Label Report	$63	per report plus cost of labels	$40	158%	$40	per report plus cost of labels
14	Business License Master Report, Standard Format	$63	per report	$79	80%	$79	per report
15	Business License Master Report Requiring Specific Formatting Due to Information Request	$63	per report plus fully burdened hourly rate	$79	80%	$79	per report plus fully burdened hourly rate
17	Returned Check (NSF) Processing - 1st check	$28	per check	$25	112%	$25	per check
18	Returned Check (NSF) Processing - Subsequent checks	$35	per check	$35	100%	$35	per check

City of South Lake Tahoe Finance	Fee Category	Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Fee
			PER UNIT ANALYSIS			
19	Geobase Information Service, Research	$0	At cost using fully burdened hourly rate per project	$112	0%	$112 At cost using fully burdened hourly rate per project
20	Stop Payment Fee	$0	At cost using actual bank charge per check	$0		At cost using actual bank charge per check

Fire Department

City of South Lake Tahoe Fire Department Fee Category	PER UNIT ANALYSIS Current Fee	Fee Description	Current Cost Per Unit	Current Cost Recovery	Proposed Cost Recovery	Proposed Fee
2 EMS: Advanced/Basic Life Support, incident response	$532	Hourly --> Flat Rate	$646	82%	93%	$598
3 ~~EMS: Advanced/Basic Life Support - with standby to support air ambulance transport, incident response~~	$1,032	Remove Fee				Remove
4 ~~EMS: Advanced/Basic Life Support - with engine standby for CPR, incident response~~	$1,032	Remove Fee				Remove
6 ~~County Fire Services: Lake Valley Fire District Contract~~		Remove Fee				Remove
7 ~~County Fire Services: Fallen Leaf Fire District Contract~~		Remove Fee				Remove
9 Wild Land Suppression: Support Vehicle	CA OES Rate	CA OES Hourly Rate		100%	100%	CA OES Rate
10 Wild Land Suppression: Pumping Engine	CA OES Rate	CA OES Hourly Rate		100%	100%	CA OES Rate
11 ~~Wild Land Suppression: Ladder Truck~~		CA OES Hourly Rate - Remove				Remove
13 Motor Vehicle Accident: Level 1 Basic Response	$1,159	Hourly --> Flat Rate	$1,406	82%	100%	$1,406
14 Motor Vehicle Accident: Level 2 Extrication	$1,757	Hourly --> Flat Rate	$1,879	94%	100%	$1,878
15 Motor Vehicle Accident: Level 3 Multi Casualty	$2,577	Hourly --> Flat Rate	$3,337	77%	100%	$3,337
17 Hazmat Cleanup: Level 1 Basic Response	$771	Hourly --> Flat Rate	$1,233	63%	100%	$1,232
18 Hazmat Cleanup: Level 2 Full Alarm Response	$2,577	Hourly --> Flat Rate	$3,342	98%	100%	$3,341
20 Bomb Squat Response: Level 1 Full Alarm Response	$1,159	Hourly --> Flat Rate	$1,233	94%	100%	$1,232
21 Bomb Squat Response: Level 2 Full Alarm Engine Response plus TD Bomb Unit	$2,577	Hourly --> Flat Rate	$2,816	92%	100%	$2,816
23 Pipeline/Power Lines: Level 1 Single Engine	$1,159	Hourly --> Flat Rate	$1,175	99%	100%	$1,174
24 Pipeline/Power Lines: Level 2 Full Alarm Engine Response	$2,577	Hourly --> Flat Rate	$2,643	97%	100%	$2,643
25 ~~Pipeline/Power Lines: Fire Hydrant Flow Test~~	$337	Remove Fee				Remove
26 ~~Pipeline/Power Lines: Witnessed Acceptance Test~~	$337	Remove Fee				Remove
27 Pipeline/Power Lines: Fire Watch Service	Actual Cost	Actual Cost	Actual Cost	100%	100%	Actual Cost
28 Pipeline/Power Lines: Structure Fire Suppression (includes scene safety, initial investigation, traffic control, patient contact, hazard control)	$2,577	Hourly --> Flat Rate	$2,861	90%	100%	$2,860
31 Level 1 Single Engine - Water Indicents	$1,159	per incident	$1,237	94%	100%	$1,237
33 Level 1 in City - Search and Rescue	$819	Per incident	$1,233	66%	100%	$1,232
35 False Alarm Responses 1st Offense	$164	Fine	$526	31%	31%	$164
36 False Alarm Responses 2nd Offense +	$274	Fine	$526	52%	52%	$274
37 ~~Open Burning and Recreational Fires~~	$273	Remove Fee				Remove
38 Ceremonial/Special Permit	$0	New Fee	$70	0%	100%	$70
39 Arson Investigation - Includes scene safety, investigation, source ID, Arson dog, equipment use, mobile detection and report	Actual Cost	Actual Cost	Actual Cost	100%	100%	Actual Cost
40 Fire Investigation Reports	$0	No Fee	$41	0%	0%	$0
41 Fire Incident Report	$0	No Fee	$41	0%	0%	$0
42 Copies	$0	Per Page --> No Fee	$0	0%	0%	$0
43 ~~Photographs~~	$0	Remove				Remove
44 ~~Video Tape Duplication~~	$0	Remove				Remove
45 Fireworks/Pyrotechnical Display Permit	$448	flat	$247	181%	100%	$247
46 Fire Dance Permit Annual Fee	$225	flat	$189	119%	100%	$189
47 ~~Per Event Inspection~~	Per Hour	Remove Fee				Remove

City of South Lake Tahoe Fire Department Fee Category	PER UNIT ANALYSIS					
	Current Fee	Fee Description	Current Cost Per Unit	Current Cost Recovery	Proposed Cost Recovery	Proposed Fee
48 Defensible Space Inspections for AB38 (Real Estate Sale)	$32	Hourly	$148	22%	66%	$98
49 Defensible Space Inspections for Homeowners (includes tree marking)	$32	flat	$148	22%	66%	$98
50 Tree Removal Permit	$0	New Fee	$173	0%	43%	$75
51 ~~Special Event / Fire Inspections (3 hour min if conducted outside regular work hours)~~	$177	Remove Fee				Remove
53 Misc. Event Standby	$0	CA OES Hourly Rate	$338	0%	100%	$337
55 ~~Auto Alarm/Ext Supression System - 100 1-99~~	$248	Per Inspection				Remove
56 ~~Auto Alarm/Ext Supression- 100+~~	$445	Per Inspection				Remove
57 ~~Suppression Sys-50 hds/Dry Chem sys~~	$248	Remove Fee				Remove
58 ~~Suppression Sys-200 hds~~	$604	Remove Fee				Remove
59 Underground Main Inspection <2”	$121	Per Inspection	$222	54%	100%	$222
60 Underground Main Inspection >2”	$248	Per Inspection	$222	112%	100%	$222
62 ~~Board 7 Care Facility 7-50~~	$138	Remove Fee				Remove
63 ~~Board 7 Care Facility 50+~~	$343	Remove Fee				Remove
64 Day Care Facility 6+	$128	Per Inspection	$222	58%	89%	$198
65 Fire Plan Review - Commercial, MFD, Special Event	$263	Per Hour	$199	132%	100%	$199
66 Basic Fire Inspection, <1k k sq. ft.	$96	flat	$173	56%	100%	$173
67 Basic Fire Inspection, 1k - 4k sq. ft.	$134	flat	$222	60%	100%	$222
68 Basic Fire Inspection, 4k - 9k sq. ft.	$161	flat	$272	59%	100%	$271
69 Basic Fire Inspection, >9 k sq. ft.	$204	flat	$346	59%	100%	$345
70 Basic Fire Inspection - Hourly, after 4 hours	$0	New Fee	$99	0%	100%	$99
71 Child Care Inspection Occupancy Permit Non-Home	$109	flat	$173	63%	100%	$173
72 Child Care Inspection Occupancy Permit Home	$109	flat	$173	63%	100%	$173
73 Miscellaneous Fire Services	Actual Cost	Actual Cost	Actual Cost	100%	100%	Actual Cost
74 Fire Inspection/Re-Inspection (Including Special Events)	$177	Per Hour	$177	100%	100%	$177
75 Operational Permit and Inspection CFC 105.6 - not including inspection	$254	flat	$247	103%	100%	$247
76 Fire Processing Permit Fee		New	$151		100%	$151

Parks and Recreation

City of South Lake Tahoe Parks and Recreation	PER UNIT ANALYSIS					
Fee Category	**Current Adopted Fee 3/25/2025**	**Fee Description**	**Program Recovery Percentage**	**Proposed Fee**	**Current Revenue**	**Projected Revenue**
Outdoor Park						
Outdoor Park Facility Rentals						
Alcohol Use Permit, City Sanctioned Public/Private Outdoor Facilities	$66	Each		$66	$576	$576
Bijou Park, Kiwanis Picnic Shelter (4 Hours)	$173	4 Hour Block		$173	$2,096	$2,096
Bijou Park, Rotary Picnic Shelter (4 Hours)	$173	4 Hour Block		$173	$2,419	$2,419
Recreation Complex Group Picnic Areas (4 Hours)	$173	4 Hour Block		$173	$0	$0
Gazebos and Picnic Areas beyond 4 hour minimum rental	$46	Hourly After 4 Hours		$46	$0	$0
Private Rental: Regan Beach West (Per Hour; 2-Hour Minimum) (Rents for Wedding and special events)	$222	Mon-Thur $/hr		$222	$738	$738
	$287	Fri & Sun $/hr		$287	$7,200	$7,200
	$349	Sat $/hr		$349	$17,964	$17,964
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due		10% of total rental fee due		
Public Special Event Park Rentals						
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance up to 500 persons	$1,091	Per Day		$800	$0	$0
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance 501-1,000 persons	$1,364	Per Day		$1,364	$0	$0
Lakeview Commons, Bijou Community Park or Regan Beach Special Event Rental, Attendance 1,001-2,000 persons	*New*	Per Day		$1,900	$0	$0
Bijou Community Park Lawn Space (up to 100 persons)	*New*	Per Hour		$50	$0	$0
Bijou Bike Park or Skate Park Rental	$254	Per Day		$254	$2,381	$2,381
Disc Golf Course Rental for Tournaments & Special Events (Bijou Park)	$267	Per Day		$267	$801	$801
Bijou Park Concession (absent lease agreement)	$299	Per Day		$299	$1,637	$1,637
Bijou Community Park Parking Lot Rental	$105	Per Day		$215	$0	$0
Community Playfield Parking Lot Rental	$105	Per Day		$215	$0	$0

City of South Lake Tahoe Parks and Recreation	PER UNIT ANALYSIS					
Fee Category	**Current Adopted Fee** **3/25/2025**	**Fee Description**	**Program Recovery Percentage**	**Proposed Fee**	**Current Revenue**	**Projected Revenue**
Facility Rental Setup Fee	$43	Per Hour Per Staff		$48	$0	$0
Special Event Vendor Fee	Not to Exceed $125 per event	Not to Exceed $125 per event		Not to Exceed $125 per event	$1,575	$1,575
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate		25% Off Base Rate		
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due		10% of total rental fee due		
Group Rentals may be subject to $500 minimum or $1500 maximum security deposit and/or cleaning fees at the discretion of the City of South Lake Tahoe	$500	$500 (Security Deposit)		$500 minimum or $1,500 Maximum security deposit and/or cleaning fees		
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 Minimum or $50 Maximum	$15 (Cancellation Fee)		$15 Minimum or $50 Maximum	$110	$110
Golf Course						
9 Hole	$20	Each		$22	$77,765	$85,542
9 Hole Senior	$18	Each		$20	$36,990	$40,689
9 Hole Junior (17 and under)	$11	Each		$12	$1,408	$1,549
9 Hole Family (1 adult & 1 Junior (17 and under)	$24	Each		$26	$9,000	$9,900
Add 9 Holes	$13	Each		$14	$2,184	$2,402
Twilight (last 2 hours of tee times)	$17	Each		$19	$18,258	$20,084
Cart Rental	$5	Each		$6	$16,540	$18,194
Club Rental	$17	Each		$17	$15,045	$15,045
Golf Course Passes						
20 Use	$280	Each		$308	$26,575	$29,232
10 Use	$155	Each		$171		
10 Use Twilight (last 2 hours of daylight)	$130	Each		$143		
10 Use Senior	$140	Each		$154		
10 Use Family (1 Adult & 1 Junior (17 and under)	$180	Each		$198		

City of South Lake Tahoe Parks and Recreation	PER UNIT ANALYSIS					
Fee Category	**Current Adopted Fee** **3/25/2025**	**Fee Description**	**Program Recovery Percentage**	**Proposed Fee**	**Current Revenue**	**Projected Revenue**
10 Use Junior (17 and under)	$85	Each		$94		
Individual Adult Season Pass (no restrictions)	$450	Each		$495		
Individual Senior Season Pass (no restrictions)	*New*	Each		$450		
Individual Junior Season Pass (no restrictions)	*New*	Each		$450		
Administrative Fee for replacement of annual passes only	$10	Each		$10		
Bijou Golf Course use in partnership with Boys and Girls Club	No Charge	No Charge		No Charge		
Campground						
Campground Site Fee - No hook up, up to 6 people and 1 car (includes $10 infrastructure fee)	$45	Per Day		$47	$318,340	$334,257
Standard Cabin (includes $10 infrastructure fee)	$90	Per Day		$90	$0	$0
Reservation Fee (non-refundable)	$10	Each		$10	$32,805	$32,805
Cancellation Fee (Inside 30 days from arrival date)	$50	One night rental fee		$50	$7,747	$7,747
Cancellation Fee (Outside 30 days of arrival date)	$10	Each		$10	$1,480	$1,480
Dump Fee (charged to campers not staying in our campground)	$15	Each		$15	$1,911	$1,911
Extra person	$6	Each		$6	$3,138	$3,138
Visitor Day Use	$5	Each		$5	$5	$5
Pets	$2	Each		$2	$5,112	$5,112
Extra Vehicle (no holding tanks)	$6	Each		$6	$7,650	$7,650
Motorcycles and Electric Scooters	$3	Each		$3	$6	$6
Late Checkout Fees	$10	Per Site		$10	$330	$330
Boat Ramp*						
Day Use	$17	Per Day		$17	$36,464	$36,464
Annual Pass	$138	Each		$138		

City of South Lake Tahoe Parks and Recreation	PER UNIT ANALYSIS					
Fee Category	**Current Adopted Fee** **3/25/2025**	**Fee Description**	**Program Recovery Percentage**	**Proposed Fee**	**Current Revenue**	**Projected Revenue**
***The Division of Boating and Waterways currently limits these fees to $17 for Day Use and $138 for an Annual Pass.**						
Recreation and Aquatic Center						
Family Dance	*New*	Per Person (Adults and Children)		$15	$0	$0
	New	Children under 2 are free		Free	$0	$0
Gym Sports Event	*New*	Per Team		$40	$0	$0
Family Annual Pass (1 adult & 1 child)	*New*	Each		$560	$0	$0
Stage Rental Fee (Gym Rental, Pool Rental, Dance Fitness, Community Room and Event Space)	*New*			$150	$0	$0

Planning

City of South Lake Tahoe Planning Fee Category	PER UNIT ANALYSIS Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
1 Deposit - Building Permit	$1,000	Deposit	n/a	n/a	n/a	$1,000 Deposit
2 ~~Residential Permit Processing~~	$784	REMOVE	n/a	n/a	n/a	REMOVE
3 Allocation Application Processing	$784	Flat	$951	82%	100%	$950 Flat
8 Inclusionary Housing Plan Check Process	NEW	Flat	$152	n/a	100%	$150 Flat
13 Major General Planning Application	$3,219	Flat	$5,785	56%	100%	$5,780 Flat
14 Minor General Planning Application	$1,019	Flat	$4,301	24%	100%	$4,300 Flat
15 Permit Revision and/or Extension	$600	Flat	$1,294	46%	100%	$1,290 Flat
16 Categorical Exemption	$82	Flat	$190	43%	100%	$190 Flat
17 Negative Declaration Review	$4,414	Flat	n/a	n/a	100%	Contract +25%
18 Negative Declaration Preparation	$7,991	Flat	n/a	n/a	100%	Contract +25%
19 EIR/ EIS	25%	Contract +25%	n/a	n/a	100%	Contract +25%
20 Fence Permits (Commercial Only)	$291	Flat	$381	76%	100%	$380 Flat
21 Home Occupation Permit	$146	Flat	$228	100%	100%	$225 Flat
22 Minor Sign Review and Approval	$161	Flat	$457	100%	100%	$455 Flat
23 Major Sign Review and Approval	$400	Flat	$609	100%	100%	$605 Flat
24 Sign Permit Revision Application and Review	$161	Flat	$381	100%	100%	$380 Flat
25 Locally Unique Sign Application	$3,219	Flat	$4,339	100%	100%	$4,335 Flat
26 Minor Special Event Permit	$231	Flat	$1,028	100%	100%	$1,025 Flat
27 Major Special Event Permit	$459	Flat	$1,028	100%	100%	$1,025 Flat
28 Non-Profit Producer and Free Special Event	$0	Free	$1,028	0%	0%	Free
29 Temporary Use Permit	$689	Flat	$913	100%	100%	$910 Flat
30 Certificate of Compliance	$888	Flat	$913	100%	100%	$910 Flat
31 Tentative Subdivision Map	$5,850	Flat	$6,584	100%	100%	$6,580 Flat
32 Condominimization of Existing Resid Dev.	$6,016	Flat	$6,432	100%	100%	$6,430 Flat
33 Cannabis Use Permit	$5,816	Flat	$5,556	100%	100%	$5,555 Flat
36 Cannabis Annual Inspection Fee	$2,100	Flat	n/a	n/a	n/a	$2,100 Flat
37 Cannabis Re-Inspection Fee	$894	Flat	n/a	n/a	n/a	$894 Flat
38 Zoning Letter	$253	Flat	$343	100%	100%	$340 Flat
39 Document Copying	$0.10	Flat	$0.10	100%	100%	$0.10 Flat
40 Planning Review of Building Permits	$128	Flat	$152	100%	100%	$150 Flat

City of South Lake Tahoe Planning Fee Category	PER UNIT ANALYSIS Current Fee	Fee Description	Cost Per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
41 Admin Fee for Cost of Collection on Leins and other remedies	25%	Admin %	n/a	n/a	n/a	25% Admin
42 Public Notice Label Preparation	$234	Flat	$190	100%	100%	$190 Flat
44 General Plan Amendment	$8,855 dep	Deposit	$0	100%	100%	$10,000 dep
45 Community Plan Amendment/Area Plan/ Plan Area Stateme	$8,855 dep	Deposit	$0	100%	100%	$10,000 dep
46 Annexation	Hourly	Hourly	$0	100%	100%	$10,000 dep
47 Mobile Vending: Location Permit	$586	Flat	$837	100%	100%	$835 Flat
48 ~~New Vendor Permit~~	$177	Flat	n/a	n/a	n/a	REMOVE
49 ~~Mobile Vending: Renewal Permit~~	$88	Flat	n/a	n/a	n/a	REMOVE
50 Publicly Visible Art on Private Property: Public Murals	$0	Free	$799	100%	100%	Free
51 Publicly Visible Art on Private Property: Non-Mural	$257	Flat	$951	100%	100%	$950 Flat
52 Technology Fee	$0	NEW for Planning	$31	0%	100%	$31 Flat

Police Department

City of South Lake Tahoe Police Department		PER UNIT ANALYSIS					
	Fee Category	Current Fee	Fee Description	Cost per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
1	Other Permits - New	$474	each	$533	89%	100%	$533 each
2	Other Permits - Renewal	$235	each	$277	85%	100%	$277 each
3	Pedicab Permit - Owner/Operator New	$263	each	$273	96%	100%	$273 each
4	Pedicab Permit - Owner/Operator Renewal	$92	each	$91	101%	100%	$91 each
5	Pedicab Permit - Driver New	$156	each	$197	79%	100%	$197 each
6	Pedicab Permit - Driver Renewal	$61	each	$50	122%	100%	$50 each
7	Sidewalk Vending Permit - New	$165	each	$227	73%	100%	$227 each
8	Sidewalk Vending Permit - Renewal	$28	each	$80	35%	100%	$80 each
9	Letter of Public Convenience or Necessity	$459	each	$458	100%	100%	$458 each
10	Misdemeanor Booking	$44	per booking	$46	97%	100%	$46 per booking
11	Fingerprinting	$27	each	$71	38%	100%	$71 each
12	Live Scan Fingerprinting	$18	each	$85	21%	100%	$85 each
13	Local Criminal Clearance Letter	$10	each	$45	22%	100%	$45 each
14	Towed Vehicle Release	$165	each	$242	68%	100%	$242 each
15	Special Police Service	$0	actual cost	actual cost	n/a	n/a	actual cost
16	DUI Incident Response - Police & Fire	$0	actual cost	actual cost	n/a	n/a	actual cost
17	Copy of Dispatch Event	$0.11	per page	$0.11	100%	100%	$0.11 per page
18	Restitution Rate	$0	actual cost	actual cost	n/a	n/a	actual cost
19	Govt. Code Controlled Activities	$0	actual cost	actual cost	n/a	n/a	actual cost
20	Other Special Activities	$0	actual cost	actual cost	n/a	n/a	actual cost
21	Special Police Boat Service	$0	actual cost	actual cost	n/a	n/a	actual cost
22	Equipment Reimbursement	$0	actual cost	actual cost	n/a	n/a	actual cost
23	Firearm(s) Release (by appointment only)	$44	per firearm	$46	n/a	n/a	$46 per firearm
24	Ski Run Blvd. Vehicle Control	$0	actual cost	actual cost	n/a	n/a	actual cost
25	Tape Duplication - Audio	$23	tape	$23	100%	100%	$23 tape
26	Tape Duplication - Video	$23	tape	$23	100%	100%	$23 tape
27	Crime Scene/Police Photo Reproduction (CD photo)	$23	CD	$23	100%	100%	$23 CD
28	Taxicab Company Permit	$5	annual	$12	42%	100%	$12 annual
29	Taxicab Vehicle Permit	$5	annual per vehicle	$27	19%	100%	$27 annual
30	Taxicab Driver Permit	$28	annual	$51	55%	100%	$51 annual

City of South Lake Tahoe Police Department		PER UNIT ANALYSIS				
	Fee Category	Current Fee	Fee Description	Cost per Unit	Cost Recovery	Proposed Cost Recovery	Proposed Fee
31	False Alarm: 1st and 2nd	$0	free	free	n/a	n/a	free
32	False Alarm: 3rd	$50	penalty	$161	n/a	n/a	$50 penalty
33	False Alarm: 4th	$100	penalty	$161	n/a	n/a	$100 penalty
34	False Alarm: 5th	$150	penalty	$161	n/a	n/a	$150 penalty
35	False Alarm: 6th	$250	penalty	$161	n/a	n/a	$250 penalty
36	False Alarm: Additional	$25	penalty	$161	n/a	n/a	$25 penalty
37	Non Permitted False Alarm	Penalty equal to Pmt Fee	penalty	n/a	n/a	n/a	Penalty equal to Pmt Fee
38	Initial Alarm Permit Application - Resident, 3 yr	$41	permit	$60	68%	100%	$61 permit
39	Renewal Alarm Permit - Resident, 3 yr	$19	permit	$38	50%	100%	$38 permit
40	Initial Alarm Permit Application - Business, 1 yr	$41	permit	$60	68%	100%	$61 permit
41	Renewal Permit - Business, 1 yr	$19	permit	$38	50%	100%	$38 permit
42	Public Safety License Fee	$1,190	each	$1,190	100%	100%	$1,190 each
43	Public Safety License Renewal Fee	$1,190	each	$1,190	100%	100%	$1,190 each
44	Public Safety License Amendment Fee	$300	each	$304	99%	100%	$304 each
45	Shared Mobility Device Fee	$83	per device	$113	73%	100%	$113 per device
46	Reposession Fee	$0	State Fee	$15	n/a	n/a	$15 Set by State

Fee Comparison Survey

DEPARTMENT/DIVISION	South Lake Tahoe Current Fee	South Lake Tahoe Proposed Fee	Auburn	El Dorado County	Folsom	Mammoth Lakes	Placerville	Placer County	Truckee
BUILDING									
Building Permit	2% of valuation	2% of valuation	$2k val: $122 $100k val: $1,400 $1M val: $9,000	1.3% of valuation	$2k val: $138 $100k val: $1,104 $1M val: $7,360	$2k val: $225 $100k val: $2,153 $1M val: $14,495	$2k val: $95 $100k val: $1,200 $1M val: $7,500	SFD < 3,000 sq ft $265 SFD > 3,000 sq ft $193	Square Footage Resid 2,500sf $2,767 Restaurant 5,000sf $
Plan Review	$128/ hour	$128/ hour	65% of bldg pmt fee	$167/ hour	80% of bldg pmt fee	included in permit	$2k val: $95 $100k val: $600 $1M val: $3,300	50% of bldg pmt fee	no information
Temporary Certificate of Occupancy	$177	$177	$1,500 + $500 each 30 day extension	no information	$942	$225	no information	no information	no information
Re-check fee	n/a	$256 for 4th + each additional check	no information	Review of 2nd corrections $247	no information	$90/ hour	no information	$156/ hour	no information
Technology Fee	$13/ permit	$31/ permit	4% of development fee	5.65% of development fee	no information	no information	no information	3.5% of development fees ($560 max fee)	no information
CITY CLERK									
Appeals	$380	$1,253	$1,455	$494	Owner Occupied: $264 Others: $536	Staff decision: $2,310 PC decision: $1,942	no information	$774	no information
Document Printing & Copying	$0.10 per page	no information	$0.15 per page	$0.15 per page	$0.10/ page (1st 10 pages free)	no information	no information	1st Page $2 Each Add'l $1	B&W $0.10 per page Color: $0.15/page
Notary Service	$15	no information	no information	$15 per signature	no information	no information	no information	$15	$15
Filming Application - Basic Service	$197	$164	no information	1-20 ppl: $255 21-50 ppl: $510 51+ ppl: $1,615	no information	no information	no information	Free	no information

DEPARTMENT/DIVISION	South Lake Tahoe Current Fee	South Lake Tahoe Proposed Fee	Auburn	El Dorado County	Folsom	Mammoth Lakes	Placerville	Placer County	Truckee
ENGINEERING									
Street/ Property Abandonment	$3,277	$2,855	ROW Vacation $2,075	$595	$5,750	no information		$688	$2,000 deposit
Parcel Merger/ Lot Line Adjustment/ Parcel Map	$128/ hour	$145/ hour	Resid: $1,758 Comm: $2,636 Merger: $732	LLA: $935 Merger: $340	$8,050	no information	$500	Minor Land Division $1,993	$3,000 deposit
Final Subdivision Map	$128/ hour	$145/ hour	$3,342 + $63/lot	$6,175	$11,500 + $144/ lot	no information		$3,856 + $20/lot deposit	
Encroachment Permit/ Minor	$766	$340	$296 + $141/year	Application $167	$200	no information	No dig $104 Other $336	no information	$357
Encroachment Permit/ Major	$766 + $1.5% of val over $20k	$766 + $1.5% of val over $20k	Per estimated value x LET rate set by State	Application $167 Inspection: On improved rd $251 Non improv rd $418 Non improved rd and unstamped plans $585	$200 + $5/LF	no information	Up to $100k ENR: 2.5% '$101k+ ENR 1.5%	ENR Cost Estimate: Under $78k $3,927 $78k-$150k $3,927 + 5% over $78k $150k-$250k $7,500 + 4% over $150k	ENR Cost Estimate: Inspection: $1-50k 6% $50-250k 4% Plan Check: $1-50k 5% $50-250k 3%
Easement Request/ Review	$1,417	$4,368	no information	$595	$3,450	no information	$650	no information	no information
FINANCE									
Administrative Fee -New License	$86	$108	no information	no information	$29	no information	no information	no information	no information
Administrative Fee - License Renewal	$42	$32	no information	no information	$29	no information	no information	no information	no information
Lien Release Fee	$0	$372	Utility lien filing fee $90	Actual Cost assessed by Revenue Recovery	$125	no information	no information	Levy on real property $2,000 Earnings witholding order $45	no information
Returned Check (NSF)	$28 1st $35 subsequent	$25 1st $35 subsequent	no information	$25	$25 1st $35 subsequent	no information	no information	no information	$25 1st $35 subsequent

DEPARTMENT/DIVISION	South Lake Tahoe Current Fee	South Lake Tahoe Proposed Fee	Auburn	El Dorado County	Folsom	Mammoth Lakes	Placerville	Placer County	Truckee
PLANNING									
Major General Planning Application	$3,219	$5,780	Comprehensive Plan Amendment $8,524	Variance $6,175	Rezone Request $6,000	Variance and Zone Code Amendment $6,000 deposit	General Plan Amend $2,100 Zone Change $2,000	General Plan Amendment $5,227	Annexation $11,500
Home Occupation Permit	$146	$225	$364	no information	$31	no information	no information	no information	no information
Temporary Use Permit	$689	$910	Minor: $257 +$66/ extension Major: $668 + $66/ extension	$1,112	$65	no information	$200	no information	$1,250 deposit
Certificate of Compliance	$888	$910	no information	$1,000 deposit Revision: $2,470	no information	$500 deposit	Regular $600 Conditinoal $1,950	$1,094	1-2 parcels $2,250 deposit 3+ parcels $3,750 deposit
Tentative Subdivision Map	$5,850	$6,580	$3,213 + $60/lot	$1,000 deposit	$6,718 + $34/ lot	$6,000 deposit	$3,000 + $50/lot up to 4 lots $30/lot over 5 lots	$1,961 deposit	$10,000 deposit
POLICE DEPARTMENT									
Live Scan Fingerprinting	$18	$85	As set by FBI. No fee if required by City	$17	$50	$40 + State and DOJ fees	$20	no information	$20 + DOJ fees
Local Criminal Clearance Letter	$10	$45	no information	$30	$25		$50	no information	Background Clearance Letter $33
Towed Vehicle Release	$165	$242	no information	$100 admin fee to contest abatement	$200	$150	$241	no information	$199
Taxicab Driver Permit	$28/year	$51/year	no information	$32/ license	no information	$45 per vehicle	$60	no information	$68
Renewal Alarm Permit - Business	$19/year	38/year	$24	$25	$20	no information	$85	no information	no information

Fire Rescue Comparison Survey			Peer Agencies				
Fee Category	Current Fee	Proposed Fee	City of Auburn	City of Folsom	City of Lincoln	City of Rocklin	Placer County
BLS Fee, incident response	532	TBD	$658 per occurance $13.50 per mile	$525 $39 per mile	Actual Cost		Transport - $2,294 Treat-no transport - $328 Mileage - $47/mile
Motor Vehicle Response: Level 1 Basic Response	$1,159	TBD	Actual Cost - usual customary and reasonable	Actual Cost	Actual Cost		Actual Cost - usual customary and reasonable
Motor Vehicle Response: Level 2 Extrication	$1,757	TBD	Actual Cost - usual customary and reasonable	Actual Cost	Actual Cost		Actual Cost - usual customary and reasonable
Motor Vehicle Response: Level 3 Multi Casualty	$2,577	TBD	Actual Cost - usual customary and reasonable	Actual Cost	Actual Cost		Actual Cost - usual customary and reasonable
Fireworks/Pyrotechnical Display Permit	$448	TBD	Prohibited	$370 + Fire Safety Officer Standby (actual cost)	Plan Review - $305 Inspection - $457		$456.00
Basic Fire Inspection, <1k k sq. ft.	$96	TBD	0-3k sq. ft. - $211	$110	$197/hour	$246.00	$156.00
Basic Fire Inspection, 1k - 4k sq. ft.	$134	TBD		$110	$197/hour	$246.00	$156.00
Basic Fire Inspection, 4k - 9k sq. ft.*	$161	TBD	over 3K sq. ft. - $309	$210	$197/hour	$399.00	$298.00
Basic Fire Inspection, >9 k sq. ft.*	$204	TBD		$259	$197/hour	$476.00	$596.00
Alarm/Suppression System 1-99	$248	TBD	1-9 devices - $211 10-29 - $260 30+ devices - $309	$210/hour	New Installation - $1,671 Tenant Imp - $688 Large Project (50+ dev) - $2,851	$450.00	$412.00
Alarm/Suppression System 100+	$604	TBD		$210/hour		$690.00	$674.00
Fire Plan Review - Commercial, MFD, Special Event	$236/hour	TBD	$114/hour	$210/hour	$246	$245/hour	$307.00
False Alarm, 1st offense	$250	TBD	False Alarm Response $750 each occurance	$0	$0	$0.00	$0.00
False Alarm, 2nd offense and thereafter	$500	TBD		$103	$304	$65.00	$350.00
Tree Removal Permit	NEW	TBD	$112 residential	$210/hour	N/A	N/A	N/A

Appendix A

Adopted Recreation and Aquatic Center Fee Schedule

Recreation & Aquatics Center

Fee Description	Unit	Current Adopted Fee 3/25/2025	Proposed Fee	Proposed Fee Non-Resident
Gym Rentals				
Full (2 Courts)	Hourly	$71	$250	
1/2 Gym (1 Court)	Hourly	$40	$125	
1/4 (1/2 Court)	Hourly	$20	$65	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Meeting Room Rentals				
Rental	Per Hour	$20	$25	
Non Fee	No Charge	No Charge	No Charge	
Senior Services Meetings	No Charge	No Charge	No Charge	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Community Room Rentals				
Rental	Hourly	$39	$55	
Recognized Local Youth Sport Organizations May Have Free Use of Meeting Rooms in the Recreation & Aquatics Center	No Charge	No Charge	No Charge	
Youth Organization Meetings	Hourly	$15	$15	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Senior Services Meetings	No Charge	No Charge	No Charge	
Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	

Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Commercial Kitchen Rental				
Commercial Kitchen Rental	Hourly	$33	$50	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Dance/Fitness Room Rental				
Rental	Hourly	*New*	$55	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Senior Services Meetings	No Charge	No Charge	No Charge	
Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Event Space Rentals				
Event Space Weekday	Mon-Thurs $/hr.	*New*	$350	
Event Space Weekend	Fri -Sun $/hr.	*New*	$450	
Event Space After Hours	Per hour	*New*	$100	

Audio Video Ad On	Flat Fee	*New*	$150	
Event Space Facility Rental Setup Fee	Per Hour (2 hour minimum)	$43	$48	
Ceremony Chair Package	$7-$9 per chair comps	*New*	$8 per chair	
Non-Profit Organizations	25% Off Base Rate	*25% Off Base Rate*	25% Off Base Rate	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Pool Rental				
Swimming Pool Rental Rate	Hourly	$84	$85	
Lap Pool Rental (Full)	Hourly	*New*	$85	
Lap Pool Rental (1/2 pool)	Hourly	*New*	$45	
Lap Lane Rental (1 Lane)	Hourly	*New*	$15	
Play Pool Rental	Hourly	*New*	$95	
Lifeguard Hourly Rate (Rental)	Hourly	Actual cost at fully burdened rate	Actual cost at fully burdened rate	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Party Room				
Rental Weekday	Mon-Thurs $/hr.	$45	$40	
Rental Weekend	Fri -Sun $/hr.	$50	$50	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	

Facility Rental Setup Fee	Per Hour Per Staff	$43	$48	
Group Rentals May Be Subject to $500 minimum or $1,500 Maximum Security Deposit and/or Cleaning Fees at the Discretion of the City of South Lake Tahoe	$500 (Security Deposit)	$500 Minimum or $1,500 Maximum	$500 Minimum or $1,500 Maximum	
Group Rentals May Be Subject to a Minimum of $15 Cancellation Fee and Maximum of $50 at the Discretion of City of South Lake Tahoe	$15 (Cancellation Fee)	$15 Minimum or $50 Maximum	$15 Minimum or $50 Maximum	
Late Payment Penalty Fee	10% of total rental fee due	10% of total rental fee due	10% of total rental fee due	
Party Packages				
Mini Mountain Movers Party Package	Session Rental	$299	$225	
Batting Cages	2 Hour Party	*New*	$300	
Rockwall	1 Hour Party	*New*	$200	
Obstacle Course Pool Add On	Per Event	*New*	$75	
Pool Party Package	Session Rental	$199	$200	
Aquatics				
Obstacle Course	Per Participant	*New*	$5 plus facility drop in fee	
Lifeguard Certification Course	Per Participant	*New*	$235	
Water Safety Instructor Certification Course	Per Participant	*New*	$299	
Junior Lifeguards	Per Participant Per 4 week Session	*New*	$200	
Mini Lifeguards	Per Participant Per 4 week Session	*New*	$185	
Swim Team	Per Participant Per Month/Session	*New*	$120	
Development Swim Team	Per Participant Per Month/Session	*New*	$105	
Aquatics Special Class (Ex Log Rolling)	Per Participant Per Class	*New*	$7	
Float Fit Aquatics Fitness Classess 30 minutes	Each	$10	$10	
Float Fit Aquatics Fitness Classess 60 minutes	Each	$20	$20	
Float Fit Aquatics Fitness Classess 90 minutes	Each	$30	$30	
Locker Rental	Per month	*New*	$20	
Swimming Programs				
H2O Exercise: Adult 18-54 years	Each	$7	$8	$10

H2O Exercise: Senior or Permanent Disability	Each	$6	$6	$8
H2O Exercise: Adult 18-54 years - 10 Use Pass	Each	$50	$60	$75
H2O Exercise: Senior or Perm Disability - 10 Use Pass	Each	$40	$50	$65
H2O Exercise: Individual Annual Pass	Each	$295	$295	$369
Swimming Lessons (Group) 8 Class Session	Each	$49	$50	
Swimming Lessons (Group) 6 Class Session	Each	$39	$40	
Swimming Lessons (Group) 4 Class Session	Each	$29	$30	
Private Lessons (25 minutes) 1 Student	Each	$33	$33	
Private Lessons (25 minutes) 2 Students	Each	$44	$45	
Private Lessons (25 minutes) 3 Students	Each	$55	$55	
Master Swim Drop In	Each	$10	$10	$12
Master Swim Session 10 Use Punch Card	Each	$60	$70	$85
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Facility Day Use: Includes Gym, Natatorium, Exercise Room, Walking Track				
Adult: 18-54 Year	Each	$6	$10	$15
Youth: 18 Years and Under	Each	$4	$8	$12
Senior 55 Years and Up or Permanent Disability	Each	$5	$8	$12
Public Shower Adult/Discount for Senior, Disabled, and Youth	Each	$3/$2	$3/$2	
Daily Day Rate for Medi-Cal, WIC , and Veteran Participants				
Adult: 18 and Over	Each	$3	$3	
Youth: 18 Years and Under	Each	$2	$2	
Facility Multi-Use Day Passes: Includes Gym, Natatorium, Exercise Room, Walking Track				
Adult - 10 use punch card	Each	$80	$80	$100
Adult - Monthly	Each	*New*	$65	$81
Adult - 90 Day (City Employees Only)	Each	$160	$45	
Senior or Permanent Disability -10 use punch card	Each	$50	$65	$81

Senior or Permanent Disability - Monthly	Each	*New*	$50	$63
Children 3 years and Under Are Free with a Paying Adult for Recreation Drop in only	Each	Free with a paying adult for recreation drop in only		
Youth -10 use punch card	Each	$45	$65	$81
Youth Monthly	Each	*New*	$50	$63
Couple Annual Pass	Each	*New*	$690	$863
Individual Annual Pass	Each	$225	$480	$600
Youth Annual Pass	Each	*New*	$300	$375
Youth Annual Pass for GPA of 3.5 or higher (Resident Only - Ages 14-17)	Each	*New*	$150	
Senior Annual Pass	Each	*New*	$300	$375
10% off Annual pass is purchased between January 1, 2026 - March 31, 2026		*New*	10% off Annual pass is purchased between 1/1/2026 - 3/31/2026	
Family Annual Pass (2 adults + 2 children): Includes 20% discount on party packages and access to special member days	Each	$825	$825	$1,031
Family Annual Pass - Each Additional Adult	Each Additional Adult	*New*	$345	$431
Family Annual Pass - Each Additional Senior or Child	Each Additional Senior or Child	*New*	$150	$188
Administrative Fee for replacement of annual passes only	Each	$10	$10	
Non-Profit Organizations	25% Off Base Rate	25% Off Base Rate	25% Off Base Rate	
Recreation Add Ons				
Batting Cages	Per Participant	*New*	$5 plus facility drop in fee	
Batting Cages - 10 punch card	Each	*New*	$100 includes drop in fee	
Rockwall	Per Participant	*New*	$5 plus facility drop in fee	
Rockwall - 10 punch card	Each	*New*	$100 includes drop in fee	
Golf Simulator	Hourly	*New*	$50	
Rockwall	Hourly	*New*	$150	
Rec Center Special Events				

Puzzle Event	Per team	*New*	$40	
Family Dance	Per Participant	*New*	$15	
Pickleball Tournament	Per Team	*New*	$75	
Family Game Night	Part of Season Pass	No Extra Charge	No Extra Charge	
Pool Special Events	Per Participant	*New*	$15	
Pickleball Mixer	Per Participant	*New*	$25	
Adult Programs				
Adult Volleyball League Team	Per Season Participant	$400	$400	
Adult Volleyball League Individual	Per Season Participant	$66	$66	
Adult Basketball League Team	Per Season Participant	$550	$550	
Adult Basketball League Individual	Per Season Participant	$75	$75	
Pickleball Clinic Adults	Per Participant Per Session	*New*	$30	
Pickleball Clinic Youth	Per Participant Per Session	*New*	$25	
Senior Games	Per Participant Per Event	*New*	$10	
Personal Training	Per Participant Per Hour	*New*	$60	$75
Adult Cornhole League Individual	Per Season Per Team	$30 Per Participant	$50	
Adult Fitness Classes 30 minutes	Each	$10	$10	$12
Adult Fitness Classes 60 minutes	Each	$15	$15	$18
Adult Fitness Classes 90 minutes	Each	$20	$20	$25
Late Payment Registration for league play	10% increase to base fee	*New*	10% increase to base fee	
Youth and Teens				
Parents Night Out	Per Participant	$40	$40	
Kid's Summer Day Camp	Each	*New*	$40	$50
Kid's Summer Day Camp (Weekly Fee)	Each	*New*	$150	$188
Kid's Summer Day Camp Multi-Child Discount	10% Off Base Fee	*New*	10% Off Base Fee	
Youth Basketball League	Per Season Participant	$65	$65	

Youth Flag Football League	Per Season Participant	$95	$95	
Youth Street Hockey	Per Season Participant	*New*	$70	
After School Enrichment Program	Per Season Participant	$120	$120	
Tiny Tots Sports League	Per Season Participant	$60	$60	
Youth Volleyball League	Per Season Participant	$75	$75	
Youth Soccer League	Per Season Participant	$65	$65	
Late Payment Registration for league play	10% increase to base fee	*New*	10% increase to base fee	

Appendix B

Citywide Full
Cost Simple Rate

EXHIBIT A - CITYWIDE FULL COST SIMPLE RATE

CITY OF SOUTH LAKE TAHOE - CITYWIDE CENTRAL SERVICE DEPARTMENT SIMPLE INDIRECT COST RATE - 2025/2026 BUDGET BOOK PG 52

GENERAL SUPPORT SERVICES	TOTAL EXP	ADJUSTMENTS *	ADJUSTED
10001110 CITY COUNCIL	$ 291,576		$ 291,576
10001130 CITY CLERK	$ 362,630		$ 362,630
10001210 CITY ATTORNEY	$ 1,199,863		$ 1,199,863
10001220 RISKMANAGEMENT	$ 2,825,766		$ 2,825,766
60201220 WORKERS COMP	$ 2,757,845	$ (2,361,939)	$ 395,906
10001310 CITY MANAGER	$ 991,982		$ 991,982
10001320 HUMAN RESOURCES	$ 786,044		$ 786,044
10001330 COMMUNICATIONS/MARKET	$ 739,585		$ 739,585
FIDUCIARY 601&605	$ 7,262,663	$ (6,082,803)	$ 1,179,860
10001511 ACCOUNTING	$ 1,306,910		$ 1,306,910
10001516 TREASURY	$ 34,697		$ 34,697
10001730 REVENUE COLLECTION	$ 569,846		$ 569,846
10001840 INFORMATION TECH	$ 1,581,207		$ 1,581,207
10001951 NON-DEPARTMENTAL**	$ 4,902,188		$ 4,902,188
CALCULATION:	$ 25,612,802	**Numerator**	**$ 17,168,060**
		Denominator	**$ 68,753,186**
		Rate - Applied to Total Expenditures	**25.0%**

DEPARTMENTS AND PROGRAMS	TOTAL EXP	ADJUSTMENTS *	ADJUSTED
DEVELOPMENT SERVICES	$ 6,533,253	$ (766,306)	$ 5,766,947
PARKS AND RECREATION	$ 23,169,266	$ (15,940,949)	$ 7,228,317
FIRE	$ 18,804,751	$ (2,026,714)	$ 16,778,037
POLICE	$ 20,651,900	$ (1,027,855)	$ 19,624,045
PUBLIC WORKS	$ 13,739,040	$ (10,484)	$ 13,728,556
AIRPORT	$ 1,673,293		$ 1,673,293
TRANSIT	$ 2,287,600		$ 2,287,600
PARKING GARAGE	$ 1,741,391	$ (75,000)	$ 1,666,391
EXCLUDE SPEC REV, DEBT, TRANS, TRUST	$ 45,635,979	$ (45,635,979)	$ -
	$ 134,236,473		$ 68,753,186

* Adjustments represent THE removal of operational transfers out and certain payroll costs in internal services funds that have already been included in payroll expenses

** Total Expense amount excludes Transfers

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City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:13

Agenda Item: Amendment to Ordinance Regulating Shared Mobility Devices (First Reading)

Executive Summary: On February 11, 2020, City Council adopted Ordinance 2020-1140 adding Chapter 4.185 to the South Lake Tahoe City Code (SLTCC). On March 26, 2024, City Council adopted Ordinance 2024-1184 amending SLTCC Chapter 4.185 to add a requirement that shared mobility devices be parked in corrals and adding additional requirements to implement the corrals. At the City Council meeting on March 11, 2025, City Council directed staff to bring an item back with a presentation of potential options for amending Chapter 4.185 to increase the Cityâ€™s liability protections from shared mobility device accidents, add safety measures for same, and update operator insurance requirements. Staff brought this item back at the City Council meeting on June 3, 2025 at which time Council directed staff to incorporate the proposals into an ordinance. Staff brought this item back for a first reading of a proposed ordinance on March 10, 2026. At that time, Council declined to adopt the ordinance and instead requested additional amendments related to parking, permissible bikeways, and photo enforcement. The present agenda item brings that proposed amendment back for a first reading of a proposed ordinance. This item was initially on the agenda for April 21, but City Council voted to continue it until the meeting on May 5.

Requested Action / Suggested Motions: Pass an Ordinance amending Chapter 4.185 of the South Lake Tahoe City Code (Shared Mobility Devices) to increase the City's liability protections from shared mobility device accidents, add safety measures for shared mobility device operations, and revise operator insurance requirements.

Responsible Staff Member: Dan Bardzell, Assistant City Attorney Jeff Roberson, Chief of Police

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

- 01 - Staff Report
- 02 - SMD Ordinance (Redline)
- 03 - SMD Ordinance Amendments

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Ordinance Amending Shared Mobility Device Regulations (First Reading)

Location: Citywide

Responsible Staff Members: Dan Bardzell, Assistant City Attorney; Jeff Roberson, Chief of Police

Background: On February 11, 2020, City Council adopted Ordinance 2020-1140 adding Chapter 4.185 to the South Lake Tahoe City Code (SLTCC). This ordinance regulates Shared Mobility Devices (SMDs). For purposes of this ordinance, a "shared mobility device" is defined, in pertinent part, as any wheeled transportation device, other than a bicycle, e-bicycle, automobile or motorcycle, by which a person can be propelled, moved or drawn; is accessed via an on-demand portal, whether a smartphone application, membership card, or similar method. On March 26, 2024, City Council adopted Ordinance 2024-1184 amending SLTCC Chapter 4.185 to add a requirement that SMDs be parked in corrals and adding additional requirements to implement the corrals.

At the City Council meeting on March 11, 2025, Council considered and declined to adopt an ordinance to further amend SLTCC Chapter 4.185 which would have caused a 50 percent reduction in SMDs permitted within the City. Instead, City Council directed staff to bring an item back with a presentation of potential options for increasing (1) the City's liability protections from SMD accidents, (2) safety measures for SMD operations, and (3) updating shared mobility device operator insurance requirements. Staff brought this item back at the City Council meeting on June 3, 2025 at which time Council directed staff to incorporate the proposals into an ordinance and bring it back for Council's consideration.

Staff brought this item back for a first reading of a proposed ordinance on March 10, 2026. At that time, Council declined to adopt the ordinance and instead requested additional amendments related to parking, permissible bikeways, and photo enforcement. This item incorporates these requests and brings all of the proposed amendments back as a first reading of an ordinance for Council's consideration.

Issue and Discussion:

City Council's requested amendments are included in the proposed Ordinance, as summarized below.

<u>Liability Protections</u>

End User Agreement Liability Waivers

Both operators already utilize municipal waivers in their end user agreements including generic language in which riders waive liability against public entities for incidents which occur during a ride. Based on discussions with the operators, staff learned that some public entities require Bird and/or Lime to include waivers *specific* to the public entity. The proposed amendment would add permitting requirements in which operators must require riders to acknowledge waivers specifically waiving claims against the City.

Add a Permitting Requirement that Operators will Pay the City's Attorney's Fees

SLTCC section 4.185.050(C)(2) requires the operator to agree to indemnify, defend, and hold harmless the City from liability for SMD accidents, including "any and all costs and expenses." The proposed amendment would add language which requires the operator to expressly pay the City's attorney's fees for claims, lawsuits and similar matters. Although this section may already potentially cover attorney's fees, adding clarifying language would provide additional protection.

Drivers License Re-Scanning

The proposed amendment would add permit requirements to require operators to make each rider re-scan their ID the first time they ride an SMD in the operator's fleet within the City each calendar year.

Operator Insurance Updates

State law has been amended to revise the insurance requirements for SMD operators. To bring the City's SMD framework into compliance with changes to state law, the proposed Ordinance revises City Code Chapter 4.185.050 as follows:

> (1) increases the aggregate amount of liability insurance an operator must carry for all occurrences during the policy period from $4,000,000 to $5,000,000;
>
> (2) requires SMD operators procure insurance from an admitted insurer, or a nonadmitted insurer that is eligible to insure a home state insured;
>
> (3) requires operators to offer or make available, or confirm the rider maintains, insurance coverage for bodily injury or death suffered by a pedestrian when the injury or death involves the negligent conduct of the rider, of $10,000 for each occurrence, and for property damage to an assistive technology device, of $1,000 for each occurrence, and
>
> (4) make additional clarifying changes.

Engagement, Outreach, and Education

Modifications of SLTCC section 4.185.090 require operators to create a parking and safety education plan as part of their permit application. Operators should engage with riders to protect the safety of customers and all roadway users. Operators must educate riders about safety, and riding rules and etiquette at the time of sign-up. Operators must educate customers on how to appropriately park SMD devices. SMD apps must regularly inform and educate riders when they have ridden into prohibited riding areas such as Geofenced area, public parking facilities, public parks, and about staying off of sidewalks. Operators must inform their riders about special events, operational changes or scheduled and publicly-announced SLTPD enforcement actions through the mobile app. Operators must inform their riders that operating SMDs under the influence of drugs or alcohol is against the law. Operators must regularly deploy ambassadors and/or street teams to inform riders on safety and appropriate device use (including parking). Operators must conduct at minimum six community events or safety workshops per year, half of which must be targeted to less-served community members in multiple languages. Operators must host at minimum two learn to ride education opportunities per year. Engagements shall include a mix of virtual (digital media and in-app communications), physical, and in-person methods. This engagement should consider the needs and concerns of riders as well as non-riders. Operators shall plan for community outreach and engagement that shall include engagement activities and schedules, along with planned presentation, activities, and events with community-based organizations (CBO), business improvement districts (BIDS), and other key stakeholders. Operators must - on a monthly basis - report information from this outreach.

Safety Measures

Vehicle Code Enforcement

To address safety concerns centered on SMDs, staff has modified the following sections of the SLTCC.

4.185.020 (Definitions). Adds the definition of a Class III and Class IV bikeway. Although, CSLT has no Class IV bikeway, it is added to the definitions in the event that this class is subsequently built in the City.

SLTCC section 4.185.060 has been modified to add only Class IV bikeways. This section identifies a permit requirement to prohibit parking an SMD on such bikeways.

SLTCC section 4.185.060 (Issuance of Permits), has been modified from “City Manager” to “Chief of Police” wherein the authority sits for determining ride area prohibition (geofences). An additional modification to 4.185.060 includes the addition of larger contrasting serial numbers on the SMDs for the purpose of unit identification in enforcement.

A modification of section 4.185.080 includes a consultation with the Director of Public Works to establish areas for ride and/or parking restrictions as well as parking corrals.

In conversations with the operators, they have agreed to facilitate holding riders accountable for ride violations, including vehicle code violations. Section 4.185.090 has been modified to reflect this agreement, in that the operators will provide rider information to assist with issuing administrative citations to riders.

SLTCC section 4.185.120 (Enforcement) has been modified to reinforce the use of photographic evidence from which to hold the operator and the rider accountable for violations of California Vehicle Code ("CVC") sections 21228(b) (left turn must dismount), and 21235(e) (no passenger allowed). Additional potential CVC sections which were proposed to be added for photo enforcement in the previous version of the proposed ordinance have been removed from the version brought forward hereto. The photographic evidence would allow the operator sufficient information with which to provide rider information for the purpose of issuing a notice of such violations. The above SMD-specific sections of the California Vehicle Code have been added to clarify administrative citation through the use of photo enforcement.

The following additional issues were raised at the Council meeting on March 10, 2026:

1. Review and analyze possible updates to painting and signage on bikeways to ensure safety.

   There was not sufficient time to conduct a comprehensive cost analysis before the present meeting but staff will work with Public Works to modify signage and paint to be consistent with the California Manual on Uniform Traffic Control Devices and aligned with existing signage on the Class I Shared Use path.

2. Enhancement of the corrals, including corral signage.

   In line with guidance from City Council and collaboration with the operators, additional locations for corrals have been identified. The operators have agreed to "help" with the corral signage and location designation. However, while the undertone of help was to cover costs, that estimation or limit has yet to be defined. It might be more expedient for Public Works to physically mark the current corrals that are already defined and mark the additional corrals when those locations come online within the respective operator web applications. Finally, SLTPD and Public Works will collaborate on the corral signage language with the operators and identify the means of cost sharing.

3. Consider methods to further enforce the prohibition on riders under the age of 18.

   The proposed amendment would add permit requirements to require operators to make each rider re-scan their ID the first time they ride an SMD in the operator's fleet within the City each calendar year. This is intended to support the prohibition on underage riders. While helpful to this goal, this mechanism will not achieve 100% compliance. Staff is not aware of any additional mechanism that will achieve that level of compliance. While the addition of a bicycle patrol officer may assist in reducing underage ridership, that result remains to be seen. Notably, SMDs are deployed from May 1 through October 31; a

season to which the temporary seasonal bicycle patrol officer may be limited to 1000 work hours.

Environmental Considerations: This Ordinance is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

Financial Implications:

The recommended amendments to increase liability and safety measures would minimize the City's potential financial exposure for Shared Mobility Device accidents. It is not possible to forecast specific savings to the City associated with such measures.

While the amendments would not directly change the cost of permit fees and administrative citations issued under SLTCC Chapter 4.185, the amendments allow City Council the discretion to change such costs in the future by resolution thus making program cost recovery more flexible.

Policy Implications:

The proposed amended Ordinance would support Strategic Priority Three: Enhance Public Safety.

The following is provided for future policy guidance.

2025 Year End Summary:
Bird summarized the 2025 season as follows:

Rides in South Lake Tahoe:	52.221
Avg SMD rides per month	8703
Unique Users:	22,872
Avg ride distance:	1.45 miles (annual report)
Use by locals:	28%*
Peak use month:	17,192 in July (33% of all rides)
Lowest use month:	3,245 in October (6% of all rides)

- Using Bird data to extrapolate the number of riders, as they suggest 28% are local riders finds that 14,621 rides of the total were locals. Additionally, Bird explains that 55.9% of those local riders are from Reno zip codes. Removing these 8173 Reno riders from the local total leaves 6448 rides from zip codes around the basin, including Truckee and North Lake Tahoe. Total rides on Bird from users with zip codes in the Basin, 12%. This is the direct comparison of local ridership percentage with Lime, below.

Lime summarized the 2025 season as follows:

Rides in South Lake Tahoe:	124.212
Avg SMD rides per month:	20702
Unique Users:	37,842
Avg ride distance:	1.14 miles (lifetime impact)
Use by locals:	1.3%
Peak use month:	33,853 in July (27% of all rides)
Lowest use month:	8441 in October (6.8% of all rides)

Chapter 4.185
SHARED MOBILITY DEVICES

Sections:

4.185.010 Purpose.
4.185.020 Definitions.
4.185.030 Shared bicycles prohibited.
4.185.040 Permit required.
4.185.050 Application for permit.
4.185.060 Issuance of permits.
4.185.070 Fleet limits.
4.185.080 Geofencing and City-designated riding and parking zones.
4.185.090 Operating regulations.
4.185.100 Impoundment and retrieval of shared mobility devices.
4.185.110 Revocation of permit.
4.185.120 Enforcement.

4.185.010 Purpose.

The purpose of this chapter is to establish a process for permitting and regulating operators and riders of shared mobility devices to achieve the city's goals of encouraging alternative modes of transportation while protecting public health and safety.

4.185.020 Definitions.

For the purposes of this chapter, the following terms, phrases and words shall have the meanings hereinafter set forth:

"Assistive technology device" means any item, piece of equipment, or product system, whether acquired commercially off the shelf, modified, or customized, that is used to increase, maintain, or improve the functional capabilities of an individual with a disability.

"Bikeway" means a facility that is provided primarily for bicycle travel as defined by California Streets and Highways Code section 890.4.

"Class I bikeway" means a bike path or shared use path which provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

“Class II bikeway” means a bike lane which provides a restricted right-of-way designated for the exclusive or semi exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

“Class III bikeway” means a bike route established along a route not served by other classes of bikeways or to connect discontinuous segments of bikeways. Class III bikeways are to be shared with motor vehicles and pedestrians, and shall be designated by signs or permanent markings.

“Class IV bikeway” means a bikeway for the exclusive use of bicycles and includes a separation required between the separated bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible posts, inflexible barriers, or on-street parking.

“Corral” means an area designated by the chief of police for staging or parking shared mobility devices that is created either by geofencing, or by physical striping, marking or signage.

“Fleet” means all shared mobility devices in the city owned by a specific operator.

“Geofencing” means the creation of a virtual geographic boundary, defined by Global Positioning System (GPS), radio-frequency identification (RFID), or other technology, that enables an operator to regulate speed, issue notifications, and take other actions, when a shared mobility device within its fleet enters or leaves an area.

“Operator” means any individual, firm, association, partnership, or corporation arranging to provide shared mobility devices within the city.

“Permit” means a permit issued to an operator under this chapter.

“Rider” means any person who is riding or is in actual physical control of a shared mobility device.

“Shared mobility device” means any wheeled transportation device, other than a bicycle, e-bicycle, automobile or motorcycle, by which a person can be propelled, moved or drawn; is accessed via an on-demand portal, whether a smartphone application, membership card, or similar method; is displayed,

placed or offered for rent in any public area or public right-of-way by an operator for shared use by members of the public; and is available to members of the public in unstaffed, self-service locations.

4.185.030 Shared bicycles prohibited.
Shared bicycles and shared e-bicycles are prohibited.

4.185.040 Permit required.
It is unlawful for any operator to conduct a shared mobility device business without a permit.

4.185.050 Application for permit.
A. An operator shall submit a permit application to the chief of police containing, at a minimum, the following:

1. The operator's name and business address, and the name and natural person or persons who will serve as a local point of contact for the operator;

2. Proof of a valid city business and professions certificate;

3. The type and number of shared mobility devices the operator intends to deploy with a list of identifying serial numbers designated for each device, and a schedule for phased deployment of the fleet, if applicable;

4. The location of any building or property proposed to be used by the operator for its shared mobility device business operations within the city; and

5. A ~~$75.00~~ nonrefundable fee for each shared mobility device in the operator's fleet for use within the city. If phased deployment of the fleet is proposed, payment for the first phase of deployment is due with the application and payment for any subsequent phases of deployment is due prior to each deployment. The city council may set the fee per resolution.

B. At the time of application, the operator must provide proof of commercial general liability insurance with an admitted insurer, or a nonadmitted insurer that is eligible to insure a home state insured under Chapter 6 (commencing with Section 1760) of Part 2 of Division 1 of the Insurance Code, naming the city of South Lake Tahoe as an additional insured for an amount no less than $2,000,000 per occurrence for bodily injury, personal injury, and property

damage, and with an aggregate amount of no less than $54,000,000 for all occurrences during the policy period, and which meets the following requirements:

1. If the operator maintains broader coverage and/or higher limits than the minimums required for all policies, the city requires and shall be entitled to the broader coverage and/or higher limits maintained by the operator. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the city.

2. The operator's insurance coverage shall be the primary insurance coverage with respect to the city, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the city, its officers, officials, employees, or volunteers shall be excess of the operator's insurance and shall not contribute with it.

3. The operator agrees to waive rights of subrogation which any insurer of operator may acquire from operator by virtue of the payment of any loss. The operator agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the city has received a waiver of subrogation endorsement from the insurer.

4. The operator shall provide immediate written notice to the city if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; or (3) the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, the operator shall obtain and submit proof of substitute insurance.

C. The operator must also offer or make available, or confirm the rider maintains, insurance coverage for bodily injury or death suffered by a pedestrian when the injury or death involves, in whole or in part, the negligent conduct of the rider, of $10,000 for each occurrence of bodily injury to, or death of, one pedestrian in any one accident, and for property damage to an assistive technology device, or $1,000 for each occurrence. This paragraph shall not be interpreted to limit or supersede the other insurance requirements set forth pursuant this Section.

D. Each application must bear the operator's signature agreeing to:

1. Provide the city with anonymized data on its fleet trip activity within the city, including the Zip Code of each rider; and

2. Indemnify, defend, and hold harmless the city, its elected and appointed boards, officers, employees, agents, volunteers, contractors, and invitees from any and all liability, for any and all claims, demands, actions, losses, damages, and injuries direct or indirect, including any and all attorneys' fees, costs and expenses, in connection therewith, arising from operator's activities, from and against each and every claim and demand of whatsoever nature made on behalf of or by any person, persons, firm, partnership, corporation or otherwise, including operator's employees, except for claims arising out of the sole negligence or willful misconduct of the city.

3. Require all riders who operate a shared mobility device in the operator's fleet within the City to acknowledge a waiver prior to the rider's initial ride within the City to waive all claims, demands, actions, losses, damages, and injuries direct or indirect, including any and all attorneys' fees, costs and expenses in connection therewith, against the City arising from the rider's operation of a shared mobility device within the City, except for claims arising out of the sole negligence or willful misconduct of the City.

4~~3~~. Submit to photo enforcement violations of this chapter, including the requirement to effectively prohibit riders under 18 years of age.

4.185.060 Issuance of permits.

A. Each permit shall contain the following:

1. The number and each type of shared mobility devices the operator is authorized to deploy, up to no more than 500 shared mobility devices per operator;

2. A requirement to effectively prohibit shared mobility devices in the operator's fleet from entering or operating on the public walkways and public rights-of-way within the Heavenly Village area, ~~with~~to an extent to be determined by the ~~city manager~~chief of police, through geofencing or similar technology;

3. A requirement to effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being

locked, parked, or ending a ride within any Class I, ~~or~~ Class II, or Class IV bikeway or trail in the city;

4. A requirement to effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride except within a corral if the shared mobility device is within 1,000 feet from a corral; and

5. A requirement that each shared mobility device in the operator's fleet have affixed to it a designated serial number in Arial Bold, ~~a~~ font size 130~~and style that may be observed with the naked eye from 50 feet away~~. This serial number will be of contrasting color to the device and placed on both the left and right side of the SMD upright.

6. A requirement to effectively prohibit riders under 18 years of age. The operator shall annually require each rider to re-scan the rider's proof of identification card prior to the first instance the rider operates a shared mobility device in the operator's fleet within the City each calendar year.

B. No permit will be issued prior to the operator obtaining any discretionary and building permits required to occupy any building or property within the city proposed to be used for operations, such as warehouse or office space.

C. Any operator in compliance with this chapter may apply for a permit annually.

4.185.070 Fleet limits.

A. No more than 1,000 shared mobility devices shall be permitted within the city at a time. Once that limit is reached, no more permits will be issued to operators.

B. It is unlawful for an operator to deploy more shared mobility devices than allowed by that operator's permit.

4.185.080 Geofencing and City-designated riding and parking zones.

A. The chief of police, in consultation with the director of public works, may establish special parking, no-ride zones, speed zones, or other areas where riding and/or parking restrictions may apply. These locations may either be permanent or temporary.

B. The chief of police, in consultation with the director of public works, may establish locations of corrals. All corral locations will be published on the city's website.

C. The chief of police may require that an operator mark or geofence these areas and make that information available through ~~its~~ the operator's smartphone app.

D. The chief of police may require that operators direct riders to specified designated parking areas (city designated parking zones, or special areas for events). Geofencing must be integrated into the operator's app within one week of notice from the chief of police.

E. The chief of police~~The city manager, or their designee,~~ may adopt additional rules to implement the provisions of this chapter, including geographic restrictions for shared mobility devices.

4.185.090 Operating regulations.

A. Operators shall comply with the following:

1. Each operator is subject to all applicable laws, rules and regulations including those in this code and the California Vehicle Code pertaining to the operation and safety standards of the shared mobility devices in its fleet.

2. Each operator shall limit the motorized-assisted speed of each shared mobility device to no more than 15 miles per hour.

3. Through geofencing or similar technology, each operator shall effectively prohibit riders from entering or operating shared mobility devices on public walkways and public rights-of-way within the Heavenly Village area, as designated in the operator's permit.

4. Through geofencing or similar technology, each operator shall effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride within any Class I, ~~or~~ Class II, or Class IV bikeway or trail in the city.

5. Through geofencing or similar technology, each operator shall effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or

ending a ride except within a corral if the shared mobility device is within 1,000 feet from a corral.

6. The chief of police may require operators, through geofencing or similar technology, to temporarily prevent the operation of shared mobility devices in a specific area during an emergency situation or within the perimeter of a permitted special event, when necessary to maintain public health and safety. ~~For permitted special events, the city will provide 10 days' notice to operators of any additional geofencing requirements.~~

7. When a rider operates a shared mobility device in the operator's fleet within an area subject to geofencing, the operator shall notify the rider of the restricted area.

8. Each operator must effectively prohibit a person and account holder from renting more than one shared mobility device at a time.

9. Each operator must effectively prohibit riders under 18 years of age. Operators shall annually require each rider within the city limits to re-scan the rider's proof of identification card prior to the first instance the rider operates a shared mobility device in the operator's fleet within the city each calendar year.

10. Operators shall ban the accounts of riders with two or more citations under this chapter.

11. Operators shall remove all shared mobility devices from operation within the city during the period of November 1 through April 30 each year.

12. Operators shall agree to provide rider information from the identified date, time, and serial number that would allow identification of any rider allegedly in violation of specified California Vehicle Codes shown in photographic evidence. This information shall only be used to assist the city in issuing administrative invoice(s) to the rider for violation(s) of South Lake Tahoe City Code.

13. Operators shall inform their riders about special events, operational changes, or scheduled and publicly announced South Lake Tahoe Police Department enforcement actions through the mobile app.

14. Operators shall inform their riders that operating shared mobility devices under the influence of drugs or alcohol is against the law.

15. Engagement, Outreach, and Education.

a. Operators shall provide a parking and safety education plan as part of their permit application. Operators shall engage with riders to protect the safety of customers and all roadway users. Engagements shall include a mix of virtual (digital media and in-app communications), physical, and in-person methods. This engagement should consider the needs and concerns of riders as well as non-riders.

b. Operators shall educate riders about safety, riding rules, and etiquette at the time of signup. Messages must include, but are not limited to:

i. Advise to wear helmets when legally required;
ii. Sidewalk riding is prohibited;
iii. Park in appropriate locations including designated corrals;
iv. Riding age restrictions;
v. Ride one person per device;
vi. Obey the rules of the road, and potential penalties;
vii. Yielding to pedestrians;
viii. How to report an issue;
ix. Prohibition on riding under the influence.

c. Operators shall educate riders about safety, riding rules and etiquette at the time a rider commences a SMD rental.

16. Digital Outreach and Education.

a. Each rental messaging must be engaging, easy to understand, and require interactive acknowledgement or confirmation by the rider, such as a “rules quiz” or yes or no questions.

b. Operators shall educate customers on how to appropriately park devices at the time of each rental through in-app or audio

messaging. Messages should inform riders that improper parking puts others at risk.

c. Operators shall develop systems to review and link riders to violations.

d. Operator's software and mobile apps shall regularly inform and educate riders when they have ridden into prohibited riding areas such as geofenced areas, public parking facilities, public parks, and sidewalks.

e. Operators shall inform their riders about special events, operational changes, or scheduled and publicly-announced South Lake Tahoe Police Department enforcement actions through the mobile app.

f. Operators shall inform their riders that operating shared mobility devices under the influence of drugs or alcohol is against the law.

17. Physical Outreach and Education.

a. Operators shall regularly deploy ambassadors and/or street teams to inform riders on safety and appropriate device use (including parking). Ambassador teams should be clearly identifiable as operator staff.

b. Operators must conduct at minimum six community events or community/stakeholder safety workshops per year. Operators may host these safety workshops at community events, such as the Live at Lakeview summer concert series.

c. Half (per season) of the community events or community/stakeholder meetings must be targeted toward engaging low-income or other disadvantaged community members. Operators shall conduct outreach in multiple languages.

d. Operators must host at least two learn-to-ride education opportunities per year.

e. Operators shall provide, to the city at fleet deployment, a plan for community outreach and engagement that shall include ambassador/street teams' engagement activities and schedules, along with planned presentation, activities, and events with community-based organizations, business improvement districts, and other key stakeholders.

f. Operators shall - on a monthly basis - report information from this outreach to the chief of police to inform problem solving efforts, including, but not limited to, the number of people, time, length, location, and general comments from community members regarding engagement.

B. Riders shall comply with the following:

1. All riders are subject to all applicable laws, rules and regulations including, but not limited to, those in this code and the California Vehicle Code.

2. All riders must be 18 years of age or older with a valid driver's license. All riders shall re-scan their proof of identification card prior to the first instance the rider operates a shared mobility device in an operator's fleet within the city each calendar year.

3. No rider shall operate a shared mobility device with more than one rider per device at a time.

4. Riders must park shared mobility devices on a sidewalk or other hard surface, in a manner that does not impede pedestrian access and provides a minimum of three feet for a pedestrian walkway; does not impede or obstruct access to ADA parking zones, street furniture, curb ramps, entry ways, driveways, sidewalk cafes, bus stops, loading zones, or landscaping; and does not impede or obstruct vehicular traffic on a street or alley.

5. No rider shall lock, park, or end a ride within any Class I ~~or,~~ Class II, or Class IV bikeway or trail in the city.

6. If a rider is within 1,000 feet from a corral, the rider shall only lock, park, or end a ride within a corral.

4.185.100 Impoundment and retrieval of shared mobility devices.

A. Within three hours of notice from the city, an operator shall retrieve a shared mobility device that is in any of the following conditions:

1. Inoperable or not safe to operate and parked on a city street, sidewalk or other city property; or

2. Parked, displayed, offered or made available for rent in violation of this chapter or the California Vehicle Code.

B. The city may impound a shared mobility device that is:

1. Not retrieved within three hours of notice to the operator; or

2. In a condition or parked in a manner that poses an imminent life safety hazard. No notice is required prior to impounding a shared mobility device posing an imminent life safety hazard.

4.185.110 Revocation of permit.

A. The city manager may revoke a permit on any of the following grounds, and shall provide written notice of the reason for the revocation to the operator:

1. The violation by operator of any of the terms, conditions or requirements of the permit or of this chapter.

2. Failure to effectively prohibit riders under the age of 18 from accessing shared mobility devices, which may be established either by multiple administrative citations issued to the operator based on photographic evidence of underage riders, by a city-conducted survey identifying a pattern of underage riders using the operator's shared mobility devices, or any combination thereof.

B. An operator may appeal the city manager's decision to revoke or not renew a permit to the city council under the administrative appeal procedures in Chapter 2.35 SLTCC.

C. Within 10 business days of the revocation of an operator's permit, the operator shall remove its fleet from the city and shall retrieve any shared mobility devices impounded by the city. If the operator fails to remove or retrieve any of its shared mobility devices, the city may remove and dispose of the shared mobility device at the operator's cost.

4.185.120 Enforcement.

A. Any operator or rider violating any provision of this chapter is subject to administrative citations under Chapter 2.30 SLTCC.

B(1). The city may issue an administrative citation with a $100.00 fine to an operator based on photographic, or other, evidence that includes the serial number of an operator's shared mobility device and demonstrates that a rider is using that shared mobility device in violation of this chapter, including a rider under the age of 18, riders operating a shared mobility device with more than one rider per device at one time, and operating or parking a shared mobility device within a restricted area subject to geofencing requirements. City Council may set the amount of the fine per resolution.

B(2) The city may issue an administrative citation with a $100.00 fine to rider based on photographic, or other, evidence that includes the serial number of an operator's shared mobility device, a date and time stamp or other evidence of a date and time, and demonstrates the rider is using that shared mobility device in violation of this chapter. City Council may set the amount of the fine per resolution.

B(3) By incorporation, photo enforcement for rider violations includes only specific California Vehicle Code (CVC) violations on a shared mobility device as enumerated below:

a. CVC 21228(b) (when preparing for a left turn, the rider must dismount);
b. CVC 21235(e) (no passenger allowed).

The above listed violations, when cited, will reference this chapter, section, and subsections of SLTCC, as applicable.

C. Any operator violating, permitting, or assisting the violation of any provisions of this chapter shall be subject to any and all civil remedies, including, without limitation, permit revocation. All remedies provided herein shall be cumulative and not exclusive. Any violation of these provisions shall

constitute a separate violation for each and every day during which such violation is committed or continued.

D. In addition to the remedies set forth in this chapter, operating a shared mobility device business in violation of any provision of this chapter is hereby declared to constitute a public nuisance under Chapter 4.40 SLTCC and, as such, may be abated or enjoined from further operation in the city.

Ordinance 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 19, 2026

An Ordinance Amending Chapter 4.185 of the South Lake Tahoe City Code (Shared Mobility Devices) to Increase the City's Liability Protections and Safety Measures, and Revise Operator Insurance Requirements

FINDINGS

A. On February 11, 2020, City Council adopted Ordinance 2020-1140 (Shared Mobility Devices) adding Chapter 4.185 to the South Lake Tahoe City Code (SLTCC), which established a process for permitting and regulating operators and riders of shared mobility devices to achieve the City's goals of encouraging alternative modes of transportation while protecting public health and safety.

B. On March 26, 2024, City Council adopted Ordinance 2024-1184 amending SLTCC Chapter 4.185 to add a requirement that shared mobility devices be parked in corrals and adding additional requirements to implement the corrals. These requirements were added to address public safety concerns due to improper parking of shared mobility devices.

C. At the City Council meeting on November 19, 2024, Mayor Pro Tem Wallace requested, and Councilmember Creegan seconded, that an item be brought back to City Council to adopt an ordinance to amend SLTCC Chapter 4.185 to reduce the maximum number of shared mobility devices an operator may deploy in the City.

D. At the City Council meeting on March 11, 2025, City Council considered and declined to adopt an ordinance to further amend Chapter 4.185 which would have caused a 50 percent reduction in shared mobility devices permitted within the City. Instead, City Council directed staff to bring an item back with a presentation of potential options for increasing the City's liability protections, adding additional safety measures for shared mobility device operations, as well as updating operator insurance requirements.

E. City staff brought the requested item back at the City Council meeting on June 3, 2025 at which time City Council directed staff to incorporate the proposals into an ordinance and bring it back for City Council's consideration. City staff prepared the requested item and included City Council's direction on increasing the City's liability protections, adding additional safety measures for shared mobility device operations, as well as updating operator insurance requirements.

F. Staff brought this item back for a first reading of a proposed ordinance on March 10, 2026. At that time, Council declined to adopt the ordinance and instead requested additional amendments related to parking, permissible bikeways, and photo enforcement. The present Ordinance incorporates these requests with the remaining previously proposed amendments.

G. California Vehicle Code section 21225 authorizes cities to regulate the parking and operation of these devices on pedestrian and bicycle facilities and city streets and highways, so long as such regulations are not in conflict with the California Vehicle Code.

Now, Therefore, the City Council of City of South Lake Tahoe does ordain as follows:

SECTION 1. Chapter 4.185 (Shared Mobility Devices) of the South Lake Tahoe City Code is amended to read in its entirety as follows:

4.185.010 Purpose.
The purpose of this chapter is to establish a process for permitting and regulating operators and riders of shared mobility devices to achieve the city's goals of encouraging alternative modes of transportation while protecting public health and safety.

4.185.020 Definitions.
For the purposes of this chapter, the following terms, phrases and words shall have the meanings hereinafter set forth:

"Assistive technology device" means any item, piece of equipment, or product system, whether acquired commercially off the shelf, modified, or customized, that is used to increase, maintain, or improve the functional capabilities of an individual with a disability.

"Bikeway" means a facility that is provided primarily for bicycle travel as defined by California Streets and Highways Code section 890.4.

"Class I bikeway" means a bike path or shared use path which provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

"Class II bikeway" means a bike lane which provides a restricted right-of-way designated for the exclusive or semi exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

"Class III bikeway" means a bike route established along a route not served by other classes of bikeways or to connect discontinuous segments of bikeways. Class III bikeways are to be shared with motor vehicles and pedestrians, and shall be designated by signs or permanent markings.

"Class IV bikeway" means a bikeway for the exclusive use of bicycles and includes a separation required between the separated bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible posts, inflexible barriers, or on-street parking.

"Corral" means an area designated by the chief of police for staging or parking shared mobility devices that is created either by geofencing, or by physical striping, marking or signage.

"Fleet" means all shared mobility devices in the city owned by a specific operator.

"Geofencing" means the creation of a virtual geographic boundary, defined by Global Positioning System (GPS), radio-frequency identification (RFID), or other technology, that enables an operator to

regulate speed, issue notifications, and take other actions, when a shared mobility device within its fleet enters or leaves an area.

“Operator” means any individual, firm, association, partnership, or corporation arranging to provide shared mobility devices within the city.

“Permit” means a permit issued to an operator under this chapter.

“Rider” means any person who is riding or is in actual physical control of a shared mobility device.

“Shared mobility device” means any wheeled transportation device, other than a bicycle, e-bicycle, automobile or motorcycle, by which a person can be propelled, moved or drawn; is accessed via an on-demand portal, whether a smartphone application, membership card, or similar method; is displayed, placed or offered for rent in any public area or public right-of-way by an operator for shared use by members of the public; and is available to members of the public in unstaffed, self-service locations.

4.185.030 Shared bicycles prohibited.
Shared bicycles and shared e-bicycles are prohibited.

4.185.040 Permit required.
It is unlawful for any operator to conduct a shared mobility device business without a permit.

4.185.050 Application for permit.
A. An operator shall submit a permit application to the chief of police containing, at a minimum, the following:

1. The operator’s name and business address, and the name and natural person or persons who will serve as a local point of contact for the operator;

2. Proof of a valid city business and professions certificate;

3. The type and number of shared mobility devices the operator intends to deploy with a list of identifying serial numbers designated for each device, and a schedule for phased deployment of the fleet, if applicable;

4. The location of any building or property proposed to be used by the operator for its shared mobility device business operations within the city; and

5. A nonrefundable fee for each shared mobility device in the operator’s fleet for use within the city. If phased deployment of the fleet is proposed, payment for the first phase of deployment is due with the application and payment for any subsequent phases of deployment is due prior to each deployment. The city council may set the fee per resolution.

B. At the time of application, the operator must provide proof of commercial general liability insurance with an admitted insurer, or a nonadmitted insurer that is eligible to insure a home state insured under Chapter 6 (commencing with Section 1760) of Part 2 of Division 1 of the Insurance Code, naming the city of South Lake Tahoe as an additional insured for an amount no less than $2,000,000 per occurrence for bodily injury, personal injury, and property damage, and with an aggregate amount of

no less than $5,000,000 for all occurrences during the policy period, and which meets the following requirements:

1. If the operator maintains broader coverage and/or higher limits than the minimums required for all policies, the city requires and shall be entitled to the broader coverage and/or higher limits maintained by the operator. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the city.

2. The operator's insurance coverage shall be the primary insurance coverage with respect to the city, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the city, its officers, officials, employees, or volunteers shall be excess of the operator's insurance and shall not contribute with it.

3. The operator agrees to waive rights of subrogation which any insurer of operator may acquire from operator by virtue of the payment of any loss. The operator agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the city has received a waiver of subrogation endorsement from the insurer.

4. The operator shall provide immediate written notice to the city if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; or (3) the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, the operator shall obtain and submit proof of substitute insurance.

C. The operator must also offer or make available, or confirm the rider maintains, insurance coverage for bodily injury or death suffered by a pedestrian when the injury or death involves, in whole or in part, the negligent conduct of the rider, of $10,000 for each occurrence of bodily injury to, or death of, one pedestrian in any one accident, and for property damage to an assistive technology device, or $1,000 for each occurrence. This paragraph shall not be interpreted to limit or supersede the other insurance requirements set forth pursuant this Section.

D. Each application must bear the operator's signature agreeing to:

1. Provide the city with anonymized data on its fleet trip activity within the city, including the Zip Code of each rider; and

2. Indemnify, defend, and hold harmless the city, its elected and appointed boards, officers, employees, agents, volunteers, contractors, and invitees from any and all liability, for any and all claims, demands, actions, losses, damages, and injuries direct or indirect, including any and all attorneys' fees, costs and expenses, in connection therewith, arising from operator's activities, from and against each and every claim and demand of whatsoever nature made on behalf of or by any person, persons, firm, partnership, corporation or otherwise, including operator's employees, except for claims arising out of the sole negligence or willful misconduct of the city.

3. Require all riders who operate a shared mobility device in the operator's fleet within the City to acknowledge a waiver prior to the rider's initial ride within the City to waive all claims, demands, actions, losses, damages, and injuries direct or indirect, including any and all attorneys' fees, costs and expenses in connection therewith, against the City arising from the rider's operation of

a shared mobility device within the City, except for claims arising out of the sole negligence or willful misconduct of the City.

4. Submit to photo enforcement violations of this chapter, including the requirement to effectively prohibit riders under 18 years of age.

4.185.060 Issuance of permits.

A. Each permit shall contain the following:

1. The number and each type of shared mobility devices the operator is authorized to deploy, up to no more than 500 shared mobility devices per operator;

2. A requirement to effectively prohibit shared mobility devices in the operator's fleet from entering or operating on the public walkways and public rights-of-way within the Heavenly Village area, to an extent to be determined by the chief of police, through geofencing or similar technology;

3. A requirement to effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride within any Class I, Class II, or Class IV bikeway or trail in the city;

4. A requirement to effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride except within a corral if the shared mobility device is within 1,000 feet from a corral; and

5. A requirement that each shared mobility device in the operator's fleet have affixed to it a designated serial number in Arial Bold, font size 130. This serial number will be of contrasting color to the device and placed on both the left and right side of the SMD upright.

6. A requirement to effectively prohibit riders under 18 years of age. The operator shall annually require each rider to re-scan the rider's proof of identification card prior to the first instance the rider operates a shared mobility device in the operator's fleet within the City each calendar year.

B. No permit will be issued prior to the operator obtaining any discretionary and building permits required to occupy any building or property within the city proposed to be used for operations, such as warehouse or office space.

C. Any operator in compliance with this chapter may apply for a permit annually.

4.185.070 Fleet limits.

A. No more than 1,000 shared mobility devices shall be permitted within the city at a time. Once that limit is reached, no more permits will be issued to operators.

B. It is unlawful for an operator to deploy more shared mobility devices than allowed by that operator's permit.

4.185.080 Geofencing and City-designated riding and parking zones.

A. The chief of police, in consultation with the director of public works, may establish special parking, no-ride zones, speed zones, or other areas where riding and/or parking restrictions may apply. These locations may either be permanent or temporary.

B. The chief of police, in consultation with the director of public works, may establish locations of corrals. All corral locations will be published on the city's website.

C. The chief of police may require that an operator mark or geofence these areas and make that information available through the operator's smartphone app.

D. The chief of police may require that operators direct riders to specified designated parking areas (city designated parking zones, or special areas for events). Geofencing must be integrated into the operator's app within one week of notice from the chief of police.

E. The chief of police may adopt additional rules to implement the provisions of this chapter, including geographic restrictions for shared mobility devices.

4.185.090 Operating regulations.

A. Operators shall comply with the following:

1. Each operator is subject to all applicable laws, rules and regulations including those in this code and the California Vehicle Code pertaining to the operation and safety standards of the shared mobility devices in its fleet.

2. Each operator shall limit the motorized-assisted speed of each shared mobility device to no more than 15 miles per hour.

3. Through geofencing or similar technology, each operator shall effectively prohibit riders from entering or operating shared mobility devices on public walkways and public rights-of-way within the Heavenly Village area, as designated in the operator's permit.

4. Through geofencing or similar technology, each operator shall effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride within any Class I, Class II, or Class IV bikeway or trail in the city.

5. Through geofencing or similar technology, each operator shall effectively prohibit, using geofencing or similar technology, any shared mobility devices in the operator's fleet from being locked, parked, or ending a ride except within a corral if the shared mobility device is within 1,000 feet from a corral.

6. The chief of police may require operators, through geofencing or similar technology, to temporarily prevent the operation of shared mobility devices in a specific area during an emergency situation or within the perimeter of a permitted special event, when necessary to maintain public health and safety.

7. When a rider operates a shared mobility device in the operator's fleet within an area subject to geofencing, the operator shall notify the rider of the restricted area.

8. Each operator must effectively prohibit a person and account holder from renting more than one shared mobility device at a time.

9. Each operator must effectively prohibit riders under 18 years of age. Operators shall annually require each rider within the city limits to re-scan the rider's proof of identification card prior to

the first instance the rider operates a shared mobility device in the operator's fleet within the city each calendar year.

10. Operators shall ban the accounts of riders with two or more citations under this chapter.

11. Operators shall remove all shared mobility devices from operation within the city during the period of November 1 through April 30 each year.

12. Operators shall agree to provide rider information from the identified date, time, and serial number that would allow identification of any rider allegedly in violation of specified California Vehicle Codes shown in photographic evidence. This information shall only be used to assist the city in issuing administrative invoice(s) to the rider for violation(s) of South Lake Tahoe City Code.

13. Operators shall inform their riders about special events, operational changes, or scheduled and publicly announced South Lake Tahoe Police Department enforcement actions through the mobile app.

14. Operators shall inform their riders that operating shared mobility devices under the influence of drugs or alcohol is against the law.

15. Engagement, Outreach, and Education.

a. Operators shall provide a parking and safety education plan as part of their permit application. Operators shall engage with riders to protect the safety of customers and all roadway users. Engagements shall include a mix of virtual (digital media and in-app communications), physical, and in-person methods. This engagement should consider the needs and concerns of riders as well as non-riders.

b. Operators shall educate riders about safety, riding rules, and etiquette at the time of signup. Messages must include, but are not limited to:
    i. Advise to wear helmets when legally required;
    ii. Sidewalk riding is prohibited;
    iii. Park in appropriate locations including designated corrals;
    iv. Riding age restrictions;
    v. Ride one person per device;
    vi. Obey the rules of the road, and potential penalties;
    vii. Yielding to pedestrians;
    viii. How to report an issue;
    ix. Prohibition on riding under the influence.

c. Operators shall educate riders about safety, riding rules and etiquette at the time a rider commences a SMD rental.

16. Digital Outreach and Education.

a. Each rental messaging must be engaging, easy to understand, and require interactive acknowledgement or confirmation by the rider, such as a "rules quiz" or yes or no questions.

b. Operators shall educate customers on how to appropriately park devices at the time of each rental through in-app or audio messaging. Messages should inform riders that improper parking puts others at risk.

c. Operators shall develop systems to review and link riders to violations.

d. Operator's software and mobile apps shall regularly inform and educate riders when they have ridden into prohibited riding areas such as geofenced areas, public parking facilities, public parks, and sidewalks.

e. Operators shall inform their riders about special events, operational changes, or scheduled and publicly-announced South Lake Tahoe Police Department enforcement actions through the mobile app.

f. Operators shall inform their riders that operating shared mobility devices under the influence of drugs or alcohol is against the law.

17. Physical Outreach and Education.

a. Operators shall regularly deploy ambassadors and/or street teams to inform riders on safety and appropriate device use (including parking). Ambassador teams should be clearly identifiable as operator staff.

b. Operators must conduct at minimum six community events or community/stakeholder safety workshops per year. Operators may host these safety workshops at community events, such as the Live at Lakeview summer concert series**.**

c. Half (per season) of the community events or community/stakeholder meetings must be targeted toward engaging low-income or other disadvantaged community members. Operators shall conduct outreach in multiple languages.

d. Operators must host at least two learn-to-ride education opportunities per year.

e. Operators shall provide, to the city at fleet deployment, a plan for community outreach and engagement that shall include ambassador/street teams' engagement activities and schedules, along with planned presentation, activities, and events with community-based organizations, business improvement districts, and other key stakeholders.

f. Operators shall - on a monthly basis - report information from this outreach to the chief of police to inform problem solving efforts, including, but not limited to, the number of people, time, length, location, and general comments from community members regarding engagement.

B. Riders shall comply with the following:

1. All riders are subject to all applicable laws, rules and regulations including, but not limited to, those in this code and the California Vehicle Code.

2. All riders must be 18 years of age or older with a valid driver's license. All riders shall re-scan their proof of identification card prior to the first instance the rider operates a shared mobility device in an operator's fleet within the city each calendar year.

3. No rider shall operate a shared mobility device with more than one rider per device at a time.

4. Riders must park shared mobility devices on a sidewalk or other hard surface, in a manner that does not impede pedestrian access and provides a minimum of three feet for a pedestrian walkway; does not impede or obstruct access to ADA parking zones, street furniture, curb ramps, entry ways, driveways, sidewalk cafes, bus stops, loading zones, or landscaping; and does not impede or obstruct vehicular traffic on a street or alley.

5. No rider shall lock, park, or end a ride within any Class I, Class II, or Class IV bikeway or trail in the city.

6. If a rider is within 1,000 feet from a corral, the rider shall only lock, park, or end a ride within a corral.

4.185.100 Impoundment and retrieval of shared mobility devices.

A. Within three hours of notice from the city, an operator shall retrieve a shared mobility device that is in any of the following conditions:

1. Inoperable or not safe to operate and parked on a city street, sidewalk or other city property; or

2. Parked, displayed, offered or made available for rent in violation of this chapter or the California Vehicle Code.

B. The city may impound a shared mobility device that is:

1. Not retrieved within three hours of notice to the operator; or

2. In a condition or parked in a manner that poses an imminent life safety hazard. No notice is required prior to impounding a shared mobility device posing an imminent life safety hazard.

4.185.110 Revocation of permit.

A. The city manager may revoke a permit on any of the following grounds, and shall provide written notice of the reason for the revocation to the operator:

1. The violation by operator of any of the terms, conditions or requirements of the permit or of this chapter.

2. Failure to effectively prohibit riders under the age of 18 from accessing shared mobility devices, which may be established either by multiple administrative citations issued to the operator based on photographic evidence of underage riders, by a city-conducted survey identifying a pattern of underage riders using the operator's shared mobility devices, or any combination thereof.

B. An operator may appeal the city manager's decision to revoke or not renew a permit to the city council under the administrative appeal procedures in Chapter 2.35 SLTCC.

C. Within 10 business days of the revocation of an operator's permit, the operator shall remove its fleet from the city and shall retrieve any shared mobility devices impounded by the city. If the operator

fails to remove or retrieve any of its shared mobility devices, the city may remove and dispose of the shared mobility device at the operator's cost.

4.185.120 Enforcement.

A. Any operator or rider violating any provision of this chapter is subject to administrative citations under Chapter 2.30 SLTCC.

B(1) The city may issue an administrative citation with a fine to an operator based on photographic, or other, evidence that includes the serial number of an operator's shared mobility device and demonstrates that a rider is using that shared mobility device in violation of this chapter. City Council may set the amount of the fine per resolution.

B(2) The city may issue an administrative citation with a fine to rider based on photographic, or other, evidence that includes the serial number of an operator's shared mobility device, a date and time stamp or other evidence of a date and time, and demonstrates the rider is using that shared mobility device in violation of this chapter. City Council may set the amount of the fine per resolution.

B(3) By incorporation, photo enforcement for rider violations includes only specific California Vehicle Code (CVC) violations on a shared mobility device as enumerated below:

a. CVC 21228(b) (when preparing for a left turn, the rider must dismount);
b. CVC 21235(e) (no passenger allowed).

The above listed violations, when cited, will reference this chapter, section, and subsections of SLTCC, as applicable.

C. Any operator violating, permitting, or assisting the violation of any provisions of this chapter shall be subject to any and all civil remedies, including, without limitation, permit revocation. All remedies provided herein shall be cumulative and not exclusive. Any violation of these provisions shall constitute a separate violation for each and every day during which such violation is committed or continued.

D. In addition to the remedies set forth in this chapter, operating a shared mobility device business in violation of any provision of this chapter is hereby declared to constitute a public nuisance under Chapter 4.40 SLTCC and, as such, may be abated or enjoined from further operation in the city.

SECTION 2. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 3. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. The City Clerk is directed to certify this Ordinance and cause it to be published in the manner required by law.

SECTION 5. This Ordinance shall become effective 30 days following its adoption.

Adopted by the City of South Lake Tahoe City Council on May 19, 2026 by the following vote:

Yes:
No:
Abstain:
Absent:

_____ Date:_____
Cody Bass, Mayor

Attest:

_____
Susan Blankenship, City Clerk

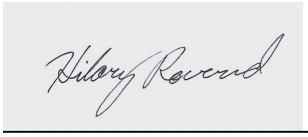
First Reading:
Published:
Second Reading:
Effective:

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:14

Agenda Item: Grow and Diversify the Economy, Strategic Plan Priority Update #2

Executive Summary: At the September 23, 2025 City Council meeting Staff presented and update on Strategic Plan 2025 - 2030 Priority #4 â€“ Grow and Diversify the Economy. This Staff Report provides a comprehensive update since September 23, 2025 on progress achieving Priority #4, by Action Item, and the slide deck presentation (Attachment A) focuses on the most recent efforts.

Requested Action / Suggested Motions: Pass a Motion providing direction to the Interim City Manager on the following: 1) whether to establish (a) an Economic Development Committee with appointments to be made by either the City Council or the City Manager, or (b) an Economic Development Commission to be appointed by City Council; and; 2) whether to pursue a video & social media campaign with the National League of Cities and CGI.

Responsible Staff Member: Hilary Roverud, Interim City Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Finance Director Heather Stroud, City Attorney

Attachments:

01_-_Staff_Report_Strategic_Plan_Priority_4_update__2_.docx
02 - Attachment A Priority 4 Update PPT.pdf
03 - Attachment B List of Businesses Contacted.docx
04 - Vacant and Underused Properties April 2026.pdf

City of South Lake Tahoe

Report to **City Council**

Meeting Date: May 5, 2026

Title: Grow and Diversify the Economy, Strategic Plan Priority Update #2

Location: Citywide

Responsible Staff Member: Sara Letton and Ava Bendett

Background: At the September 23, 2025 City Council meeting Staff presented an update on Strategic Plan 2025 - 2030[1] Priority #4 – Grow and Diversify the Economy. That Priority states:

> *Goal: Create an environment that attracts diverse investment in our community and supports existing businesses.*
> *Measured by:*
> - *Reduced number of vacant or underutilized storefronts/properties*
> - *Increased # or % of non-service sector businesses*
>
> *Action Items:*
> *4.1 Identify viable second economies. (2025-2030 implementation)*
> *4.2 Create an Economic Development Advisory Committee to focus on local business retention and expansion programs as well as other potential economic development initiatives. (2025-2027 implementation)*
> *4.3 Strive to develop 51 events per year in coordination with partners. (2025-2030 implementation)*
> *4.4 Support Lake Tahoe Community College (LTCC) to identify appropriate workforce programs (i.e. nursing school, paramedic school). (2025-2030 implementation)*
> *4.5 Evaluate cannabis tax and mitigation fee structure. (2025-2026 implementation)*
> *4.6 Complete an update to the City's Economic Development Element of the General Plan. (2027-2029 implementation)*
> *4.7 Complete the Mid-Town Area Plan update. (2025-2026 implementation)*

Staff reported on having initiated a Business Visitation Program, and that they had started attending meetings with key stakeholders in the business community. The initial outreach efforts established closer relationships between business owners and the City. However, it was noted that additional business and public input would be required to draw final conclusions on policy recommendations. To assist in these efforts staff began pursuing a CivicSpark Fellow who would be tasked with additional outreach through workshops, surveys, stakeholder engagement, and other methods. Council directed staff to secure a CivicSpark fellow via Strategic Priority 6.4.

[1] Strategic Plan 2025 - 2030, https://www.cityofslt.gov/2433/City-Strategic-Plan

In summary, Council gave direction to staff to:

A. Continue the Business Visitation Program and efforts to gather feedback from the business community, large employment partners and non-profit organizations.
B. Continue building stronger relationships with the two Chambers, Sierra Business Development Council and other business and economic development organizations to increase services and educate business owners on available resources.
C. Develop social media campaigns to highlight new brick and mortar businesses and provide opportunities for business exposure through industry specific campaigns on City social media channels (i.e. restaurant week, recreation week, small business week, etc.)
D. Use feedback as part of a public process to inform the update of the General Plan Economic Development Element.
E. Continue to identify potential business support resources and distribute them to businesses.
F. Continue to reduce regulatory barriers and improve permit process streamlining. This would include implementation of Council direction on sign regulations.
G. Explore options to fund a façade/property improvement grant program.
H. Explore options to fund a pre-development loan program.

Issue and Discussion: This Staff Report provides a comprehensive update since September 23, 2025 on progress achieving Strategic Plan 2025-2030 Priority #4- Grow and Diversify the Economy, by Action Item, and the slide deck presentation (Attachment A) focuses on the most recent efforts.

Outreach Plan

Staff took a holistic approach to implementing the Plan's Actions (4.1 – 4.7 listed above) in addition to the specific activities given in Council direction A – H listed above. In order to update the Economic Development Element of the General Plan (4.6), Staff recognized the need for community input. Such input could also help identify second economies (4.1) as well as identify opportunities for events that could boost local business (4.3). To gather community input, staff developed an Outreach and Implementation Plan, summarized here (#1 – #9):

1. In-person Business Visitation (December 2025 – May 2026)
2. Business Outreach Survey (Feb – May 2026)
3. Key Stakeholder Outreach (Feb – May 2026)
4. Presentation to Council on progress and to get feedback (May 5, 2026)
5. Business Owner Workshop (May 2026)
6. Economic Development Committee/Commission Meeting #1 (June 2026)
7. Economic Development Committee/Commission Meeting #2 (July 2026)
8. Presentation of final Community Economic Development Strategy to City Council (September 2026)
9. Update to City's Economic Development Element of the General Plan (September 2026)

Business Visitation Program and Survey

With the increased staff capacity provided by the City's CivicSpark Fellow, whose fellowship is mid-January through August, the Business Visitation program (Council direction 'A' and 'E', and #1) has accelerated. Upwards of 183 businesses and non-profit organizations have been visited in-person. Responses are captured in a City-designed GIS-based app that allows staff to capture and analyze the data. Supporting the Business Visitation program is a Business Outreach Survey

(#2) that gathers similar input from businesses. The City and partners such as the Tahoe Chamber (Council direction 'B') have helped to solicit feedback via social media and email blasts sharing the survey link. The Survey invites any city business owner to voluntarily enter their contact information if they would like to have a follow up discussion with City staff. Key Stakeholder Outreach (4.1& 4.4, Council direction 'B', and #3) entails staff reaching out to business groups and large employers in the city for more in-depth interviews. Six preliminary trends have been identified from the feedback received through business outreach efforts. These are as follows:

- Strong local interdependence relying on word-of-mouth advertising
- Right-sized business mindset; limited appetite for expansion
- Climate variability and low-snow years create economy-wide domino effects
- Multi-jurisdictional governance and perceived overlap among regulatory entities are a reoccurring pain point
- Perception that built environment steers tourist activity away from Midtown, and signage policies reinforce that imbalance in business activity
- Cost of living and workforce stability pressures

Community Economic Development Strategy

Feedback and data gathered from business outreach efforts will be used to develop a Community Economic Development Strategy (CEDS) in accordance with the guidelines provided by the Economic Development Administration (EDA). A CEDS functions as a framework to inform policy and action items so that they can best guide regional economic prosperity. This document is constructed in four distinct sections: Summary Background, 'SWOT' Analysis, Action Plan and Evaluation Framework. This includes performance metrics allowing staff to track implementation progress and effectiveness. The purpose of producing and adopting a CEDS is to establish a foundation for individuals, organizations, local governments, and private industry to engage in a meaningful conversation and debate about the economic direction of their region. Additionally, it opens up opportunities for federal funding and assistance from the EDA through its Public Works and Economic Adjustment Assistance Programs. It is also a prerequisite to be designated as an Economic Development District.

Business Owner Workshop

A Business Owner Workshop (#6) is tentatively scheduled for May 28, and all interested business owners will be invited and welcomed to give further input on the CEDS. Staff will present a draft of the CEDS to the Committee/Commission (#7) for feedback, then will bring it back to Council for adoption (4.1 and #8) at the same time as proposing updates to code or permitting (Council direction 'F'). The community process for developing the CEDS entails capturing opportunities for new policy direction, which will be presented in a proposed update to the Economic Development Element of the General Plan (4.6, Council direction 'D', and #9), last updated in 2011.

Economic Development Committee or Commission

As noted, Staff plan to convene an Economic Development Committee/Commission (4.2, Council direction 'D', and #5) that will meet at least twice. At the February 24, 2026 meeting, Council member Jinkens requested that the Council discuss forming an Economic Development Commission and received a second from Mayor Bass. Therefore, **staff is asking for Council direction today on the make-up of such a committee or commission:**

- **Option A**: An 8-member committee, representing a variety of business types and sizes. Applications would be solicited and appointments to committee seats would be selected by the City Manager.
- **Option B**: Same committee size and make up as Option A, however City Council would appoint committee members. This option would require extending the outreach and implementation timeline above by 1-2 months.
- **Option C**: Establishment of a formal City Economic Development Commission. This option would require returning with a resolution stating the structure, duties, qualifications and responsibilities of the commission. This option would require extending the outreach timeline above by 2-4 months (See 'Financial Implications' section).

Options B and C would require allocating additional staff time because a committee or commission established by and appointed by City Council would be subject to Brown Act compliance and open meeting requirements.

Business Support Programs

Information gathered from local business owners during the Business Outreach process noted above (#1-7) will inform the possible development of business support programs, including a possible property improvement grant program (Council direction 'G') and/or a pre-development loan program (Council direction 'H'). If the community expresses a desire for such programs, those will be captured in the CEDS and Economic Development Element Update (#8) for Council approval and funding.

Nurturing a Positive Business Environment via Media Campaigns

As the Business Outreach efforts are occurring above, Staff will continue to develop social media campaigns to highlight businesses and provide opportunities for business exposure (Council direction 'C'). Staff have developed an 'Employee Appreciation' social media campaign, inviting local businesses to celebrate their employees via the City's social media accounts. Staff are also working with the Mayor and Sosu TV to create video clips highlighting recent business successes via social media and coordinating a Restaurant Week social media campaign to highlight local restaurants.

Staff are also exploring and seeking direction on an opportunity to partner with video production specialists CGI, associated with the National League of Cities. They have offered a project that entails a short video campaign celebrating our city and our businesses, and at no expense to the City. They develop 'anchor' video footage with the City, and then invite local businesses to spend some of their own advertising budget with CGI developing videos that give them an expanded advertising platform while demonstrating to entrepreneurs that our city is a great place to do

business and that we are actively seeking new businesses and industries (4.1 and Council direction ‘C’) toward achieving a diverse and resilient economy. This video platform with City and business short video content can be embedded onto the City website, as well as the League of Cities website. **Staff seek direction on whether to pursue this video/social media campaign opportunity with CGI.**

Reducing Barriers to Entry for New Businesses

Development Services staff have recently launched their ‘Business Concierge’ Program that seeks to lower barriers to starting and expanding businesses (Council direction ‘F’). The Development Services Department has introduced a business concierge service in order to assist property and business owners to navigate the spectrum of state, regional and local laws and regulations governing development within the City. Based on individual needs, the service pairs applicants with development professionals in the building, planning and housing divisions to assist throughout the development process. Specifically, the service aims to address the questions often associated with the early stages of land and business development, such as allowable land uses, development standards, coverage requirements and questions about the building code. Addressing these questions early in the development process is critical to understanding the feasibility of a project. The service is intended to be hands-on and proactive in order to lead applicants to a successful outcome.

Development Services is achieving goals for first submittals and re-submittals of plans. The new permitting software is running well and has greatly improved efficiency. The icon will soon be on the City’s website to make the eTRACKIT system more obvious to the public as it is a great tool the public can use to review all kinds of information such as permits pulled, expired, finaled, opened, as well as building violations, planning projects, housing violations and other property information.

The Development Services Department also partnered with the Tahoe Chamber to present the “Level Up Workshop: Roadmap to Occupying New Commercial Space” on March 18th. The workshop was designed to guide entrepreneurs through the real-world process of occupying commercial space, including zoning and permitting considerations (Council direction ‘F’). Additionally, staff met with the Tahoe Chamber Restaurant Group on February 3, 2026 to discuss the upcoming sign ordinance amendments.

The Mid-Town Area Plan (4.7) is currently under development. Main objectives include expanding the allowable land uses/business types within the plan area and allowing more flexible development standards and incentives. This will provide pathways for property investments that can grow and diversify the economy. The plan explores area wide infrastructure improvements to facilitate redevelopment and activate streetscapes. The draft policies and development standards were presented to the City Council on September 9, 2025 and the environmental review is currently underway. Adoption by the City Council is anticipated in September. Following this, the TRPA Governing Board will consider the document for approval.

Tracking Vacant and Underutilized Properties

The City is also initiating the amendment Tahoe Valley Area Plan to include the South “Y” Industrial Tract Community Plan to further reduce the number of vacant and underutilized properties within the area (which is a metric measuring success of Priority 4). Specifically, the

effort is aimed at encouraging commercial growth within the Industrial Tract and to further refine policies and development standards within the TVAP to reduce barriers.

Staff presented the status of vacant and underused properties on January 9, 2024. At that time, 16 were vacant and 4 underutilized. As of April 23, 2026, Staff have added some additional detail in the tracking as can be seen in this comparison table that can be updated through time more easily now that we are utilizing a GIS based app. This is a metric identified to measure success in achieving this Strategic Priority.

Table 1. Tracking Vacant and Underused Properties

	January 9, 2024	**April 23, 2026**
'Vacant'	16	16
'Underused'	4	6
'Recently Unoccupied'	9	3
'Vacant Pending Application'	11	9
TOTAL	**40**	**34**

Workforce Development

LTCC continues to offer education and training programs in locally relevant pathways (4.4) including Forestry, Emergency Medical Services, Fire Academy and Fire Science, Administrative of Justice, Hospitality Management and Culinary Arts, Wilderness Education Outdoor Leadership/Search and Rescue, Business and Economics, IT Technician – Cybersecurity, Early Childhood Education, Medical Office Assistant, Dental Assisting, Real Estate, etc. In addition, ongoing efforts at the college to increase access to certificates and degrees through credit-for-prior learning can be a critical component of helping working adults upskill or reskill to improve wages and meet the changing needs of the community.

In partnership with ADVANCE, there are also emerging opportunities to expand non-traditional approaches (bootcamps, apprenticeships, etc.) in other career fields. One example is ongoing discussion and design around Energy and Public Utility training program in partnership with local employers (e.g. Liberty and STPUD). Additional work-place based opportunities may be possible under recent Federal legislation regarding Workforce Pell programs opening up shorter duration but valued skill training outside of the traditional college classroom setting.

Another notable recent achievement in workforce development includes LTCC's plan to construct a new public safety training complex, which will include training on wildland firefighting and logistics, search and rescue, and wilderness medicine and pre-hospital care, allowing LTCC to position itself as a center of excellence in public safety training, according to the report to TRPA Governing Board on February 25, 2026.

Finally, the City is in close contact with LTCC to bring forward internship opportunities in partnership to invest in developing the skills of our future local workforce.

City Events

In pursuit of achieving the goal of 51 events (4.3) planned in a year, Staff accounted for 25 City Events, and 45 City Supported Events at the time of the September 23, 2025 presentation. Staff continues to grow our event list and are open to community partners reaching out with additional creative ideas for partnership.

Cannabis Business Tax and Fee Structure

Priority 4.5 *'Evaluate cannabis tax and mitigation fee structure'* was achieved by Council on November 4, 2025 and is considered complete. The tax rate was reset from 6% to 3% of gross receipts on commercial cannabis activity, and exempting tax from medical cannabis. Staff were given direction to bring back an item discussing the future of the Cannabis Revenues Grant Program which has funded by this tax, and which funded about $400,000 of local community nonprofit organization projects for each of the last four years. The discussion is planned for June 2, 2026.

In sum, the City aims to continue pursuing a comprehensive outreach effort to solicit feedback that will inform a Community Economic Development Strategy and update of the City General Plan Economic Development Element. The CEDS will include specific implementation steps to develop programs that will create more economic resiliency throughout the community.

Financial Implications: The outreach, stakeholder engagement, and Plan development do not necessitate outside consultants and funding. The Civic Spark Fellow position has already been funded through the end of August 2026. The proposed work with CGI for video development will take some staff time in the development/feedback process for the City video, and CGI asks just for introductions to local businesses in order to validate the larger effort, but staff will provide minimal time on that side of the project and it will not require additional funding from the City. Additional funds would be needed to train and support staff to host a new commission, as described above in 'Option C.'

Environmental Considerations: This action is not a project requiring environmental review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15378(b)(5) (organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

Policy Implications: Policy implications are noted in detail in the body of the staff report describing progress on all of Strategic Priority 4 and 6.4 (Strategic Plan 2025 – 2030).

CITY OF SOUTH LAKE TAHOE
California

Strategic Plan Priority:

Grow and Diversify the Economy

Council Update #2
May 5, 2026

1

1

Grow and Diversify the Economy

What We Will Achieve:

Create an environment that attracts diverse investment in our community and supports existing businesses.

Ways We Will Measure Success:

- Reduced number of vacant/underutilized storefronts and properties
- Increased # or % of non-service sector businesses

What We Will Do to Reach Our Goal:

4.1 Identify viable second economies.

4.2 Create an Economic Development Advisory Committee to focus on local business retention and expansion programs as well as other potential economic development initiatives.

4.3 Strive to develop 51 events per year in coordination with partners.

4.4 Support Lake Tahoe Community College (LTCC) to identify appropriate workforce programs (i.e. nursing school, paramedic school).

4.5 Evaluate cannabis tax and mitigation fee structure.

4.6 Complete an update to the City's Economic Development Element of the General Plan.

4.7 Complete the Mid-Town Area Plan update.

PRIORITY 4

2

2

Background

Initial update on Priority 4 presented during September 23, 2025 Council meeting:



24 Businesses Visited

Staff attended stakeholder meetings hosted by:

- South Tahoe Chamber
- Heavenly Village business representatives
- Lake Tahoe Visitors Authority
- Tahoe Chamber

3

3

Background

Council gave staff the following direction:

- Continue the **Business Visitation Program** and efforts to gather feedback from the business community.
- Continue **building stronger relationships** with Chambers and other organizations to increase services.
- Develop **social media campaigns** to highlight businesses.
- Use feedback as part of a **public process** to inform the update of the **General Plan Economic Development Element** update.
- Continue to identify potential **business support resources** and distribute to businesses.
- Continue to **reduce regulatory barriers** and improve permit process streamlining.
- Explore options to fund **property improvement grant** program.
- Explore options to fund a **pre-development loan** program.

4

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Outreach Plan

December 2025 – May 2026

In-person business visitation

Feb – May 2026

Business Outreach Survey

Key Stakeholder Outreach

May 2026

Presentation to Council on progress and to get feedback (May 5th)

Business Owner Workshop

June 2026

Economic Development Committee/Commission Meeting #1

July 2026

Economic Development Committee/Commission Meeting #2

September 2026

Presentation of final Community Economic Development Strategy to City Council

Update to City's Economic Development Element of the General Plan

5

5

In-Person Business Visitations to date



190 individual businesses visited

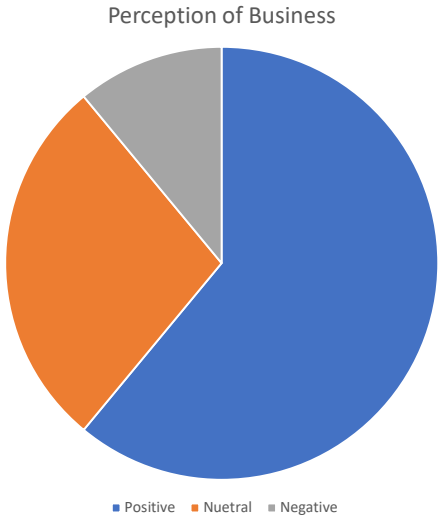


55 have been followed up via email or phone call

6

6

"How is Business?"



7

7

Preliminary Feedback from Businesses

- Strong local interdependence relying on word-of-mouth advertising
- Right-sized business mindset; limited appetite for expansion
- Climate variability and low-snow years create economy-wide domino effects
- Multi-jurisdictional governance and perceived overlap among regulatory entities are a reoccurring pain point
- Perception that built environment steers tourist activity away from Midtown, and signage policies reinforce that imbalance in business activity
- Cost of living and workforce stability pressures

8

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Business Outreach Survey

46 respondents to date

Distributed through

- Tahoe Chamber
- Business Visits
- Social Media
- Tahoe Prosperity Center
- City Newsletter

9

9

Additional Interviews

Lake Tahoe Community College	Barton Health	Heavenly Ski Resort	Tahoe Regional Planning Agency	Tahoe Chamber
Lake Tahoe Unified School District	Lake Tahoe Visitors Authority	Sierra Business Development Center	ADVANCE	Tahoe Prosperity Center
Keep Tahoe Blue	Destination Stewardship	Family Resource Center	Boys and Girls Club	Live Violence Free (Vista Rise Collective)

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Comprehensive Economic Development Strategy (CEDS)

"a strategy-driven plan for regional economic development"

The purpose of a CEDS is to establish a foundation for the public sector, in conjunction with other economic actors, that creates regional economic prosperity.

CEDS must incorporate the concept of economic resilience, defined as "*the ability of regions to anticipate, withstand, and bounce back from any type of shock, disruption, or stress*."

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Creation of a Committee or Commission

OPTIONS:

A	B	C
• 8 members • Selected by City Manager	• 8 members • Council appoints • Delays Outreach Plan 1-2 mo.	• Formal Commission • Follows Brown Act • Delays Outreach Plan by 2-4 mo.

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Program Successes and Projects in Progress

- Business Concierge Program is live
- Updated permitting software to increase efficiency
- "Level Up Workshop: Roadmap to Occupying New Commercial Space"- Partnered with Tahoe Chamber
- Sign Ordinance amendments underway
- Mid-Town Area Plan - anticipated for City Council in September
- Tahoe Valley Area Plan amendments to include South "Y" Industrial Tract Community Plan underway
- Vacant and underutilized properties list has been updated and significantly reduced

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Program Outreach on Social Media



14

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Opportunity for a video campaign with NLC & CGI



15

Events

CITY OF SOUTH LAKE TAHOE California

City Events	City Supported Events
Fourth of July Parade	10 Live at Lakeview Summer Music Series events (City facility concessionaire)
Red, White and Blue Aerial Showcase	8 History Talks at the Lake events (sponsorship)
Multicultural Celebration	BooBash (sponsorship)
State of the City	Earth Day Celebration (sponsorship)
Festival of Winter Lights	24 Lake Tahoe Lakers Hockey games (City facility concessionaire)
Lake Tahoe Gingerbread Crawl	Western Days (Cannabis Grant recipient)
Pumpkin Patch Splash	
Easter Egg Splash & Dash	
Winter Operations Open House	
Friday Night Movies in the Park (3 nights)	
Mayor Meet Ups (~2 events)	
Airport Lobby Art Opening Receptions	
Ribbon Cutting Events (~5/year)	
National Night Out	
Wildfire Safety Expo	
FireFest	
Wildfire preparedness events (~5 events)	
Fire Department Open House and Pancake Breakfast	
Total: 25	45

16

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CITY OF SOUTH LAKE TAHOE California

Questions & Feedback

Thank You!

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Attachment B – List of Businesses and Non-profits Contacted, as of April 21, 2026

TAHOE KEYS DELICATESSEN
CRAZY GOOD BAKERY AND CAFE LLC
GRASS ROOTS NATURAL FOODS
BLUE ZONE SPORTS
TV DONUTS INC
SOUTH SHORE BIKE & SNOW
THAI ON SKI RUN
LAKEVIEW PLAZA
HEAVENLY SPORTS CECILS
TRUCKEE OVERHEAD DOOR SLT INC
VERDE MEXICAN ROTISSERIE INC
WESTCOAST SOURDOUGH
TAHOE HOME CONSIGNMENT
EARTHWISE PET
BIG 5 SPORTING GOODS #459
TOY MANIACS WACKY'S WORLD
ALPINE CARPETS CORPORATION
TAHOE GEAR EXCHANGE
PET SUPERMARKET #201
POWDER HOUSE EXPRESS
MARCUS ASHLEY INC
LIFESTYLE TAHOE LLC
SIDESTREET BOUTIQUE
CUPPA TAHOE LLC
PYRAMID PEAK SKI AND SNOWBOARDS
PADDLE HOUSE BREWS
SPROUTS CAFE INC
THREE PINES COFFEE COMPANY
GAIALICIOUS
BOYD'S BARBER SHOP
YELLOW SUBMARINE SANDWICHES
THE BAGEL SHOP AT TAHOE
INTERIOR MOTIVES
TIM LANGAN TAHOE CHIROPRACTIC
CONNIE'S CLOTHESLINE 2
SIGNS OF TAHOE
THE VILLAGE BOARDSHOP
PONDEROSA GLASS, INC.
HOT LOCKS HAIR DESIGN
CLIPPER BARBER SHOP
TAHOE KIDS STORE
MARIA'S MEXICAN RESTAURANT LLC
RICE THAI EATERY
YUGEN CUISINE
BARE ROOTS ARTISAN COFFEE ROASTING
SIERRA SKI & CYCLE WORKS
THE SKI RENTER
TAHOE BIKE CO
BUSY BEAVER WOODWORKING
SNOWSHOE THOMPSONS SKI & SNOWBOARD
PT REVOLUTION
MALENA BOUTIQUE
ZENAKARI
WELL ROUNDED WOOD CO & ENGRAVINGS
TAHOE MERCHANTS
THE HOT SPOT SOUTH LAKE
IMAGINE SALON
DOG.DOG.CAT.
BURGER LOUNGE
TAHOE TESSIE TRADING POST
SONNEY'S BBQ SHACK
EMERALD BAY BAR & GRILL
HUNAN GARDEN
LOTUS PHO
TAHOE BEAR TEA HOUSE
SKI RUN COIN LAUNDRY
VIP NAIL SALON

TRUE BLUE SALON
THE BUTTERMUFFIN
TAHOE BLUEPRINT
THE LOCALS CHOICE HAIRCUTTING
TAHOE FLY FISHING OUTFITTERS INC.
SIERRA MOUNTAIN SPORTS
A & J ORIENTAL MARKET
KEYNOTE RECORDS AND BOOKS
TAHOE BROTHERS BURGER
YOSEMITE AXE THROWING
GYM LOVE
THE LIBATION LODGE
FRAGRANCE VAULT LLC
SPORTS LTD RENTALS
BLUE DOG PIZZA STATELINE
CABIN FEVER/CELEBRATIONS
TAHOE SPORTFISHING
WILDWOOD MAKERS MARKET
GOODFELLA'S PIZZA
ZENITH BITE THAI RAMEN
ERNIES COFFEE SHOP
LOS MEXICANOS
TAHOE ROCK N RIDE
TAHOE MUSHROOM COMPANY
LA PROMESA
FRESHIES OHANA LLC
TAHOE BOWL
GRAND CENTRAL PIZZA & PASTA
JUST KUTS - JESSICA BRAMBILA
WESTSIDE COFFEE AND CHAI
THE TURN
FOCUS ON INTERIORS
EMERALD GROVE SALON
KEYS CAFE
ARTEMIS LAKE FRONT CAFE
RIVA GRILL
DOLLAR SIGNS AND GRAPHICS
LOS PORTALES JALISCO
SIERRA VETERINARY HOSPITAL
MOUNTAIN VALLEY FLOORS
ROCK HOUSE DISCOUNT SKI RENTALS
BIOSPIRIT SPA
RIP N WILLIES
SUMMIT TO SHORE CHIROPRACTIC
HAIR AT THE LAKE
EMPANASH
WHISKEY DICKS SALOON LLC
ALPINE COMPUTERS
HEIDIS PANCAKE HOUSE
THE Y NAIL SPA
TAHOE USED SKI AND SNOWBOARD
LAGREE SOUTH LAKE TAHOE
SUN ART
OLYMPIC BOOTWORKS
BOTANICAL ARTS COMPANY
CUTTING EDGE HAIRCUTTING AND SALON
MTN POSTAL
FAMILY RESOURCE CENTER
BARTON HEALTH
SIERRA BUSINESS COUNCIL
BOYS AND GIRLS CLUB
KEEP TAHOE BLUE
LTCC ADVANCE
EL DICHO CAFE
EL SAZON
MEEKS
BROTHERS BURRITO HOUSE
LAKE TAHOE GLASS
FREE BIRD (MIDTOWN)
RED HUT (MIDTOWN)
ELEMENTS
IDLE HOUR
BERTS
LAKE TAHOE TIRES
KUNG PAO HUSTLE
FREEBIRD CHAI
RED HUT (SKI RUN)
THE CORK & MORE

SUGAR PINE BAKERY
PRIMOS
LAKE MONSTER TATTOO
SCUSA
BLUE GRANITE
BLUE LAKE ANIMAL CENTER
TAQUERIA JIMENEZ
NORTH SOUTH BREWING
TOULOUSE
REDWOOD PRINTING
CHICKEN IN A BARREL
BIG DADDIES BURGERS
DRINK COFFEE, DO STUFF
MAGGIES
PINE NUT
SOUTH TAHOE E-BIKES
ANDERSON BIKE RENTAL
THE HANGAR
WELOME HOME SHOPPE
POWDER HOUSE (HEAVENLY VILLAGE)
TIPSY PUTT
BONANZA BOOT
POKE ROK
MAHOGONY JERKY
STATELINE BREWERY
GUNBARRAL
FIRE + ICE
MAC P'S
CLASSIC CUTS
LAKEVIEW THRIFTSTORE
ROYAL BARBERSHOP
SHANGRILA
TAHOE BREWHOUSE

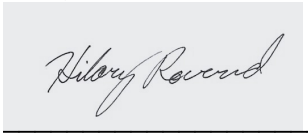
Vacant/Underused Sites Inventory as of April 23, 2026

Site	Category	Former Business Name If Known	Address	APN	Parcel size sf	Unit size sf	vacant units/sp	Year built	Zoning
0	Recently Unoccupied	Kelly-Moore Paint	2317 Lake Tahoe Blvd	31020017000	95396	0	1	1978	
0	Underused	Star Tahoe Offices	2489 Lake Tahoe	31290035	13068	0	0	1979	PAS 59
0	Underused		3979 Lake Tahoe Blvd	29083016	22216	0	2	0	Tourist Core Area Plan
0	Vacant	Alpina Coffee	821 Roger	23172035	13068	2549	1	1941	
0	Vacant	Barton Hospital	1111-1115 Emerald Bay Road	32191002	25265	0	3	1948	
0	Vacant	Enchanted Florist	1079 Emerald Bay Road	23430041000	24393	0	1	1930	
0	Vacant	Izzy's Burger Spa	2613 Lake Tahoe	31241026	63598	2016	1	0	
0	Vacant	The Attic	970 Lodi	31290025	45738	9936	1	1961	PAS 59
0	Vacant Pending Application	Rite-Aid	1020 Al Tahoe Blvd,		0	0	0	0	
1	Vacant Pending Application	Winters Electric	2280 LAKE TAHOE BLVD	23251008	30491	3073	1	1960	TVAP-TC-MUC
4	Vacant Pending Application	Runnels	986 EMERALD BAY RD	23523013	23086	1568	1	1966	TVAP-TC-C
5	Vacant	Ahern Rentals	2724 LAKE TAHOE BLVD	31091005	34848	5275	1	1978	PAS 103
6	Vacant	Verizon	2230 LAKE TAHOE BLVD	23251017	10890	5841	1	1954	TVAP-TC-MUC
7	Vacant Pending Application	Lily's Tire	2629 LAKE TAHOE BLVD	31258019	13068	6472	1	1960	PAS 103
8	Vacant Pending Application	Lily's Tire	2635 LAKE TAHOE BLVD	31258006	13503	4472	1		PAS 103
9	Vacant	Sunray	2659 LAKE TAHOE BLVD	31257007	54014	20996	72	1959	PAS 103
10	Vacant Pending Application	Hair Salon	2634 LAKE TAHOE BLVD	31241011	2613	850	1	1930	PAS 103
11	Vacant	Chevy's	3678 LAKE TAHOE BLVD	27071030	50093	10114	1	1946	TCAP-TSC-MU
13	Vacant	Don Cheepo	3349 LAKE TAHOE BLVD	27010002	4791	240	1	1956	B/AT CP
15	Underused	Chateau	4139 LAKE TAHOE BLVD	29701002					TCAP-TSC-C
16	Vacant	Humane Society	884 EMERALD BAY RD	23182005	10890	1139	1	1941	TVAP-TC-G
20	Underused	Sato Japanese Restaurant	3436 LAKE TAHOE BLVD	27090006	22651			1954	B/AT CP
21	Underused	Cup O Cherries	3434 LAKE TAHOE BLVD	27090006	22651			1954	B/AT CP
22	Vacant	Twine & Dandy Floral Design/Ghost Kitchen	1022 FAIRWAY AVE	27090011	7405				B/AT CP
24	Vacant Pending Application	Dennys	2870 LAKE TAHOE BLVD	25010043	40075	4524	1	1973	B/AT CP
26	Recently Unoccupied	Siam Market	2218 LAKE TAHOE BLVD	23241011	21780			1955	TVAP-TC-MUC
27	Recently Unoccupied	Kaelin Haus	2197 LAKE TAHOE BLVD	23211040	21780	4160	8	1942	TVAP-TC-MUC
30	Vacant	Advance Garden Supply	2719 LAKE TAHOE BLVD	31030007	18295	1890	1	1957	PAS 103
31	Underused		3097 HARRISON AVE	26089010	40075		1	1938	B/AT CP
33	Vacant Pending Application	Swiss Mart	913 EMERALD BAY RD	23181019	11325	1125	1	1960	TVAP-TC-G
35	Vacant	ZEHREN'S NURSERY	3574 PIONEER TRAIL	28081006	33105	1398	1	1950	TCAP-TSC-MUC
37	Vacant	Emerald Bary Dentistry	1201 EMERALD BAY RD	32201014	21780	1496	1	1965	TVAP-TC-G
39	Vacant Pending Application	Nel's Hardware	1050 FREMONT AVE	27170012	29621	7980	1	1963	B/AT CP
40	Vacant	Shoreline General Engineering/European Ca	2226 ELOISE AVE	23211047	21780	8920	6	1976	TVAP-CMX-S

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:15

Agenda Item: Resolution Reaffirming the City's Commitment to the Rights, Dignity, and Safety of all Residents

Executive Summary: At the March 24, 2026 meeting, the City Council discussed the resolution reaffirming the cityâ€™s commitment to the rights, dignity, and safety of all residents. The City Council then directed revisions to the resolution and to place it on a future agenda for further consideration.

Requested Action / Suggested Motions: Pass a Motion to either: 1) Pass a Resolution reaffirming the City's commitment to the rights, dignity, and safety of all residents, regardless of immigration status, and opposing unconstitutional Federal enforcement actions and overreach; or 2) Take no action.

Responsible Staff Member: Hilary Roverud, Interim City Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Jeff Roberson, Police Chief Olga Tikhomirova, Finance Director Heather Stroud, City Attorney

Attachments:

01-Staff Report
02-Resolution - tracked changes.pdf
03-Resolution - clean

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Resolution reaffirming the city's commitment to the rights, dignity, and safety of all residents.

Location: citywide

Responsible Staff Member: Hilary Roverud, Interim City Manager

Background: At the February 24, 2026 meeting, Councilmember Robbins requested that the resolution supporting the immigrant community presented to Council at a previous meeting be brought back for consideration by Council. Councilmember Horgan seconded the request.

At the March 24, 2026 meeting the Council discussed the resolution and requested that staff make revisions then bring it back to consider adoption.

Issue and Discussion: As requested by City Council, the attached resolution includes revisions to remove the term 'sanctuary,' revisions to Section 3, and additional revisions recommended by the Police Chief.

Section 3 revisions remove terms "unconstitutional" and "intimidation" to focus the statement on opposition to violations of the US Constitution. A section in the background is also revised to clarify the reasons for concerns about the preservation of constitutional rights, due process and local public safety. A paragraph was also added to Section 2 to restate existing law that the Police Department applies when handling federal criminal violations for reentry of a noncitizen after removal from the country.

The resolution would not prohibit the City Police Department from continuing to collaborate with federal agencies on non-immigration related law enforcement and threats to public safety.

Financial Implications: There are no financial implications associated with adopting this resolution.

Environmental Considerations: This action is not a "project" subject to review under the California Environmental Quality Act ("CEQA") Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications: The City Strategic Plan prioritizes the ability for everyone who works here to live here.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe City Council

May 5~~March 24~~, 2026

Reaffirming the City's Commitment to the Rights, Dignity, and Safety of all Residents, Regardless of Immigration Status, and Opposing ~~Unconstitutional~~ Federal Immigration Enforcement ~~Actions and~~ Overreach

BACKGROUND

A. The City of South Lake Tahoe (the "City") is a diverse mountain community that thrives because of the contributions of residents of many backgrounds, including immigrants who are essential to the local workforce, economy, culture, and alpine heritage; and

B. Maintaining trust between the City government (including the South Lake Tahoe Police Department) and all residents is essential to effective public safety, emergency response, and community well-being; and

C. When residents fear immigration enforcement, they are less likely to report crimes, seek medical assistance, attend school, or participate in civic life, which undermines public safety for the entire community; and

D. California's Values Act (SB 54) limits the use of state and local resources for federal civil immigration enforcement in order to preserve community trust and focus local law enforcement on public safety; and

E. The City is committed to full compliance with SB 54 and other applicable state and federal laws, and to ensuring that City resources are used to serve local priorities and constitutional obligations; and

F. ~~Recent federal actions, including the use of militarized enforcement tactics and deployment of federal agents without coordination with local jurisdictions, have raised serious concerns regarding constitutional rights, due process, life safety, and local authority over public safety~~Recent federal immigration enforcement actions that have involved the deployment of federal agents without communication with local law enforcement have resulted in concerns about the preservation of constitutional rights, due process, and local public safety.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

SECTION 1. Reaffirmation of ~~Sanctuary Policies~~Values
The City of South Lake Tahoe reaffirms its longstanding policy of being a welcoming and inclusive community for all residents. Consistent with California law, no City department, official, or employee shall use City funds, personnel, equipment, or facilities to assist in the enforcement of federal civil immigration law, except as required by law.

SECTION 2. Limits on Cooperation with Federal Immigration Enforcement
Except as required by state or federal law, City employees and the South Lake Tahoe Police Department shall not:

- Honor or respond to immigration detainer requests or administrative warrants that are not accompanied by a judicial warrant signed by a judge;
- Provide federal authorities present for immigration enforcement ~~authorities~~ access to ~~non-public~~secure areas of City property without a judicial warrant;
- Inquire into or collect information regarding an individual's immigration status during routine City business or law enforcement activities;
- Share non-public personal information, including home addresses or work schedules, for purposes of civil immigration enforcement.

Notwithstanding the limitations above, the South Lake Tahoe Police Department may exercise the discretion provided in California Government Code section 7284.6(b), which includes the discretion to investigate, enforce, and detain persons upon reasonable suspicion of, or arrest, persons for violation of 8 U.S.C. section 1326(a), the federal criminal violation for reentry of a noncitizen after removal, but only if the individual was removed because of an aggravated felony conviction under 8 U.S.C. section 1326(b)(2) and the suspected violation was detected during an unrelated law enforcement activity.

SECTION 3. Opposition to ~~Unconstitutional~~ Federal Overreach
The City Council formally opposes federal immigration enforcement actions that violate constitutional protections as defined by the U.S. Supreme Court, including the Fourth and Fifth Amendments of the United States Constitution, or that undermine civil liberties through ~~intimidation,~~ excessive force~~,~~ or lack of due process. The City Attorney is directed to monitor federal actions impacting the City and alert the City Council so that City Council may ~~to~~ take appropriate action, consistent with the City's authority, to protect the rights of South Lake Tahoe residents.

SECTION 4. Protection of City Resources
The City Manager shall ensure that City resources remain focused on local priorities, including public safety, snow removal, housing, and infrastructure, and are not diverted to support federal civil immigration enforcement activities.

SECTION 5. Community Education and Rights Awareness
The City shall collaborate with community-based organizations and non-profits to provide "Know Your Rights" information in English, Tagalog, and Spanish, informing residents of their rights under the United States Constitution and California law.

Adopted by the City of South Lake Tahoe City Council on ~~March 24~~May 5, 2026, by the following vote:
Yes:
No:
Absent:
Abstain:

Date:

_____

Cody Bass,Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe City Council

May 5, 2026

Reaffirming the City's Commitment to the Rights, Dignity, and Safety of all Residents, Regardless of Immigration Status, and Opposing Federal Immigration Enforcement Overreach

BACKGROUND

A. The City of South Lake Tahoe (the "City") is a diverse mountain community that thrives because of the contributions of residents of many backgrounds, including immigrants who are essential to the local workforce, economy, culture, and alpine heritage; and

B. Maintaining trust between the City government (including the South Lake Tahoe Police Department) and all residents is essential to effective public safety, emergency response, and community well-being; and

C. When residents fear immigration enforcement, they are less likely to report crimes, seek medical assistance, attend school, or participate in civic life, which undermines public safety for the entire community; and

D. California's Values Act (SB 54) limits the use of state and local resources for federal civil immigration enforcement in order to preserve community trust and focus local law enforcement on public safety; and

E. The City is committed to full compliance with SB 54 and other applicable state and federal laws, and to ensuring that City resources are used to serve local priorities and constitutional obligations; and

F. Recent federal immigration enforcement actions that have involved the deployment of federal agents without communication with local law enforcement have resulted in concerns about the preservation of constitutional rights, due process, and local public safety.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

SECTION 1. Reaffirmation of Values
The City of South Lake Tahoe reaffirms its longstanding policy of being a welcoming and inclusive community for all residents. Consistent with California law, no City department, official, or employee shall use City funds, personnel, equipment, or facilities to assist in the enforcement of federal civil immigration law, except as required by law.

SECTION 2. Limits on Cooperation with Federal Immigration Enforcement
Except as required by state or federal law, City employees and the South Lake Tahoe Police Department shall not:

- Honor or respond to immigration detainer requests or administrative warrants that are not accompanied by a judicial warrant signed by a judge;
- Provide federal authorities present for immigration enforcement access to secure areas of City property without a judicial warrant;
- Inquire into or collect information regarding an individual's immigration status during routine City business or law enforcement activities;
- Share non-public personal information, including home addresses or work schedules, for purposes of civil immigration enforcement.

Notwithstanding the limitations above, the South Lake Tahoe Police Department may exercise the discretion provided in California Government Code section 7284.6(b), which includes the discretion to investigate, enforce, and detain persons upon reasonable suspicion of, or arrest, persons for violation of 8 U.S.C. section 1326(a), the federal criminal violation for reentry of a noncitizen after removal, but only if the individual was removed because of an aggravated felony conviction under 8 U.S.C. section 1326(b)(2) and the suspected violation was detected during an unrelated law enforcement activity.

SECTION 3. Opposition to Federal Overreach
The City Council formally opposes federal immigration enforcement actions that violate constitutional protections as defined by the U.S. Supreme Court, including the Fourth and Fifth Amendments of the United States Constitution, or that undermine civil liberties through excessive force or lack of due process. The City Attorney is directed to monitor federal actions impacting the City and alert the City Council so that City Council may take appropriate action, consistent with the City's authority, to protect the rights of South Lake Tahoe residents.

SECTION 4. Protection of City Resources
The City Manager shall ensure that City resources remain focused on local priorities, including public safety, snow removal, housing, and infrastructure, and are not diverted to support federal civil immigration enforcement activities.

SECTION 5. Community Education and Rights Awareness
The City shall collaborate with community-based organizations and non-profits to provide "Know Your Rights" information in English, Tagalog, and Spanish, informing residents of their rights under the United States Constitution and California law.

Adopted by the City of South Lake Tahoe City Council on May 5, 2026, by the following vote:
Yes:
No:
Absent:
Abstain:
Date:

_____
Cody Bass,Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager

Meeting Date: May 5, 2026
Agenda Item #:16

Agenda Item: City Green Card Assistance Program

Executive Summary: The City Council will discuss options to establish a City program to provide resources, legal support and/or financial assistance to residents pursuing employment based green cards (Permanent Resident Card).

Requested Action / Suggested Motions: Pass a Motion to either:1) Direct staff to bring back program guidelines and budget allocation for a city green card assistance program; or 2) Take no action.

Responsible Staff Member: Hilary Roverud, Interim City Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Finance Director Heather Stroud, City Attorney

Attachments:

01-Staff Report Green Card Assistance
02-USCIS Green Card Eligibility Categories

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: City Green Card Assistance Program

Location: citywide

Responsible Staff Member: Hilary Roverud, Interim City Manager

Background: At the February 24, 2026 meeting, Councilmember Roberts requested an agenda item to discuss a potential City program to provide assistance to workers pursuing Green Card status. Councilmember Jinkens seconded the request.

Issue and Discussion: Having a green card (officially known as a Permanent Resident Card) allows individuals to live and work permanently in the United States. There are several eligibility categories that define specific processes for obtaining a green card.

- Family-Based: Close relatives of U.S. citizens or permanent residents.
- Employment-Based: Sponsored by a U.S. employer or based on extraordinary ability.
- Refugee or Asylee: Eligible one year after admission or status grant.
- Diversity Visa Lottery: Selected applicants from eligible countries.
- Special Categories: Victims of abuse, crime, or human trafficking.

The Council request for this discussion was focused on the employment-based (EB) green card category. Unlike temporary work visas, EB green cards are not tied to a specific employer or limited in duration. In most cases sponsorship from an employer in the U.S. is required to initiate the process. There are multiple steps in the green card application process, including a labor certification which ensures that no other U.S. workers can fill the employment position. EB green cards are subject to a numerical cap every fiscal year and prioritization based on subcategories of EB pathways. The process also varies based on whether the applicant is outside the U.S. or in the U.S. through a lawful entry. In addition to the EB green card process, workers may utilize pathways to legally work in the U.S. through visas or employment authorization.

U.S. Citizenship and Immigration Services (USCIS) processes immigration and citizenship status applications and collects filing fees, which can total ~$2,200-$3,500. Additional costs may be incurred if the applicant must renew their current work permit or travel document while waiting on the green card process, file additional forms, obtain translation services, or obtain vaccinations and/or a medical exam. While it is possible for an applicant to file a green card application on their own, many applicants choose to work with an experienced immigration attorney to identify the appropriate pathway, avoid mistakes and avoid delays. Attorney fees

vary based on the complexity of the case but an estimated average is $5,000-$10,000. Complex cases often exceed $10,000.

There are municipalities across the U.S. that provide assistance to immigrants. Most are large cities like New York, San Francisco, Los Angeles and Seattle. However there are some moderately sized cities that have established programs such as Fort Collins, Portland, and San Antonio. It is common for these municipalities to partner with a non-profit organization that provides resources, guidance, and legal counseling for immigrants. Some cities have programs that provide a wide range of immigration services and legal support. City of South Lake Tahoe could consider a program using the same model but with a narrower focus on EB green card assistance. The city would contract with a partner organization or law firm to provide direct guidance and/or legal support to EB green card applicants.

Another example, from the City of San Francisco, where loans are offered to assist with immigration application fees. After specified criteria for qualification are verified, an applicant is required to complete an online financial education course, then receives a virtual payment card that is used to submit an application to USCIS. Monthly payments on the 0% interest loan are debited from the applicants checking account to repay the loan. This program is administered by Mission Asset Fund, a non-profit organization located in San Francisco.

If the City Council would like to pursue programs such as these, funds would need to be appropriated, program guidelines would need to be adopted, and a Request for Proposals would be prepared to solicit proposals from qualified organizations and/or law firms to provide services for residents and program administration. A third-party program administrator would have the expertise necessary to provide quality service and would be able to maintain privacy of all personal client information, creating a trustworthy environment for residents to get the assistance that they need.

Financial Implications: There are no financial implications associated with providing initial direction. However, if green card assistance programs are pursued, an allocation of funding would be necessary prior to releasing an RFP to solicit proposals for services. A one-year pilot program could require an estimated $30,000-$100,000 depending on the service(s) provided.

Environmental Considerations: This action is not a “project” subject to review under the California Environmental Quality Act (“CEQA”) Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications: The City Strategic Plan prioritizes the ability for everyone who works here to live here.

Green Card Eligibility Categories

To apply for a Green Card, you must be eligible under one of the categories listed below. Once you find the category that may fit your situation, click on the link provided to get information on eligibility requirements, how to apply, and whether your family members can also apply with you.

Close All Open All

Green Card through Family

Green Card through Employment

You may be eligible to apply as a…	If you…
Immigrant worker	• Are a first preference immigrant worker, meaning you: ◦ Have extraordinary ability in the sciences, arts, education, business or athletics, or ◦ Are an outstanding professor or researcher, or ◦ Are a multinational manager or executive who meets certain criteria • Are a second preference immigrant worker, meaning you: ◦ Are a member of a profession that requires an advanced degree, or ◦ Have exceptional ability in the sciences, arts, or business, or ◦ Are seeking a national interest waiver • Are a third preference immigrant worker, meaning you are: ◦ A skilled worker (meaning your job requires a minimum of 2 years training or work experience), or ◦ A professional (meaning your job requires at least a U.S. bachelor's degree or a foreign equivalent and you are a member of the profession), or ◦ An unskilled worker (meaning you will perform unskilled labor requiring less than 2 years training or experience)
Physician National Interest Waiver	Are a physician who agrees to work full-time in clinical practice in a designated underserved area for a set period of time and also meets other eligibility requirements

Need Help? Chat with Emma™

You may be eligible to apply as a…	If you…
Immigrant investor	Have invested or are actively in the process of investing at least $1,050,000 (or $800,000 in a targeted employment area or infrastructure project) in a new commercial enterprise in the U.S. which will create full-time positions for at least 10 qualifying employees

Green Card as a Special Immigrant

Green Card through Refugee or Asylee Status

Green Card for Human Trafficking and Crime Victims

Green Card for Victims of Abuse

Green Card through Other Categories

Green Card through Registry

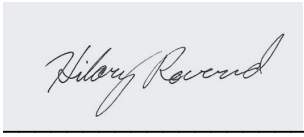
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Last Reviewed/Updated: 07/08/2025

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:17

Agenda Item: Housing Terminology, 2025 Housing Element Annual Progress Report and 2027 - 2035 Housing Element Update

Executive Summary: Since 1969, California has required that all local governments adequately plan to meet the housing needs of the community. Californiaâ€™s local governments meet this requirement by adopting Housing Elements as part of their General Plan. Government Code Section 65400 requires cities to submit an Annual Progress Report (APR) on the status and implementation of the General Plan and progress in meeting its share of regional housing needs. At the March 24, 2026 City Council meeting, City Council passed a motion approving this item on consent, but directed staff to present the 2025 Housing Element APR at a future city council meeting. TRPA adopted the Regional Transportation Plan in July 2025, and the City has 18 months after this date to update the Housing Element and will move to an eight-year planning cycle. On November 4, 2025, City Council approved the Professional Services Agreement with Placeworks for the 2027 - 2035 Housing Element Update. At the February 10, 2026 City Council meeting, Councilmember Roberts requested (seconded by Councilmember Jinkens) for staff to provide a discussion on housing terminology. This presentation includes the discussion on housing terminology, the Housing Element APR and a status update of the 2027-2035 Housing Element update.

Requested Action / Suggested Motions: Receive and file.

Responsible Staff Member: Jessica Wackenhut Lomeli, Housing Manager

Reviewed and Approved By: Zach Thomas, Director of Development Services Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - 2025 GP HE APR.docx
02-2025 GP & HE APRs.pdf
04 - CSLT_7th-Cycle-RHNA.pdf
03 - Housing Terminology_APR.pptx

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Housing Terminology, 2025 Housing Element Annual Progress Report and 2027 – 2035 Housing Element Update

Location: Citywide

Responsible Staff Member: Jessica Wackenhut Lomeli, Housing Manager

Background: Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan (also required by the state). General Plans serve the local government's "blueprint" for how the city and/or county will grow and develop, and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. Government Code Section 65400 requires cities to submit an Annual Progress Report (APR) on the status and implementation of the General Plan and progress in meeting its share of regional housing needs to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) by April 1 of each year.

The General Plan APR provides the Planning Commission and City Council with information on the implementation of each element of the General Plan. The APR is designed to provide information to assess how the General Plan was implemented during the reporting period (Attachment 2). Providing a copy of the APRs to HCD also fulfills other statutory requirements for reporting to HCD. Cities must report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (Government Code Section 65583(c)(3)).

The current Housing Element had a five-year planning period from June 30, 2022 through June 30, 2027. TRPA adopted the Regional Transportation Plan in July 2025, and so the City has 18 months after this date to update the Housing Element and will move to an eight-year planning cycle. On August 7, 2025, the California Department of Housing and Community Development provided a letter to notify the City of their 7th Cycle Regional Housing Need Allocation (RHNA) and Housing Element Update (Attachment 4).

On November 4, 2025, the City Council passed a motion approving the Professional Services Agreement with Placeworks for the 2027 – 2035 Housing Element Update.

At the February 10, 2026 City Council meeting, Councilmember Roberts requested (seconded by Councilmember Jinkens) staff to provide a discussion on housing terminology. The terminology included workforce housing, employee housing, and affordable housing to include the different populations within each term.

At the March 24, 2026 City Council meeting, City Council approved the 2025 Housing Element Annual Progress Report on consent, but directed staff bring back a presentation of the Report at a future City Council meeting.

Issue and Discussion: The presentation will outline housing terminology and the status of housing programs and policies and key implementation efforts from the General Plan Housing Element APR, and an update on the 2027 – 2035 Draft Housing Element. This presentation offers the City Council an opportunity to assess, evaluate alignment with council housing priorities and feedback.

Housing Terminology

Housing terminology includes a variety of terms, some of which are defined terms per State and/or Federal regulations while other terms are utilized as vernacular language. Staff will provide a presentation, included as Attachment 3, that will provide general context and definitions for housing terminology that exists in addition to concepts.

General Plan Housing Element APR

City staff drafted the 2025 General Plan and Housing Element APR and submitted the report to California Department of Housing and Community Development on April 1, 2026. The 2025 General Plan and Housing Element APR include information on the City's progress in implementing the General Plan, including the housing element and surplus land information (Attachment 2).

Housing Element Update

Placeworks has been working with City staff since December to acquire all information related to the sites analysis to meet the Regional Housing Needs Allocation for the 7th cycle of the Housing Element, the status of housing element programs and policies from the 2022-2027 Housing Element, analysis of fair housing including infrastructure projects that were recently completed and/or planned in the near future.

There have also been a series of community engagement workshops that Placeworks and/or city staff have conducted thus far. City staff provided a list of targeted stakeholder groups that Placeworks interviewed that include: Vista Rise Collective, South Lake Tahoe Family Resource Center, Tahoe Coalition for the Homeless, Alta California Regional Center, among others. In addition, staff have provided the following engagement opportunities:

- March 25, 2026: Housing Element Community Meeting
- April 9, 2026: Tahoe Chamber’s Leadership Lake Tahoe Presentation
- April 13, 2026: Lake Tahoe Collaborative Presentation
- April 16, 2026: Planning Commission Presentation
- April 22, 2026: South Lake Tahoe Family Resource Center, Cafecitos Presentation

These meetings in addition to the targeted stakeholder meetings represent a wide variety of groups and interests throughout South Lake Tahoe.

Financial Implications: There are no financial implications associated with this action.

Environmental Considerations: This is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications: The General Plan includes policies that provide direction for all City departments and facilities, which is used in strategic decision-making by the City Council for investments and budgeting, development approvals, policy adoption, and regulation. The General Plan and Housing Element APRs include information on the City's progress in implementing the General Plan.

The recommended action is also consistent with the following adopted policies and programs:

City General Plan Housing Element

- Program 1-8 – Housing Element Implementation Progress
    - The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

CITY OF SOUTH LAKE TAHOE
GENERAL PLAN ANNUAL PROGRESS REPORT



JANUARY 2025-DECEMBER 2025

CITY OF
SOUTH LAKE TAHOE

ACCEPTED BY CITY OF SOUTH LAKE TAHOE CITY COUNCIL _____

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SECTION 1 INTRODUCTION

California Government Code Section 65400 (65400(a)(2)(A) and 65700 requires all cities and counties to submit an annual report to their legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Development (HCD) on the status of the General Plan and progress of its implementation. According to LCI, the purpose of the report is as follows:

- To provide enough information to allow legislative bodies to assess how the general plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- To provide enough information to identify necessary course adjustments or modifications to the general plan as a means to improve local implementation.
- To provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the general plan.
- To provide enough information regarding local agency progress in meeting its share of regional housing needs and removing governmental constraints to the development of housing pursuant to Government Code 65583(c)(3).

SECTION 2 GENERAL PLAN STATUS

The City's General Plan was adopted on May 17, 2011. The City Council found the General Plan to be compliant with State law and consistent with the State General Plan Guidelines. The General Plan is considered the "2030 General Plan" because it is a 20-year planning document for the 2010-2030 time frame. Government Code Section 65300 requires that every city and county adopt a comprehensive, long-term general plan. The purpose of the General Plan is to guide decisions on future development based on community input and to ensure that development regulations and capital improvements conform to the General Plan. The following elements are required to be included in a General Plan (*City General Plan Elements are in parentheses*):

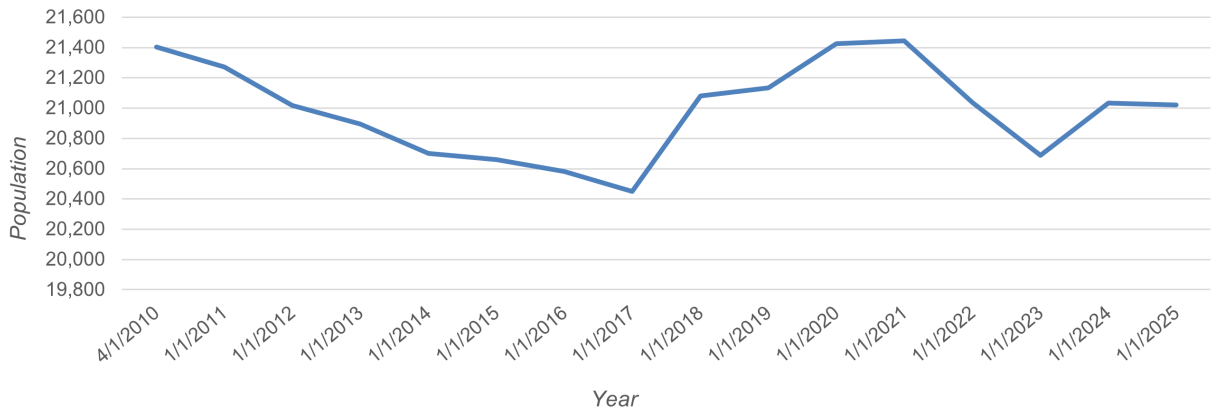
1. Land Use Element (*Land Use and Community Design Element*)
2. Circulation Element (*Transportation and Circulation Element*)
3. Housing Element (*Housing Element*)
4. Conservation Element (*Natural and Cultural Resources Element*)
5. Open Space Element (*Recreation and Open Space Element*)
6. Noise Element (*Health and Safety Element*)
7. Safety Element (*Health and Safety Element*)
8. Environmental Justice Element (*Land Use and Community Design Element*)

In addition to the mandatory General Plan Elements listed above, the City's General Plan includes an Economic Development Element and a Public/Quasi-Public Facilities and Services Element. The City's 2011 General Plan also includes Neighborhood Priority Lists identifying infrastructure and amenity needs for each neighborhood.

SECTION 3 CURRENT POPULATION AND HOUSING ESTIMATES

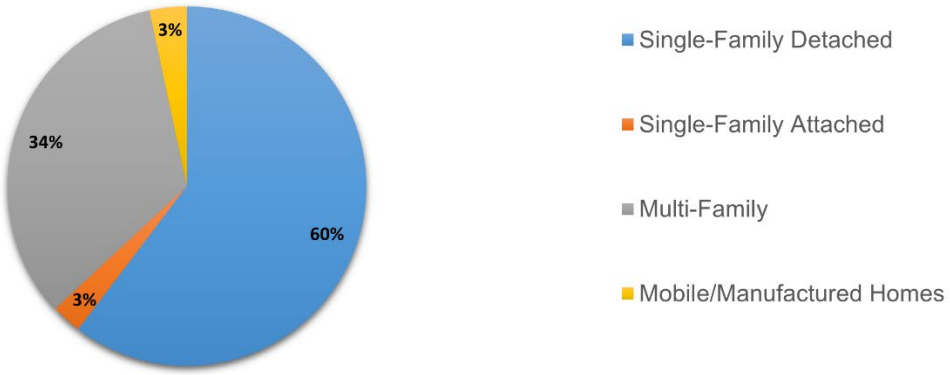
The most recent population and housing estimates from the California Department of Finance (DOF) are from January 2025. According to the California Department of Finance, the 2025 population estimate for the City of South Lake Tahoe is 21,022, a 0.1 percent decrease from the revised 2024 estimate of 21,033. Figure 1 shows the population estimates for the City of South Lake Tahoe published by the California Department of Finance from 2010 to 2025.

Figure 1
Population Estimates for South Lake Tahoe, 2010-2025



According to the California Department of Finance, in 2025, there were an estimated 16,137 housing units in the City, including 9,739 single-family detached units, 439 single-family attached units, 5,417 multi-family units, and 542 mobile/manufactured homes. Figure 2 depicts the percentage breakdown of housing in the City. Single-family housing represents 63 percent of the housing stock, multi-family units account for 34 percent, and mobile/manufactured homes account for 3 percent. Of the 16,137 housing units in the City, 9,413 units are occupied, which results in a housing vacancy rate of 41.7 percent.

Figure 2
Percentage of Estimated Housing Units in South Lake Tahoe by Type, 2025



SECTION 4 LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use & Community Design Element of the General Plan addresses future land use, development and redevelopment, community design, and sustainability. During 2025, the City continued to support the development of residential and commercial projects that are consistent with the adopted goals of the Land Use & Community Design Element.

2025 Planning Entitlement Applications

During 2025, the Planning Division received 149 entitlement applications as depicted in Table 1 below.

Table 1
Planning Entitlement Applications Submitted during 2025*

Type of Application	Count
Area Plan Amendments	0
Community Plan Amendments	0
Plan Area Statement Amendments	0
Eligible Facility Requests for Wireless Facilities	7
Macro Wireless Communication Facility	1
Home Occupation	64
Commercial Fence	5
Major and Minor Design Review	13
Major and Minor Sign Review	27
Major and Minor Variances	10
Mobile Vending Location	2
Cannabis Use	0
Publicly Visible Art	5
Special Use	2
Tentative Subdivision Map	2
Final Subdivision Map (Public Works)	1
Tahoe Regional Planning Agency (TRPA)-only Project	0
Grading	4
Certificate of Merge (Public Works)	3
Right-of-Way Abandonment (Public Works)	1
Lot Line Adjustment (Public Works)	2
Total Applications	**149**

**Does not include applications for annual cannabis reviews, development right transfers, plan revisions, residential allocations, situs address verifications, special events, temporary uses or structures, TRPA mobility mitigation fees, and zoning letters.*

Proposed General Plan Amendments

In 2023, the City initiated annexation of 90 parcels totaling approximately 410 acres in the Upper Truckee Marsh area. On November 16, 2023, the Planning Commission passed a resolution recommending that the City Council adopt a General Plan amendment to pre-zone these parcels

within the City's sphere of influence. On March 26, 2024, the City Council passed Resolution 2024-040 adopting an amendment to the General Plan Figure LU-1, Land Use Diagram and Resolution 2024-041 initiating proceedings for the annexation of such properties. Upon subsequent consultation with property owners affected by the annexation, the LAFCO application was revised to reduce the annexation area to 80 parcels totaling approximately 9.04 acres. LAFCO approved the annexation on March 26, 2025, and it became effective on May 15, 2025.

In 2024, the City pursued annexation of 30 parcels, including Heavenly Resort California Base, portions of Heavenly Ski Resort, Van Sickle Bi-State Park, and private parcels adjacent to the City's jurisdictional boundary, to improve public service efficiency and to ensure tax revenue supports existing services like snow removal and road maintenance. On November 5, 2024, the City Council passed Resolution 2024-125 amending the General Plan Figure LU-1, Land Use Diagram to reflect the annexation zoning and expanded Sphere of Influence and passed Resolution 2024-126 initiating annexation proceedings. In 2025, the City continued discussions with El Dorado County and Vail Resorts regarding next steps for the annexation. No further action has been scheduled at this time and an application to LAFCO has not been submitted .

Proposed Area Plan, Community Plan, and Plan Area Statement (PAS) Amendments

During 2025, the City was actively reviewing the following area plans, community plans, and area plan proposals. More information on the plan amendments is provided below:

1) Mid-Town Area Plan
2) Heavenly Annexation Scenario
3) Tahoe Valley Area Plan and South Y Industrial Tract Community Plan
4) Residential Area Plan

Mid-Town Area Plan: The City Council of South Lake Tahoe initiated the Mid-Town Area Plan process in May of 2024. The Mid-Town Area Plan (Area Plan) will leverage the adopted 56-Acres Master Plan and existing infrastructure at Lakeview Commons and Harrison Avenue to further transform mid-town into a recreation, arts, and community hub. The final outreach phase was completed in September of 2025, following presentations to City Council, the Planning Commission, and the Regional Planning Committee of the Tahoe Regional Planning Agency (TRPA). Staff received direction and confirmation on design standards, policies, and implementation strategies. As a redevelopment incentive, the Area Plan proposes expanding the Town Center overlay to provide additional coverage, height, and density for such properties. The Area Plan presents several implementation strategies for City Council's further consideration. Strategies such as land banks, property tax abatement programs, and public-private partnership opportunities are intended to provide financial incentives for community-serving developments. The anticipated adoption for the Mid-Town Area Plan is summer of 2026.

Heavenly Annexation Scenario: In 2023, the City Council directed staff to pursue the Heavenly Annexation Scenario, which encompassed the Heavenly Resort California Base and parcels adjacent to the City's jurisdictional boundary, including California portions of Heavenly Ski Resort, Van Sickle Bi-State Park, and several private parcels. In total, the 30 parcels result in approximately 2,918 acres. On November 19, 2024, the City adopted Ordinance 2024-1190, which approved the pre-zoning for these 30 parcels. The City proposed to pre-zone the properties as currently zoned by TRPA and did not propose any changes to the applicable regulating documents. In 2025, the City continued discussions with El Dorado County and Vail Resorts regarding next steps for the annexation. No further action has been scheduled at this time.

Tahoe Valley Area Plan and South Y Industrial Tract Community Plan: In October of 2025, the City submitted a letter of intent to the TRPA to amend the South Y Industrial Tract Community Plan. Originally adopted in 2003 and last amended in 2008, the plan no longer reflects current business trends. The City initiated this amendment to support appropriate business growth and reduce barriers for new businesses in this area. At TRPA's recommendation, the City will proceed with amending the Tahoe Valley Area Plan to incorporate the South Y Industrial Tract area to qualify for available incentives for adopted area plans. A presentation to City Council and the public is scheduled for February 10, 2026, with anticipated adoption in the fall of 2026.

Residential Area Plan: In 2024, City Council directed staff to initiate discussions on developing a Residential Area Plan to explore implementing Senate Bill 9 (SB 9) and reevaluating the permissible use list. In 2025, this item was added to the City's 2025-2030 Strategic Plan as Priority 1.9. These discussions require coordination with the TRPA. The Residential Area Plan is scheduled to go to the City Council on May 5, 2026, to discuss the feasibility of the plan.

South Lake Tahoe City Code (SLTCC) Amendments

In 2025, the City Council adopted five amendments to the SLTCC, which relate to the City's General Plan and Housing Element. More information on the code amendments is provided below:

1) Very High Fire Hazard Severity Zones
2) Time-Share Amendments
3) Vacation Home Rental Amendments
4) Speed Limit on Sierra Boulevard
5) Building Regulations

Very High Fire Hazard Severity Zones: On May 6, 2025, the City Council adopted Ordinance 2025-1195 (uncodified), which identifies certain areas within the City as Very High Fire Hazard Severity Zones. On February 10, 2025, the California Department of Forestry and Fire Protection issued an updated Local Responsibility Area Fire Hazard Severity Zones Map for El Dorado County. This map identified that most of the land within City limits falls within the Very High Fire Hazard Severity Zone. This ordinance allows the City's Building Official and Fire Chief to enforce the Wildland-Urban Interface requirements found in the California Fire and Building Codes. These Wildland-Urban Interface requirements increase fire safety requirements on items such as roofing, siding, attic, and foundation venting. These requirements affect new residential construction.

Time-Share Amendments: On June 3, 2025, the City Council adopted Ordinance 2025-1199 amending Chapter 6.60 of the SLTCC (Time-Share), confirming fractional ownerships are time-shares, and making other updates. Since 1987, the City's Time-Share Ordinance prohibited the conversion of existing residential property to time-share use. In 2021, the City began receiving complaints about "fractional ownerships" of single-family residences being advertised and sold. The City sent a courtesy notice to responsible entities that stated that fractional ownerships were included in the definition of "time-share" and therefore, prohibited under the City's Time-Share Ordinance. While fractional ownerships are no longer being marketed to the City's knowledge, an update to the City's Time-Share Ordinance was warranted to confirm that this type of use is prohibited. This ordinance amended the definition of "time-share" to include language about fractional ownerships, removed references to outdated TRPA and South Tahoe Redevelopment

Agency regulations, and revised to be more consistent with the California Vacation Ownership and Time-Share Act of 2004.

Vacation Home Rental Amendments: On June 17, 2025, the City Council adopted Ordinance 2025-1200 amending Article V (Vacation Home Rentals) of Chapter 3.50 (Transient Lodging) and Table 2.35.070 (Appealable Actions and Matters) of the SLTCC to modify the regulation of vacation home rentals outside of the Tourist Core Area Plan. On April 1, 2025, the City Council voted not to appeal the El Dorado County Superior Court's decision to overturn Measure T. After considering several draft ordinances, the City Council adopted an ordinance that revised the pre-Measure T vacation home rental regulations (Ordinance 2017-1114) to include the following:

- Removing a cap on issued permits and establishing a 150-foot buffer between properties;
- Amending the definition of "multifamily dwelling" to include all attached dwelling units except for attached condominiums that previously held a vacation home rental permit as of September 1, 2016;
- Requiring vacation home rental owners to use a local property manager;
- Lowering the occupancy limit to two people per bedroom;
- Removing the two-year waiting period;
- Requiring a defensible space inspection prior to permit issuance;
- Increasing enforcement;
- Revising the department that issued vacation home rental permits to the Police Department;
- Limiting the number of vacation home rental permits issued to 150 per month;
- Clarifying that the Planning Commission has the final decision on appeals for permit denials and revocations; and
- Providing a permitting preference for prior vacation home rental and qualified vacation home rental permit holders who were in good standing.

Speed Limit on Sierra Boulevard: On September 9, 2025, the City Council adopted Ordinance 2025-1201 amending SLTCC Chapter 4.25 (Motor Vehicles and Traffic), Article IV (Operations of Vehicles), Sections 4.25.160 and 4.25.170 to modify the speed restrictions on Sierra Boulevard. California law requires cities to conduct an Engineering and Traffic survey every 10 years for a speed limit to be enforceable. Sierra Boulevard, from Lake Tahoe Boulevard (U.S. Highway 50) to Barbara Avenue, was determined to have high pedestrian and bicyclist activity and contained connections to various trails. Based on the Engineering and Traffic surveys and recommendations by the Public Works Director and City Traffic Engineer, the speed limit on Sierra Boulevard was lowered from 35 mph to 30 mph.

Building Regulations: On November 18, 2025, the City Council adopted Ordinance 2025-1202 amending SLTCC, Title 6, Chapter 6.15 (Building Regulations), Sections 6.15.010 and 6.15.160 by adopting the 2025 California Building Standards Code (California Code of Regulations Title 24), including Green Building Code, Building Code, Fire Code, and related Construction Codes. This ordinance amends the current code to refer to the 2025 California Building Standards Code, which was adopted on July 1, 2025 and became effective in California on January 1, 2026. This ordinance amendment affects all construction within City limits. Some high-level changes include revising the City's set snow load of 150 pounds per square foot to be elevation/address-based, requiring projects to demonstrate a hybrid (gas and electric) mechanical design, and integrating new code sections for lofts and 3D printed construction.

Upcoming SLTCC Amendments

City staff maintain an active list of items and discussions to be presented to the City Council. From that list, the following ordinances will be amended in 2026:

- Accessory Dwelling Unit (ADU) Ordinance
- Sign Ordinance
- Vacation Home Rental Ordinance
- Shared Mobility Device Ordinance
- Time-Share Ordinance

In addition to the upcoming SLTCC amendments, the Development Services Department continues to compile a list of proposed changes to Title 6 of the SLTCC for consistency and clarity for the public. No further action has been scheduled at this time.

Lake Tahoe Basin Development Commodities

The City owns TRPA development rights and land coverage, or development commodities, which have accumulated from various sources (e.g., Environmental Improvement Projects, implementation of Community Plans and Area Plans, City purchase of land with attached development rights, the retirement of rights, and TRPA allocation of development). An annual determination of the fair market value of the development rights and land coverage is conducted to provide a consistent and equitable disposition process, promote the achievement of the City's affordable housing and community development goals, and provide certainty for the development community. In 2025, the appraisal for the market-rate cost of development commodities changed from 2024. The City Council adopted Resolution 2025-044 establishing a new price point for the sale of development commodities. The City is in the process of updating the 2025 development commodities appraisal for 2026, with plans to present the revised appraisal to the City Council in early 2026.

In addition to the revised appraisal, the City Council also adopted Resolution 2025-084 in September of 2025. This resolution revised the policy for the disposition of TRPA development commodities owned by the City of South Lake Tahoe. In general, the City provides these development commodities based on the appraisal and the price point established by City Council. However, there are specific project types where the City offers these development commodities at no cost. This includes residential projects that are deed-restricted to accommodate low, very-low, and moderate-income families, projects in a Town Center that are multi-family residential or mixed-use with multi-family dwelling (MFD) units, and projects that construct new ADUs or MFD units. In 2025, the City transferred development rights, specifically Residential Units of Use (RUU), to various parcels for the construction of 11 ADUs and one MFD unit. Another project type eligible for development commodities at no cost are commercial or industrial projects that incorporate façade or landscape improvements. The purpose of this regulation is to encourage investment in improving blighted commercial or industrial developments within the City. The amount of development commodities that is provided to these projects is tiered based on the improvement value. The City has not provided development commodities for this project type since its adoption; however, the City has sold 1,745 square feet of Commercial Floor Area (CFA) for the expansion of two commercial businesses.

Improved Transparency and Community Engagement

In April of 2025, the Development Services Department implemented an improved planning project and building permit application intake platform through Central Square Technologies. This

web-based platform, consisting of Community Development and eTRAKiT, allows applicants to apply, pay, download relevant documents, schedule inspections, and communicate with reviewers as it relates to their projects or permits. With this new platform, applicants and the public can view project and permit history, follow the progress of various projects or plan reviews, and verify permits for work being performed within the City. Overall, the transparency for ongoing development within the City has significantly improved since the implementation of this new platform.

The Development Services Department continues to streamline the project and permit application process. Throughout 2026, City staff will begin transitioning to using Bluebeam for all project and plan reviews. Bluebeam integrates well with the City's new project and permit intake platform; however, the step-by-step process for conducting reviews will need to be evaluated in 2026. This software will improve the City's collaboration, efficiency, and accuracy for document reviews through its real-time digital plan review and powerful markup and measurement tools.

In September of 2025, the City released a redesigned website to improve mobile responsiveness, user experience, and overall functionality. This was in response to the 2023-2028 Strategic Plan, where the City Council requested a refresh of the City's website. The City worked with its Content Management System (CMS) provider, Civic Plus, to implement the redesign. Major changes included:

- Design and User Experience: Updated design elements, easier navigation, improved content organization, consistent formatting across pages, and Search Engine Optimization (SEO) enhancements.
- Accessibility: Added Americans with Disabilities Act (ADA) compliance features through AudioEye, allowing users to adjust text size, color contrast, navigate via keyboard, access screen readers, and detect accessibility issues. All text for all images was also updated to improve accessibility for visually impaired users. These enhancements help the website comply with Title II of the ADA and Web Content Accessibility Guidelines (WCAG) 2.1 Levels A and AA.
- Compliance and Domain Transition: Transitioned the City's domain from ".us" to ".gov" to comply with Assembly Bill 1637, which requires all public-facing city websites and employee email addresses to use a ".gov" or ".ca.gov" domain by January 1, 2029.
- Content Cleanup and Maintenance: A Website Redesign team was established, with staff representatives from each department, to remove outdated documents, check for broken links, and ensure consistent formatting and accuracy across all pages.

Benefits of the redesign include a modern, accessible, and mobile-friendly website that allows the public to easily find City information and services, while meeting federal and state accessibility requirements.

In 2025, the Police Department and the Data Innovation Manager released a Geographic Information System (GIS) map of all issued vacation home rental (VHR) permits for public review. This was established to provide greater transparency regarding VHR applications, VHR permits, and the adopted anti-clustering requirement.

City staff held two Housing Community Office Hours meetings in 2025 throughout the community to foster relationships, discuss programs, and hear challenges and solutions from the community. In addition, staff meet regularly with various non-profit organizations and other agencies to provide an overview of the City's programs and services, as well as to hear about housing-related issues from historically underserved populations. Staff provide materials and in-person interpretation for community members in Spanish and English.

Community input is integral in informing services and projects in the Development Services Department. Long-range plans specifically require extensive outreach to all sectors of the community. Phase two of outreach for the Mid-Town Area Plan was conducted from April to September of 2025. Proposed development standards and policies were presented at one open house and three public hearings. This outreach phase allowed staff to gauge community buy-in and make changes to further consistency with community needs.

To improve transparency and encourage community engagement, both the City Council and the Planning Commission offer hybrid meetings with live Spanish interpretation that can be accessed via Zoom or in person.

The existing Land Use and Community Design Element goals are provided below for reference.

Land Use and Community Design Element Goals

Goal LU-1: To ensure a connected city, guide land use consistent with the Tahoe Regional Planning Agency's Transect Zoning System, and acquire the necessary Tahoe Regional Planning Agency commodities for future revitalization, development, and economic growth.

Goal LU-2: To focus future commercial, multi-family residential, tourist, civic, and social gathering space development in community plan areas in order to maximize incentives and create transit-, bicycle-, and pedestrian-oriented places that serve the needs of both residents and visitors.

Goal LU-3: To encourage the creation of more complete and well-designed neighborhoods that promote livability, safety, and sustainability.

Goal LU-4: To encourage the revitalization, reuse, and expansion of existing and vacant sites in South Lake Tahoe.

Goal LU-5: To revitalize and consolidate existing commercial uses while providing incentives and commodities for new resident- and visitor-serving commercial uses.

Goal LU-6: To provide tourist-serving uses near highways and other highly-visible locations in South Lake Tahoe.

Goal LU-7: To maintain an industrial district that provides for warehousing, research and development, light industrial, and "green" technologies that are attractive, compatible with adjoining non-industrial uses, and well designed and maintained.

Goal LU-8: To enhance and unify the visual quality of South Lake Tahoe.

Goal LU-9: To become a leader in "green" building technology, energy efficiency, emerging technologies, and sustainable development practices in the Lake Tahoe Basin.

Goal LU-10: To make development decisions predictable, fair, and cost-effective by coordinating the City of South Lake Tahoe's efforts with other agencies that either have jurisdiction, provide services, or own property in South Lake Tahoe.

Goal LU-11: To ensure the fair treatment of all visitors and residents, regardless of race, culture, and income with respect to land use and environmental decisions.

SECTION 5 ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element contains goals and policies to address economic prosperity and diversity, business attraction, and business retention and expansion.

New Business and Home Occupations

All businesses conducting work within the City are required to obtain a Business License. In 2025, the City issued a total of 586 new business licenses.

Sixty-four home occupation applications were approved during 2025, each of which is associated with a business license.

Economic Development Priorities

In May of 2025, the City Council adopted the updated 2025-2030 Strategic Plan, which includes priorities and action items to support the goals of the General Plan Economic Development Element. The City has made progress in implementing these priorities by amending regulations and policies to reduce barriers to new businesses and incentivize property investments. The City has also launched several programs to engage and provide support for local businesses. The Business Outreach Program connects business owners and managers with City staff to explore available resources to assist businesses and to provide input on potential future City initiatives to support business needs. The New Business Permitting Concierge Program connects business and property owners with the Development Services Department to guide them through permitting processes applicable to their new construction or expansion project.

The existing Economic Development Element goals are provided below for reference.

Economic Development Element Goals

Goal ED-1: To support and promote economic growth and the diversification of the local economy.

Goal ED-2: To support and promote existing businesses, job retention and expansion, and diversify the local economy.

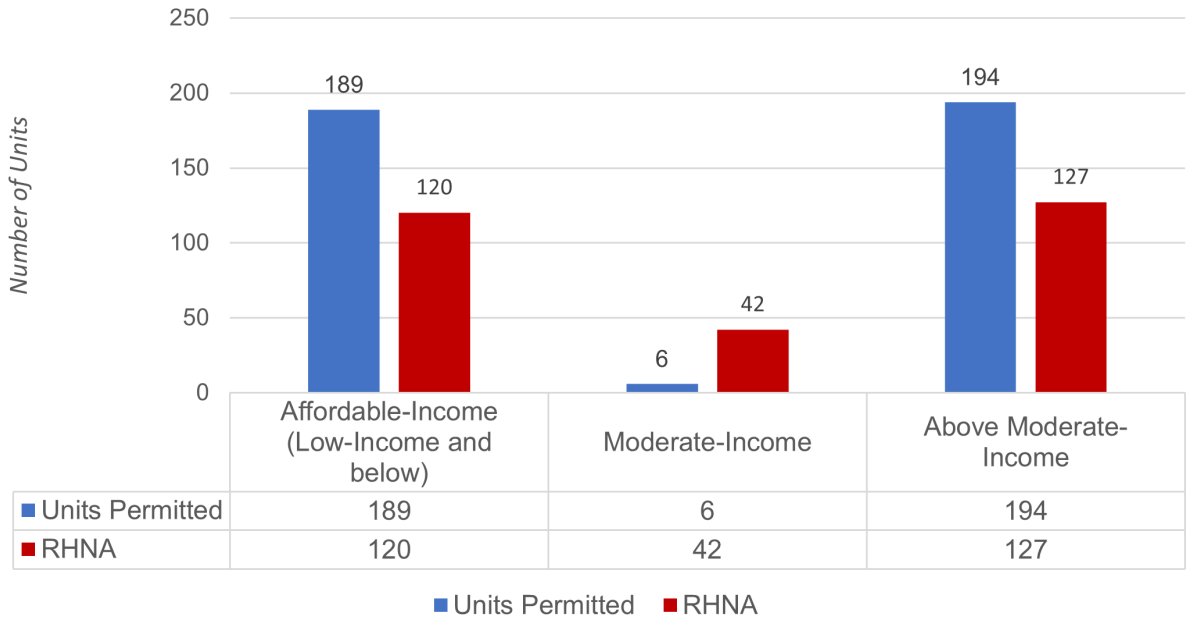
Goal ED-3: To support and promote new business development and employment growth including local-serving, high-technology, environmental-technology, and sustainable businesses, and encourage private-sector investment in South Lake Tahoe.

SECTION 6 HOUSING ELEMENT

The 2022-2027 Housing Element was certified by the California Department of Housing and Community Development (HCD) in August 2022. The sixth round Housing Element has a 5-year timeframe. The Housing Element sets forth implementation strategies to address housing needs in the City.

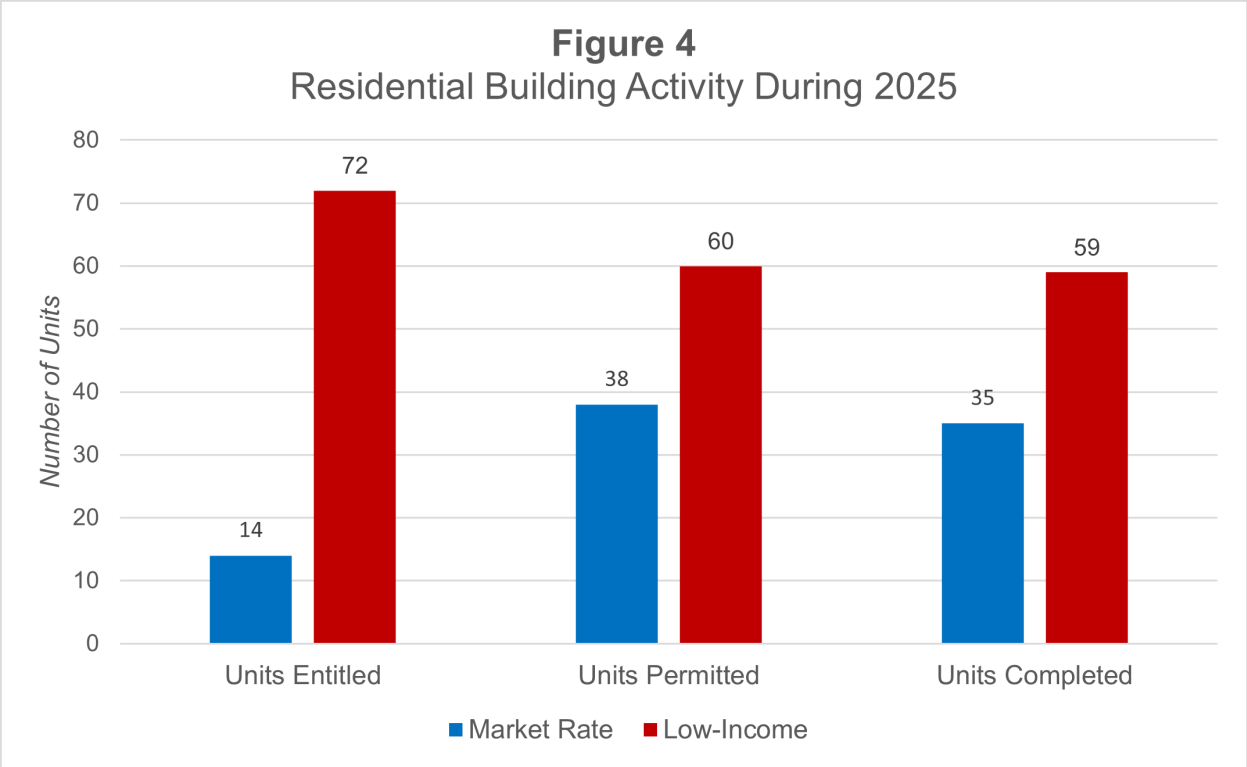
Government Code Section 65400 requires that each city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element in addition to the regular General Plan APR. The Housing Element APR must be submitted using the forms developed by HCD and must include documentation for residential permits issued during the previous year and the jurisdiction's progress in meeting the Regional Housing Needs Allocation (RHNA). In addition, the City's 2022 adopted Housing Element, Program 1-8, includes an annual public meeting to discuss progress on housing programs and to solicit feedback. Figure 3, below, provides a summary of the City's total permitted units compared to the RHNA target during the Sixth Cycle, ranging from 2022-2027.

Figure 3
Residential Units Permitted vs. RHNA Target
2022-2027



During 2025, the City continued several efforts to address existing and future housing needs. The City's efforts involved entitlements and funding for new affordable housing. Figure 4 below shows the residential building activity in 2025, including projects that received planning approval (units entitled), projects that received a building permit (units permitted), and projects that were deemed complete (units with a certificate of occupancy or other forms of readiness). The Sugar Pine Village affordable housing project will include a total of 248 deed-restricted units at 80% or below the Area Median Income (AMI). Phase 1A, 68 units, received their Certificate of Occupancy in the fall of 2024, and Phase 2A, 60 units, received their Certificate of Occupancy in the fall of 2025.

Phase 1B, 60 units, is fully financed and currently under construction. Phase 2B, 60 units, is currently securing financing.



Program 1-4 Using Local Incentives

Staff updated the ADU Guide to reflect the updated City Code. In June of 2024 the City released a Request for Proposal (RFP) to procure a consultant to develop preapproved ADU plans. A consultant was selected in November of 2024 and the preapproved ADU designs went through various public meetings in 2025. The four sets of plans are projected to be completed in February of 2026. Staff identified the use of Permanent Local Housing Allocation (PLHA) Formula funds to be used for this project.

Under the TRPA growth management system, building permits for new residential development require residential allocations as well as potential residential units of use. The City typically receives 66 residential allocations from TRPA every two years. The City distributes the allocations between single family dwellings, multi-family dwellings and mixed-use or infill projects in Town Centers.

In 2024, the City Council adopted a revised policy for the disposition of City-owned TRPA development commodities to incentivize development of multi-family and accessory dwelling units. Under this policy, 70 City banked Tourist Accommodation Units were set aside for conversion to Residential Units of Use that shall be sold at no cost for ADUs or new multi-family rental units. Additionally, the policy allows for the sale of City-owned development rights and land coverage at no cost for residential units that are deed-restricted to accommodate low, very-low, or moderate-income families. IN 2025, the City transferred City-owned TRPA development rights for the construction of 11 ADUs and one multi-family dwelling unit. As a condition of receiving a

free development right, the 12 new units are required to be deed-restricted to not allow Vacation Home Rentals in these units.

Program 2-1 Pursue State and Federal Funds

In April of 2024, the City received the Prohousing Designation from the State of California. This program is a formal way to recognize the City's commitment to advance housing affordability, choice, and opportunity throughout the City of South Lake Tahoe. This designation comes with funding incentives and additional resources to support housing production by offering exclusive access to Prohousing grants and additional points in the scoring of competitive housing, community development, and infrastructure funding programs administered by the California Department of Housing and Community Development (HCD). This includes the Prohousing Incentive Program (PIP), a grant program designed to accelerate housing production and support preservation efforts.

In October of 2025, the City was awarded $80,000 in Homeless, Housing, Assistance and Prevention (HHAP) funds from the El Dorado Opportunity Knocks Continuum of Care to provide emergency winter shelter for the 2025 - 2026 winter season.

In addition to HHAP funds, the City has been awarded the following state and federal funds between 2020 and 2025: Community Development Block Grant (CDBG), PLHA Formula and Competitive, Prohousing Incentive Program (PIP), Affordable Housing and Sustainable Communities Program (AHSC), Home Investment Partnerships Program (HOME), and Local Early Action Planning (LEAP). In 2025, these grants funded the construction or rehabilitation of 110 affordable housing units.

Program 2-5 Student and Faculty Housing

Lake Tahoe Community College completed construction of a 100-bed student dormitory in the summer of 2025. All units will be deed-restricted for low- and very low-income students. As a "school building" defined in CA Education Code 81130.5 the permitting authority for this project was the Division of the State Architect (DSA). It is therefore not included in Table J; however, the City supported this effort by providing 21 multifamily residential units of use for the project, at no cost. Based on the market rate of residential units of use at the time, this was equivalent to a contribution of $315,000. The units shall be returned to the City upon the adoption of the Mid-Town Area Plan, which would allow bonus units to be allocated from TRPA to the project.

Program 2-6 Assist Nonprofit Housing Developers

The City continues to partner with Related CA and St. Joseph Community Land Trust for the development of Sugar Pine Village. This project will be 248 units of low-income housing (under 80% AMI) and is being constructed and financed over four phases. The first phase (68 units) began construction in the fall of 2022 with a Certificate of Occupancy issued in the fall of 2024. The second phase (60 units) began preliminary site work in the summer of 2023 and was completed in the summer of 2025. The third phase is fully financed, construction is underway, and expected completion is the summer of 2026. The fourth and final phase is in the process of securing financing.

The City is partnering with Novin Development Corporation and SMR Development on a former redevelopment site located at 3900 and 3908 Lake Tahoe Boulevard. This affordable housing development is proposed to consist of 72 residential units which would be deed-restricted to low

and/or moderate-income households for a period of no less than 55 years, as well as community amenities on the ground floor. The project will also contain one manager's unit and two live-work ancillary commercial units. The project received entitlements in April of 2025. The City has provided $1,064,073 in PLHA and PIP funds to Novin for predevelopment costs through a Predevelopment Loan and Development Agreement. This project is currently in the process of securing financing.

Program 2-8 Mitigation of TRPA Regulations

The City continues to explore pathways to mitigate TRPA regulations and policies that have created inequitable permitting practices and stagnated development of the most needed housing types. The City diligently implements, amends, and adopts area plans per the TRPA Code of Ordinances Chapter 13, which allows the City to set alternate standards that differ from the TRPA Code of Ordinances while maintaining alignment with Regional Plan goals. Area plans are an opportunity to advocate for the needs of our community by proposing standards unique to housing needs in the City of South Lake Tahoe and alignment with state law.

City staff have been part of the TRPA Tahoe Living Working Group since its founding in 2020, working with a wide variety of stakeholders from across the basin to address housing needs and barriers to building in the Tahoe Basin under TRPA code.

The City played a significant role in TRPA's receipt of $2.14 million from the California Department of Housing and Community Development's (HCD) Regional Early Action Planning grant 2.0, Higher Impact Transformation grant to integrate equity, housing choice and affordability and environmental benefits into TRPA's Regional Plan. City staff provided guidance to ensure equity is incorporated into the TRPA code and overall policy to streamline housing. One proposed grant outcome is to streamline the TRPA environmental review process for multifamily projects. Currently, multifamily projects may receive a CEQA categorical or statutory exemption, but projects are still required to go through the TRPA environmental checklist process.

This funding created the Cultivating Community, Conserving the Basin, Phase 3, changes to TRPA code to facilitate housing across the Tahoe Basin. Staff have actively participated in this phase throughout 2025 in various meetings, public comment, and technical support to provide code changes to facilitate multifamily housing development, ADUs, and projects that may be affordable by design. This phase may create a significant change to the TRPA code to align with California state law, streamline housing that is most needed in the Basin, and provide more authority to local jurisdictions to incentivize development.

Program 2-9 Public Education

The City created informational brochures on the City's Housing programs. These are provided at the State of the City address, and any other opportunities that Housing staff have a booth. City staff have also presented on housing at local clubs, leadership groups, and more, as invited. City staff held two Housing Community Office Hours meetings in 2025 and attended more than 18 other community meetings to foster relationships, discuss programs and hear challenges and solutions from the community.

Program 2-11 Local Funding Source Feasibility Study and Linkage Program

In the spring of 2022, the City contracted BAE Urban Economics to conduct a feasibility analysis of eight potential local housing funding sources. The funding study was completed in January of

2023 and discussed at City Council on January 24, 2023, where Council requested additional nexus and feasibility analysis be completed regarding a potential inclusionary housing percentage and in-lieu fee. The findings of this study were presented to the Council on August 8, 2023, and staff was directed to draft an Inclusionary Housing Ordinance. This ordinance was adopted on November 21, 2023. Staff completed this task in 2023. In 2025, revenue from the Inclusionary Housing in-lieu fee totaled $213,853.51.

Program 2-15 Rental Assistance Program

In July of 2024, the City launched and implemented the Rental Assistance Program, an interest-free security deposit loan for city residents with incomes at or below 80% AMI. This program also supports application fees as a grant to residents at the same income level. In 2025, the Rental Assistance Program provided interest-free security deposits to 39 households comprising of 87 individuals, and 23 rental application fee grants.

Program 3-2 Multiple-Family Dwelling and Single-Room Occupancy Inspection and Maintenance Program and Program 3-5 Preservation of Housing Conditions

The City continues to implement the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six-units or more and single-room occupancy (SRO) units in hotels and motels to identify substandard housing conditions and to ensure that City residents are living in safe and decent housing. During 2025, the City carried out the following activities for multi-family residential properties and units participating in the Single Room Occupancy (SRO) program:

- Multi-Family Residential Unit Program Summary
  - City staff conducted 193 site visits to multi-family properties (6 units or greater)
  - Multifamily units with pending corrections decreased from 62 in 2024 to 60 in 2025

- SRO Unit Program Summary
  - City staff conducted 14 SRO site visits
  - The number of SRO units inspected with corrections pending stayed at 182 units in 2025

- Overall, in 2025, the multi-family residential program increased the number of exceptional units from 1324 in 2024 to 1337 at the end of 2025, while the SRO program certified 175 regular units and maintained 59 exceptional units.

To address substandard housing conditions within the community, the City Council established a Housing Hotline. As in previous years, in 2025 staff received many calls from tenants regarding security deposit disputes, rent increase inquiries, civil disputes, nuisances, evictions, and substandard housing concerns. The City received 935 calls through the Housing Hotline in 2025. A number of these calls are referred to other agencies for assistance such as Legal Services of Northern California, Tahoe Coalition for the Homeless, and City Code Enforcement. Additionally, a large number of complaints are resolved through mediation conducted by City staff without escalated enforcement. In 2025, 38 substandard housing complaints resulted in City Inspection and 19 resulted in enforcement action.

Program 3-4 Preservation and Acquisition of At-Risk Properties

City staff began participation in the 2025 - 2026 Enterprise Community Partners - California Public Sector Preservation Academy Cohort to build capacity for preservation and rehabilitation of naturally occurring affordable housing and multifamily dwelling properties.

City staff have provided close to $1,700,000 in CDBG funding to the Tahoe Coalition for the Homeless for rehabilitation of one of the three Project Homekey properties they acquired. The rehabilitation is currently underway for the 22 units that will be deed-restricted to 30% and below of Area Median Income. The City also awarded Tahoe Coalition for the Homeless an additional $120,000 in Prohousing Incentive Program funds for rehabilitation of all three Homekey properties.

Program 3-9 Landlord/Tenant Matching Program – Long-Term Rental Incentive Program

During 2025, the City ended its partnership with Placemate (formerly known as Landing Locals) to administer the Lease to Locals program. The City began administering and implementing the program renamed the Long-Term Rental Incentive Program. This program offers grants to qualifying South Lake Tahoe property owners when they rent their homes long-term to local residents. The goal of the program is to provide an incentive for second homeowners to lease long-term rather than rent short-term or leave homes vacant thereby increasing the rental housing stock. In 2025, 22 people were housed through this program. In total, 149 people have been housed since the program was implemented in December of 2021.

Program 5-1 Fair Housing

The City Attorney's office assisted with resolving civil issues that conflicted with California Tenant Protection Act. In 2025, City staff intervened in an eviction due to retaliation resulting in the tenant remaining housed.

Program 1-8 Housing Element Implementation Progress

The City is required to submit specific tables to HCD which constitute the Housing Element Annual Progress Report (APR) for 2025 (*See Appendix A*). Each table is further described below:

- Table A includes submitted discretionary entitlement applications as well as submitted ministerial applications (building permits). The City received 51 applications for 195 dwelling units in 2025.

- Table A2 includes approved entitlements, issued residential building permits, and residential projects that were completed and received certificates of occupancy. In 2025, the City approved entitlements for 86 units, issued residential permits for 98 units, and completed permitting for 94 residential units during the reporting period.

- Table B of the Housing Element APR documents the City's progress in meeting its Sixth Cycle Regional Housing Needs Allocation (RHNA).

- Table C documents sites identified or rezoned to accommodate the shortfall housing need and No Net Loss law. The City does not have any data to report for this table.

- Table D provides the program implementation status and an update on the 45 implementation programs adopted as part of the 2022-2027 Housing Element.

- Table E documents any commercial development bonuses that have been approved during the reporting period. The City does not have any data to report for this table. The City does not have any data to report for this table.

- Table F documents units that have been substantially rehabilitated, converted from non-affordable by acquisition, and preserved, including mobile home park preservation.

- Table F2 documents residential units that have been converted to moderate-income units during the reporting period. The City does not have any data to report for this table.

- Table G provides a summary of locally owned lands, included in the Housing Element Sites Inventory, that have been sold, leased, or disposed of during the reporting period.

- Table H provides an inventory of locally owned lands declared as surplus and lands in excess of its foreseeable needs.

- Table J includes information regarding student housing development with a density bonus approved during the reporting period. The City does not have any data to report for this table.

- Table K provides information on the City's adopted Local Tenant Preference Policy. On January 28, 2025, the City of South Lake Tahoe City Council passed Resolution 2025-006, adopting a Local Tenant Preference Policy to give priority on the waitlist to local residents and workers in City-sponsored/supported affordable housing properties.

- Table L lists all parcels that were designated as historic by the TRPA during the reporting period.

- Local Early Action Planning (LEAP) Reporting is an annual report on any LEAP grant funds received by the jurisdiction. The City does not have any data to report for this table.

- The Summary Table documents the number of residential units permitted during the calendar year and the number of units applied for during the same period.

The existing Housing Element goals are provided below for reference.

Housing Element Goals

Goal HE-1: To increase housing opportunities for South Lake Tahoe residents of all economic levels.

Goal HE-2: To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.

Goal HE-3: To preserve and enhance the existing supply of housing.

Goal HE-4: To provide a range of housing services for households with special needs within South Lake Tahoe.

Goal HE-5: To provide decent housing and quality living environments for all South Lake Tahoe residents regardless of age, race, religion, sex, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

Goal HE-6: To ensure energy efficiency and appropriate weatherization for all new and existing housing.

Goal HE-7: To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

SECTION 7 TRANSPORTATION AND CIRCULATION ELEMENT

The Transportation and Circulation Element contains goals, policies, and implementation measures to help create a well-connected transportation network that serves all residents and visitors while reducing vehicle miles traveled and greenhouse gas emissions.

During 2025, several significant transportation projects were completed. These projects included:

- Airport Master Plan
- Annual Road Rehabilitation Project
- Annual Sealing Project
- Pioneer Trail Highway Safety Improvement Project
- Runway 18 Precision Approach Path Indicator (PAPI) System Rehabilitation and Pavement Project
- Tahoe Valley Stormwater and Greenbelt Improvement Project - Phase 1
- Vision Zero Action Plan

In 2026, the City will continue to progress in the planning, design, and environmental clearance processes for the following projects:

- Bicycle Amenities and Wayfinding Signage
- Bijou Park Class 1 Bicycle Trail - Greenway Connector
- Dennis T. Machida Memorial Trail - CTC Greenway Phase 1C
- Johnson Boulevard Complete Streets Project
- Motel 6 Bridge Scour Repair
- Pioneer Trail Pedestrian Improvement - Phase 2
- Stateline Avenue Complete Streets Project
- Tahoe Valley Stormwater and Greenbelt Improvement Project - Phase 2
- Tata Lane/Sugar Pine Village Sidewalk Project
- Upper Bijou Creek Stormwater and Drainage Project
- US Highway 50/California State Route 89 Multimodal Corridor Study

Airport Master Plan

Status: Phase I Approved by City Council in 2024; Phase II Approval Ongoing

In 2023, the City successfully secured grant funding from the Federal Aviation Administration and Caltrans to update the Lake Tahoe Airport Master Plan. Following City Council approval, staff advanced the project into the planning and development phases. A Planning Advisory Committee was established to provide stakeholder input throughout the development of the Airport Master Plan. In addition, a project website was launched to support community education and engagement, surveys were distributed to key stakeholders, and a Community Open House was held on June 3, 2024.

In 2024, the City Council selected and approved a preferred alternative for the Lake Tahoe Airport Master Plan, completing Phase I of the two-phase Airport Master Plan process. Phase I included evaluating airport operational needs, facility requirements, alternatives analysis, and extensive public and stakeholder outreach.

In 2025, the City progressed with Phase II of the Airport Master Plan. Phase II includes development of the Airport Layout Plan, which has been submitted to the Federal Aviation

Administration (FAA) and is currently under FAA review and coordination. In addition, the required environmental documentation remains under agency review, with coordination ongoing to ensure compliance with all applicable environmental regulations.

The Airport Master Plan Capital Improvement Program is structured to support implementation of the approved plan over time, with projects phased to ensure financial feasibility and alignment with available funding. The City is currently implementing short-term capital improvements identified in the Airport Master Plan that enhance airport operations while addressing regulatory and community considerations.

Annual Road Rehabilitation Project
Status: Annual Contract with Construction Implementation in the Summer Season

The 2025 Road Rehab paved 4.51 lane miles of City roads with 4" of asphalt on an 8" aggregate base in the Upper Bijou neighborhood.

The 2026 Road Rehab location is yet to be determined.

Annual Sealing Project
Status: Annual Contract with Construction Implementation in the Summer Season

An annual cape/chip sealing project has been implemented in the 2026 season in order to prolong the life of roadways in fair or good condition. This project location is to be determined.

Bicycle Amenities and Wayfinding Signage
Status: Repair Stations Completed in 2025; Remaining Signage will be Installed in 2026

In 2025, the City installed nine (9) bicycle repair stations throughout the city. These repair stations are primarily adjacent to existing and future bicycle paths. The City increased the number of bicycle wayfinding signage along the existing bicycle network from twenty-two (22) signs to seventy-five (75) signs and installed six (6) bicycle repair stations along this same route. The project included adding smaller signs with a QR (Quick Response) Code to existing and proposed wayfinding signage, linking the user directly to the interactive, web-based Tahoe Bike Map. The map will indicate the user's location in a zoomed in view, and the user may zoom out to see the entire context of the map and the bicycle network. The QR Codes will be installed in 2026.

Bijou Park Class I Bicycle Trail - Greenway Connector
Status: Construction Expected in 2026

This project proposes to construct 0.6 miles of bicycle and pedestrian trail that would link the Al Tahoe Mobility Project constructed in 2020 (Johnson Boulevard & Al Tahoe Boulevard) with the California Tahoe Conservancy's Dennis T. Machida Memorial Greenway Trail Phase 1B (Constructed 2021). The trail would be entirely located within the City's Bijou Park property, with construction of the project planned in 2025.

Dennis T. Machida Memorial Trail - CTC Greenway Phase 1C
Status: Survey and Appraisals for Easement Acquisition

This project is a continuation of multiple phases of the California Tahoe Conservancy's (CTC) Dennis T. Machida Memorial Greenway Trail Project. This segment (1C) is proposed to provide

a multi-use paved trail from Herbert Avenue to the limits of Ski Run Boulevard and Pioneer Trail. The City secured $800,000 in grant funds from the CTC to partially fund the planning phase of the project, which includes public outreach, site surveying, and easement acquisition. CDM Smith, Inc. has been contracted for the initial planning phase. Discussions with property owners regarding the easements have taken place, and there is indication that property owners are willing to work with the City to provide easements to support the original alignment of the proposed trail segment. Survey work is currently underway. Once complete, the appraisal process will commence. It is expected that the City will be able to purchase the necessary easements in 2026.

Johnson Boulevard Complete Streets Project
Status: Ongoing; Seeking Additional Funding in 2026

In 2015, as a part of the Middle School Connectivity Plan, a wide and diverse group of community and agency stakeholder groups convened a series of meetings to address the lack of adequate, safe, accessible, and sustainable infrastructure along Johnson Boulevard, which currently provides poor connectivity through the Bijou Meadow which is heavily used to access the Middle School and other public areas. A diverse group of stakeholders reached a consensus and requested significant improvements in this project area. The Johnson Boulevard Complete Streets project will be designed to support state and regional goals by reducing vehicle miles traveled (VMT) and greenhouse gas emissions while maximizing mobility and increasing the accessibility and mobility. It will also aim to preserve and ensure a sustainable transportation system for the region. This Project will follow the Liberty Power Rule 20A Powerline Undergrounding Project. It will create a bicycle and pedestrian facility upgrade to connect to the schools and other developments in the area. The project's first phase will entail a feasibility analysis of a Complete Street Design concept. The City has allocated $200,000 toward the project and is seeking additional funding to support the feasibility and planning stage.

Motel 6 Bridge Scour Repair
Status: Currently in Design Phase; Construction Expected in Spring of 2026

The Upper Truckee River is scouring the western riverbank in close proximity to the Motel 6 Bike Bridge pier’s foundation. A scour protection solution is being designed to prevent further scouring issues and ensure the bridge remains operable.

Pioneer Trail Highway Safety Improvement Project
Status: Completed in 2025

This project proposes to make roadway safety improvements at the intersection of Glenwood Way and Pioneer Trail. It is funded primarily through Highway Safety Improvement Program Funds. The project was determined viable from the TRPA Regional Roadway Safety Audit. The project finished construction in June of 2025.

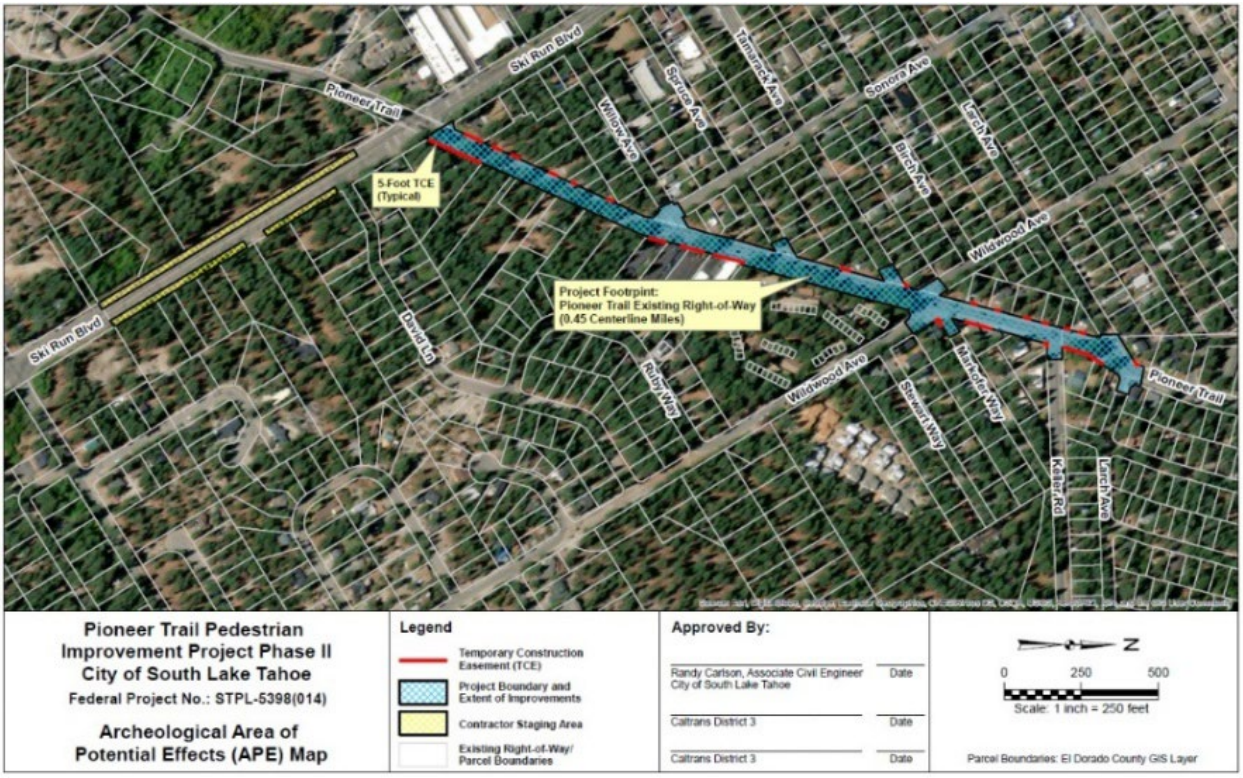
Pioneer Trail Pedestrian Improvement - Phase 2
Status: Under Construction; Anticipated Completion in Summer of 2026

The Pioneer Trail Pedestrian Improvement Project Phase 2 is located primarily between the intersections of Ski Run Boulevard, on the west end, and Larch Street, on the east end (0.45 centerline mile). The project proposes construction of ADA-compliant sidewalks, grade crossings, ramps, and intersection re-configurations along both sides of Pioneer Trail. Class 2 bike lanes will also be placed on both sides of Pioneer Trail. Minor drainage improvements, landscaping, signage, and sidewalk-level lighting will also be constructed. New transit shelters and bus pull

outs will be provided along both sides of Pioneer Trail near multi-family residential properties. The project and required CEQA documentation were approved by the Planning Commission at the February 18, 2021 meeting. Design work continued in 2023 and early 2024. Acquisition work was completed in late 2024. Caltrans approval has been obtained, and the project should be bidding in February of 2025 with construction commencing in the 2025 season.

On November 5, 2024, City Council passed Resolution 2024-119 accepting Highway Safety Improvement Program (HSIP) funding for the Pioneer Trail Improvement Project. The project scope includes lane and shoulder widening, improved line striping, installing radar speed feedback signs, and drainage improvements at the Glenwood Way and Pioneer Trail intersection. The project is currently in the planning and design phase.

Pioneer Trail Pedestrian Improvement Project – Phase 2



Runway 18 Precision Approach Path Indicator (PAPI) System Rehabilitation and Pavement Project

Status: Completed in 2025

The Runway 18 Precision Approach Path Indicator (PAPI) System Rehabilitation and Pavement Project has been successfully completed in early November of 2025, marking a significant milestone in the ongoing enhancement of Lake Tahoe Airport's safety and operational reliability. Originally identified as a priority within Phase I (Short Term, 2024 - 2028) of the Airport Master Plan's Capital Improvement Program (CIP), this initiative addressed the urgent need to replace an aging PAPI system that had reached the end of its service life. Over recent years, the legacy equipment has experienced frequent outages due to obsolete components and diminishing availability of spare parts, creating unacceptable risks to flight operations and pilot confidence during low-visibility approaches. In alignment with the City Council's approval of the preferred

Airport Layout Plan (ALP) on November 19, 2024, staff expedited this dual-scope project to deliver both critical safety upgrades and infrastructure resilience. The comprehensive scope included:

- Full replacement of the Runway 18 PAPI system with state-of-the-art LED units, providing precise, energy-efficient, and highly reliable visual glide path guidance.
- Simultaneous resealing and rehabilitation of Taxiway A pavement, including all the connecting taxis and all the ramps, enhancing surface integrity, skid resistance, and longevity under varying weather conditions.
- Additionally, crack-sealing Runway 18/36 and preparing for the next stage of resealing in 2026.

This integrated approach minimized operational downtime while maximizing value, ensuring seamless coordination between electrical, civil, and aviation teams. The upgraded PAPI system now delivers uninterrupted, high-visibility descent cues to pilots, fully compliant with FAA standards and tailored to the unique terrain and weather challenges of the Lake Tahoe Basin.

With completion ahead of schedule, the project not only restores full operational redundancy but also positions the airport to meet growing demand with enhanced safety margins. This achievement reflects the City's steadfast commitment—supported by FAA and Caltrans grant funding—to modernizing infrastructure in lockstep with community expectations and regulatory excellence.

Future Phase I projects will build on this foundation, further strengthening Lake Tahoe Airport as a safe, sustainable gateway to the region.

Stateline Avenue Complete Streets Project
Status: Conceptual Planning, Constraints Analysis and Circulation/Parking Study

This project seeks to rehabilitate the area bounded by Stateline Avenue, Lakeshore Boulevard, and Park Avenue to provide safer pedestrian and bicycle access and improved stormwater infrastructure. Lumos and Associates have been contracted to provide conceptual planning, constraints analysis and circulation and parking study to help fully understand how any proposed changes could impact the functionality of this area within the Tourist Core Area Plan. The goal is to create a safer pedestrian and bicycle access to connect the busy, commercial, and hotel corridor along the eastern edge of the project area to the Lakeside Beach community on the western edge. In 2026, a series of public outreach meetings will be held to engage stakeholders and the community in refining the project's scope and selecting a preferred alternative. The goal is to work toward developing 30% design plans for the preferred alternative and seek additional funding to advance the design of the project further toward implementation.

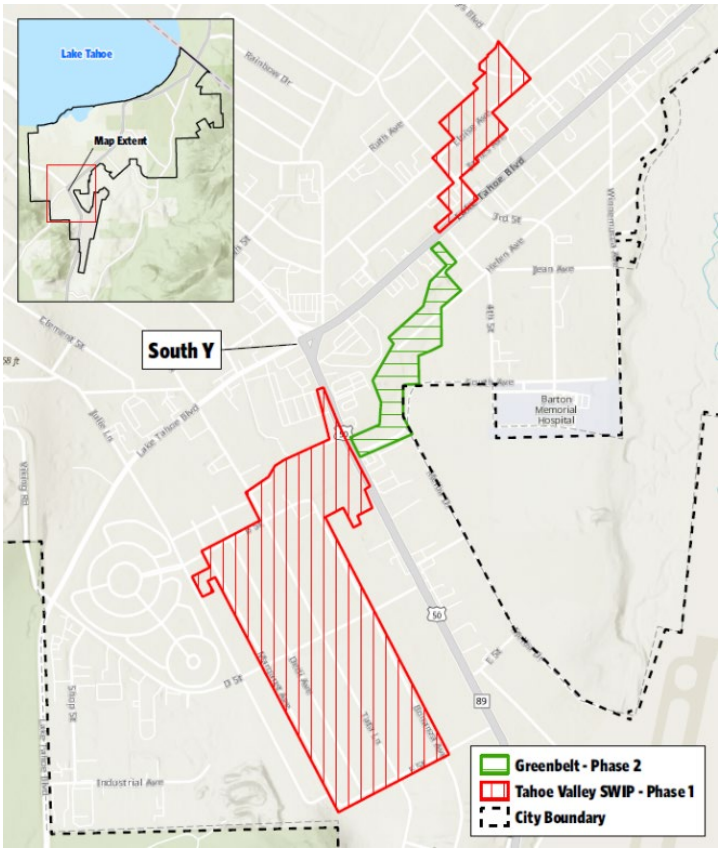
Tahoe Valley Stormwater and Greenbelt Improvement Project
Status: Phase 1: Implementation Initiated in 2023; Completed in 2025
Phase 2: Implementation Initiated in 2025; Anticipated Completion in 2026

This project includes multi-benefit stormwater, stream environment zone (SEZ) restoration, bicycle/pedestrian improvements, and recreational amenities. Water quality and SEZ enhancements include improving existing drainage ways and drainage systems to spread, infiltrate, treat, and retain surface flows from roadways, commercial areas, and other high priority, directly connected urban areas. Pedestrian and bicycle enhancements include improving connectivity within the project area and to regional networks. Due to the size and diversity of the overall project, it is split into two phases:

1. Phase 1 consists of stormwater and water quality improvement work within the Bonanza neighborhood and downstream of James Avenue at 3rd Street to Tahoe Keys Blvd.
2. Phase 2 consists of the Central Greenbelt Area (behind the Crossings), spanning between Emerald Bay Road at B Street down to Highway 50 at 4th Street.

Phase 1 of the project, approximately $7M, was funded by the State Water Resources Control Board (SWRCB) Proposition 1 Stormwater Grant Program, California Tahoe Conservancy (CTC) Proposition 1 and Proposition 68 Grant Funding, TRPA mitigation funds, and local match funding, including Measure S and General funds.

Tahoe Valley Stormwater and Greenbelt Improvement Project



The critical acquisitions of private property within the Central Greenbelt area were completed in 2022 with financial support from TRPA mitigation funds and the CTC. Phase 2 of the project, also approximately $7M, was fully funded as of 2024, including SWRCB Proposition 1 Implementation Grant, TRPA SEZ and Water Quality Mitigation Funding, TRPA – Lake Tahoe Restoration Act Grant Program, CTC Implementation Grant, Lahontan Supplemental Environmental Project, and local match funds from General Fund.

Tata Lane/Sugar Pine Village Sidewalk Project
Status: Currently in Planning and Design Phase

This project proposes to provide sidewalk connections on Tata Lane and Julie Lane to connect the new Sugar Pine Village affordable housing project to the Lake Tahoe Boulevard multi-use

path and complete pedestrian connectivity to the transit center. Funding is tied to the completion of Phase 2A of the affordable housing project, and implementation will follow thereafter.

Upper Bijou Park Creek Watershed Restoration Project
Status: Construction of 2 of the Subprojects in 2025; Finalizing Design and Seeking Additional Construction Funding in 2026

The Upper Bijou Park Creek Watershed Restoration Project addresses water quality and flooding in an 850-acre watershed discharging to Lake Tahoe via the Ski Run Marina. Phase 1, completed in 2018, redeveloped the Knights Inn hotel site with new stormwater treatment basins and a conveyance system.

As of 2024, the City is in Phase 2 of the Upper Bijou Park Creek Watershed Restoration Project, addressing flooding, water quality issues, and impacts from development in Stream Environmental Zones (SEZ). Plans include restoring SEZ and floodplain areas, improving drainage to support active transportation near Bijou Community School, and advancing Phase 1c of the Dennis T. Machida Memorial Greenway Trail. The project will also implement distributed natural treatment systems to reduce sediment and nutrient loads in urban runoff, protecting Lake Tahoe.

In 2025, the Rockwood to Blackwood Drainage Improvements Project and the Aloha Basin project, two of the nine subprojects part of the overall Upper Bijou Park Creek Watershed Restoration Project were completed. The City is finalizing the design of the other projects and will continue to pursue funding to implement the remaining subprojects. The projects that will support active transportation projects have not yet been implemented.

US Highway 50/California State Route 89 Multimodal Corridor Study
Status: Concept Development and Public Outreach Phase I

The City has contracted CDM Smith, Inc. to engage in a planning effort to identify, analyze, and propose enhancements to the US Highway 50 and California State Route 89 corridors to improve safety and access for walking and bicycling, and to facilitate modal shifts away from vehicles through a more efficient transit system. Development of the Plan will include a review of existing documents and conditions, public participation, evaluation of traffic calming, mobility, and transit options, and implementation recommendations. The stakeholder and public participation process will begin in 2026.

Vision Zero Action Plan
Status: Final Report Approved by City Council in January of 2025

The City of South Lake Tahoe has developed a data-driven Vision Zero Action Plan, which will be a living document and guide that commits the City to a Vision Zero implementation plan for improved traffic safety. The Vision Zero Action Plan was developed through community and stakeholder engagement over the course of 2024 and took into account the 8 E-s of Traffic Safety, to ensure equity among all roadway users and to progress toward eliminating severe injury crashes and fatalities. The Vision Zero Action Plan is a roadmap to address and measure the success of the City's traffic safety improvement projects and outlines future funding sources to achieve the goal of zero fatalities and severe injuries by the year 2035.

The existing Transportation & Circulation Element goals are provided below for reference.

Transportation and Circulation Element Goals

Goal TC-1: To develop a transportation network that provides an efficient, comprehensive, and well-maintained roadway system that accommodates vehicular travel while encouraging expanded use of alternative transportation modes.

Goal TC-2: To expand transit services in South Lake Tahoe to provide a viable alternative to the private automobile and enhance mobility for residents and visitors, and work collaboratively to expand public transit options throughout the Tahoe Basin.

Goal TC-3: Expand bicycle and pedestrian activity in the community centers and throughout the city, across all seasons of the year, through enhancements to and maintenance of bike paths, bike lanes, pedestrian paths, and sidewalks.

Goal TC-4: Provide and manage parking to accommodate reasonable auto usage, while minimizing the impacts of excessive parking supply and encouraging use of alternative travel modes.

Goal TC-5: To enhance the Lake Tahoe Airport as a regional transportation hub.

Goal TC-6: Encourage development of waterborne public transportation services that connect with transit, bicycle, and pedestrian facilities.

SECTION 8 PUBLIC/QUASI-PUBLIC FACILITIES AND SERVICES ELEMENT

The Public/Quasi-Public Facilities and Services Element contains goals, policies, and implementation measures for the logical and efficient extension and upgrading of services and facilities in South Lake Tahoe.

During 2025, the City implemented several projects and actions to address the Public/Quasi-Public Facilities and Services Element, including the following:

Clean Energy Projects
Status: Received Building Permit; Pending Construction

In 2024, the City issued its first design-build project RFP and procured the services of Willdan Energy Solutions to design and construct a citywide Energy Upgrades project. Council approved the project and funding mechanism in the fall of 2024. Measures include: Building Automation Services and Recommissioning; Pelican Thermostat Integrations; Transformer Upgrades; Solar Parking Canopies at the Motor Pool Facility; Solar Parking Canopies at the Police Station; New Insulated Roof at the Ice Arena; Relocation and Refurbishment of the Microturbine for the Ice Arena; Central Plant Replacement at the Ice Arena; and Water Meter Downsizing. Implementation will take place in 2025 - 2026. Planning entitlement for the South Tahoe Public Utility District (STPUD) solar farm was issued in 2023 and a building permit was issued in 2024 to begin construction.

3-Cart Waste Management
Status: Completed in Summer of 2025

The City worked with South Tahoe Refuse to implement a Senate Bill (SB) 1383-mandated 3-cart waste management system across residential and commercial accounts within City limits. The system aims to maximize organic waste diversion toward statewide carbon pollution reduction goals. City staff co-supervised, with South Tahoe Refuse, two AmeriCorps fellows who provided community outreach and worked with all local schools to support food waste diversion programs with in-classroom education on the positive climate outcomes of composting food waste. This project was completed in the summer of 2025.

Energy Efficiency
Status: Received Funding; Pending Entitlements and Building Permit

On November 4, 2025, the City Council approved a subrecipient agreement with Tahoe Transportation District for funding to implement an electric vehicle charging station at 1700 D Street.

Fire Station 3
Status: Received Funding; Begin Planning and Design Phase in 2026

In 2023, the City initiated an evaluation of design options for the reconstruction of Fire Station 3 on the property adjacent to the current site. Throughout 2024 and 2025, the City negotiated with the Bank of Montreal to purchase the land with plans to begin planning and design work in 2026. The project is currently funded through City Council approval and property acquisition is expected to be completed by the end of January 2026.

Community Services Division Expansion
Status: Pending Building Permit

Following the overturning of Measure T, the Community Services Division hired additional staff to regulate and monitor VHRs per City Council's direction. As part of the Community Services Division expansion, the second floor of the existing Explore Tahoe building at 4114 Lake Tahoe Boulevard was identified as the future office for this division. The tenant improvement building permit is currently in plan review and is expected to be approved in 2026.

Heavenly Village Public Parking Garage (Bellamy Parking Garage) Renovation
Status: Completed in 2025

In 2023, the South Tahoe Joint Powers Parking Financing Authority approved Resolution 2023-001, authorizing various upgrades to the City-owned public parking garage located at 1 Bellamy Court. The project was divided into two phases and was facilitated by the Police and Public Works Departments. Phase 1 included structural and circulation upgrades and was completed in 2024. Phase 2 was completed in 2025 and consisted of: improving access points in the parking structure, integrating an Automated Parking Guidance System, and simplifying the payment system by adding License Plate Reader technology and various methods for payment. These upgrades eliminate congestion on Bellamy Court and provide a more user-friendly experience.

The existing Public/Quasi-Public Facilities and Services Element goals are provided below for reference.

Public/Quasi-Public Facilities and Services Element Goals

Goal PQP-1: To ensure the timely maintenance, expansion, and upgrade of public facilities and services for the entire community.

Goal PQP-2: To work with local providers to ensure an adequate and safe water supply and delivery system for the entire community.

Goal PQP-3: To coordinate with South Tahoe Refuse to provide a reliable and environmentally-friendly solid waste collection and diversion program that encourages recycling and re-use.

Goal PQP-4: To protect water quality of streams and Lake Tahoe by reducing pollutant loads associated with urban stormwater runoff.

Goal PQP-5: To deter crime and to meet the growing demands for police services in South Lake Tahoe.

Goal PQP-6: To protect residents, employees, and visitors in South Lake Tahoe from injury and loss of life, and to protect property and businesses from fires.

Goal PQP-7: To coordinate planning efforts with the Lake Tahoe Unified School District, Lake Tahoe Community College, and South Lake Tahoe Library in their efforts to provide for the educational needs of all South Lake Tahoe residents.

Goal PQP-8: To promote provision of adequate levels of utility services by private companies and to ensure that these are constructed in a fashion that minimizes their negative effects on surrounding development and maximizes energy efficiency.

Goal PQP-9: To expand health and medical facilities and services in South Lake Tahoe to serve residents and visitors.

Goal PQP-10: To relocate and consolidate City-owned and operated public buildings while making them more energy efficient.

Goal PQP-11: To provide efficient snow removal on public streets and sidewalks to promote safe, year-round access to these facilities.

SECTION 9 RECREATION AND OPEN SPACE ELEMENT

The Recreation and Open Space Element contains goals and policies that seek to protect open space and enhance recreational opportunities for South Lake Tahoe residents and visitors.

During 2025, the City implemented several projects and actions to address the Recreation and Open Space Element, including the following:

Recreation Complex Expanded Services
Status: Ongoing

In 2025, the Recreation Division offered new programming to expand services ahead of opening the new Recreation Center. This includes: Mini Mountain Movers, Storytime with a Mermaid, Accessible Yoga, Kiddo Yoga, Vinyasa Yoga, Line Dancing, Silver Striders Walking Club, Improv Classes, Singing Lessons, Youth Basketball League, NFL Flag Football, Sierra Spirit, Junior Giants, First Tee Golf Lessons, Adult Cornhole League, Adult Volleyball League, Lake Tahoe Soccer League, Ukulele Club, Jazzercise, Zumba, Aqua Zumba, Float Fit, Personal Fitness Training with Kyler, Tiny Tots Sports, Crochet It, Masters Swim, Water Exercise, Craftspace and Aikido. Programs were created based on feedback from a New Recreation Programs survey, which yielded over 800 responses on programming the community would like to see for the new Recreation and Aquatics Center.

The Aquatics Program is now fully staffed with lifeguards and instructors, and swim lessons are offered year-round. The Third Grade Swim Program returned in partnership with Lake Tahoe Unified School District (LTUSD), with 191 students participating over 12 weeks.

The Parks & Recreation Department has begun a new emphasis on marketing programming, events, and services by launching its own social media presence on Facebook and Instagram and by publishing the program guide, SLT at Play, twice annually.

Operating hours for the Recreation Center have been extended in the mornings and evenings to prepare for expanded hours at the new Recreation and Aquatic Center.

Recreation and Aquatic Center Project
Status: Under Construction; Anticipated Completion in 2026

In May of 2024, construction began on Phase 2 of the Recreation and Aquatics Center, focusing on vertical construction. This milestone followed the City Council's earlier discussions in January 2023 regarding re-bidding the project and the March 2023 amendments to two Professional Services Agreements for preconstruction services and architectural and engineering design. The project remains on schedule with plans to open in April of 2026.

Community Parks
Status: Bijou Park – Completed in Summer of 2025
Regan Beach – Ongoing; Received Funding to Begin Planning and Environmental Work

A state-of-the-art street-style skate park opened at Bijou Park in the summer of 2025. City staff are working to implement Phase I of the Regan Beach Landing Project and have received a $500,000 grant from the California Tahoe Conservancy to begin planning and environmental work for this phase of the project.

Ice Arena
Status: Received Building Permit; Pending Construction

A major ice arena facility roof and central plant upgrade will be part of a larger Energy Upgrades project, detailed in Section 8. The upgrade will improve energy efficiency and resiliency to ensure uninterrupted operations for the community.

Public Art Installations
Status: Ongoing

In 2021, the City Council approved $100,000 in American Rescue Plan Act (ARPA) funds for Art Program Funding. On May 31, 2024, the City advertised a request for proposal (RFP) for a Public Art Installation located in proximity to Lakeview Avenue and US Highway 50. The Arts, Tourism, and Culture (ACT) Commission awarded the RFP to a proposal on September 9, 2024. City Council approved the $100,000 of ARPA funds to complete the project. The art installation was unveiled at Lakeview Commons in September of 2025, Footprints of our Past by the artist Terrie Bennet, celebrating the history of Lake Tahoe. The ACT Commission issued five Publicly Visible Art Permits in 2025.

The existing Recreation and Open Space Element goals are provided below for reference.

Recreation and Open Space Element Goals

Goal ROS-1: To maintain and expand South Lake Tahoe's public park system and recreational opportunities to meet the needs of residents, employees, and visitors.

Goal ROS-2: To provide areas of permanent construction that include passive recreational opportunities.

SECTION 10 HEALTH AND SAFETY ELEMENT

The Health and Safety Element includes goals, policies, and actions to address natural hazards such as flooding, wildfires, and earthquakes, as well as hazards from airplane operations. The Health and Safety Element also includes emergency response and disaster preparedness.

During 2025, the City implemented several projects and actions to address the Health and Safety Element, including the following:

- In 2025, the Police Department established Citizen RIMS, a web-based platform that allows the public to view and filter through past service calls. The platform provides a limited amount of information for each incident and includes a feature to request extra patrol.

- In 2025, the Police and Fire Department continued to work on the Citywide radio system upgrade to comply with Department of Justice (DOJ) requirements and protect Criminal Justice Information (CJI) and Personal Identifiable Information (PII), a project initiated in 2023.

- In 2025, the Police Department completed training on the Incident Command System, ICS-100 and ICS-200, from the Federal Emergency Management Agency (FEMA). This allows the entire staff to understand the language used during a local or regional emergency assigned to the Incident Command Structure in an Emergency Operations Center.

- In 2025, the Police Department applied for and received $104,838 from the Division of Boating and Waterway Boating Safety and Equipment Grant. This grant money will be used to replace the outboard engines on the Police Marine Unit. The police boat is used for enforcement and rescue on Lake Tahoe. Additionally, the Police Department received a $112,076 grant from the California State Parks, Division of Boating and Waterways . The grant money was used to cover the cost of Marine Safety officers, boat repairs and maintenance, and fuel.

- The California Office of Traffic Safety (OTS) provides grant assistance to law enforcement agencies through the OTS Grant Program. The Police Department applied for these grant funds in January of 2025 and received confirmation of the award in November of 2025. The City Council passed a resolution authorizing the $45,000 grant fund to be used for enforcement efforts, including but not limited to DUIs, seatbelt usage, distracted driving, motorcycle, bicycle, and pedestrian safety issues.

- In June of 2024, the City Council passed an ordinance amending Chapter 5.30 (Hazardous Vegetation and Defensible Space), which included “Zone Zero”. This ordinance requires a zero-combustible zone within five feet of any structure. At the time of ratification, it was the strongest defensible space ordinance in the state, and it will be in line with California state requirements expected in 2026.

- South Lake Tahoe Fire Rescue was awarded $1.6M, as a subrecipient from a $3.2M grant, for fuels management. This grant from the California Tahoe Conservancy (CTC) increases the capacity to coordinate fuels reduction projects across jurisdictional lines in the South Shore. The City Council authorized a new Fuels Division Chief position in

2024 to oversee the program. The CTC grant will fund the program through November of 2027. New funding mechanisms are currently being evaluated to continue the program past 2027.

- In 2025, the South Shore Fuels Division initiated fuels treatment along evacuation corridors. This effort was driven by the Lake Tahoe Regional Fire Chiefs Association in partnership with Tahoe Basin law enforcement agencies that have direct authority over evacuations.

- Through the annual City budgeting process, South Lake Tahoe Fire Rescue has made significant investments in infrastructure and equipment. In 2025, the City Council approved the purchase of a new Type I Fire Engine. In 2026, South Lake Tahoe Fire Rescue plans to request approval to purchase a new Self-Contained Breathing Apparatus for the entire department and for three light-duty vehicles.

- Through the Lake Tahoe Regional Fire Chiefs Association, South Lake Tahoe Fire Rescue began battalion-level training with all agencies in the Tahoe Basin and Carson Valley to standardize response policies. These battalion drills improve response capability to hazard events, including: vegetation fires, high-rise incidents, active shooter events, structural fires, and mass casualty incidents. These drills are ongoing and are being developed by the Operations section of the Regional Chiefs Association.

- Per City Council's direction, the Police Department and Housing Division investigated options to implement a "warm room" or emergency shelter for people experiencing homelessness. In September of 2025, the City Council directed staff to pursue establishing a motel voucher program with local and regional stakeholders. A presentation to the City Council and the public is scheduled for January of 2026.

The existing Health and Safety Element goals are provided below for reference.

Health and Safety Element Goals

Goal HS-1: To plan for, train for, and respond to major incidences and disasters in order to minimize loss of life, major injury, and loss of property.

Goal HS-2: To provide minimize fire hazards and provide fire protection services that maintain a safe and healthy community.

Goal HS-3: To protect lives and property from seismic and geologic hazards and adverse soil conditions.

Goal HS-4: To protect life and property from seasonal flooding and flooding related to large storm events.

Goal HS-5: To protect and maintain the safety of residents, businesses, and visitors by reducing the threat of avalanches.

Goal HS-6: To protect and maintain the safety of residents, businesses, and visitors by reducing, where possible, eliminating exposure to hazardous materials, waste, and natural substances.

Goal HS-7: To protect and maintain the safety of residents, businesses, and visitors by reducing the threat of aircraft hazards.

Goal HS-8: To protect South Lake Tahoe's residents, workers, and visitors from the harmful and annoying effects of excessive exposure to noise.

SECTION 11 NATURAL AND CULTURAL RESOURCES ELEMENT

The Natural and Cultural Resources Element addresses the preservation and enhancement of scenic, water, biological, historical, cultural, and mineral resources.

The City continues to implement its first Climate Action Plan (CAP), adopted in October of 2020. The CAP serves as a long-term plan to reduce greenhouse gas (GHG) emissions from community activities and to prepare for the impacts of climate change. In addition to addressing climate change, the CAP will provide numerous co-benefits. Emissions reduction strategies are crafted to provide benefits to public health and safety, economic sustainability, local environmental quality, community resilience, and equity.

During 2025, the City took numerous actions to further the implementation of the Climate Action Plan, including the following:

Transportation:

- City installed seven dual Level 2 electric vehicle (EV) charging stations at the Heavenly Village Public Parking Garage (Bellamy Parking Garage) for 14 charging ports on the first floor (EV-1).
- City leased 12 parking spaces dedicated to fast EV charging at the general-purpose public parking lot at 3069 Harrison Avenue (EV-1).
- City secured construction funding, via a subrecipient agreement with the Tahoe Transportation District, toward an EV Charging Base Station to charge electric microtransit and City fleet vehicles, in partnership with South Shore Transit Management Association (EV-2, RE-2).
- City installed three dual EV chargers at the new Recreation and Aquatic Center (EV-1).
- City sponsored the Lake Tahoe Electric Transportation Forum for the third year, educating the public and bringing partners together to scale electrification (EDT-1).
- City cleared pedestrian and bike trails all winter to improve bikeability and walkability throughout winter (WB-1).
- City led the creation of a Transit JPA with El Dorado County in pursuit of working to improve the overall accessibility, reliability, and convenience of existing transit services (TR-1).
- City continued to fund microtransit (TR-1).

Water and Solid Waste:

- The City's waste hauler, South Tahoe Refuse (STR), completed its first year of 3-cart service, implementing this aspect of Senate Bill 1383, the Short-Lived Climate Pollutants Reduction Act, aimed at keeping organic material out of landfills. First-year data show a 481% increase in green waste collected (WA-2).
- STR expanded food waste drop-off days from one to five to keep more food waste out of the trash stream, further reducing short-lived climate pollutants. They also partnered with a private company that collects food waste and delivers it to the STR drop-off site on Ruth Avenue (WA-2).
- City partnered with STR to host two California Climate Action Fellows for the second of a two-year term. Fellows onboarded all local elementary schools to food waste diversion practices (WA-2, WA-3).

Land Use:

- Sugar Pine Village, the affordable, transit-oriented, solar-supported, electrified housing project, moved to Phase 2 and opened to more residents (RE-2, LUP-3).

Building Energy:

- City began implementation of the Energy Upgrades project, increasing efficiency across numerous City facilities, including a major ice arena overhaul, and adding over 400 kW of renewable solar electricity to the City portfolio next year. The project is set to conclude in 2026 (RE-1).

Watershed Health:

- South Lake Tahoe Fire Rescue expanded public awareness of wildfire risk mitigation by supporting two California Climate Action Fellows' community education efforts in partnership with the Tahoe Resource Conservation District (CS-1).

Significant accomplishments of City institutional partners toward CAP actions included:

- South Tahoe Public Utilities District brought their 1MW ground-mounted solar system online (RE-2).
- Liberty Utilities launched a heat pump incentive program (EB-1).
- Expansion of the Heavenly shuttle system (TR-1, TR-2).
- A multi-partner effort completed a pilot shuttle program to Emerald Bay (TR-2).
- South Lake Tahoe Fire Rescue completed several key Hazardous Fuels Reduction projects this past year. These projects demonstrate the City's ongoing commitment to public safety, transportation, and environmental stewardship (CS-1).

The existing Natural and Cultural Resources Element goals are provided below for reference.

Natural and Cultural Resources Element Goals

Goal NCR-1: To protect and enhance the visual connection of South Lake Tahoe's and the Lake Tahoe Basin's scenic resources.

Goal NCR-2: To protect and enhance the clarity of Lake Tahoe and water quality in the area's rivers, creeks, and groundwater.

Goal NCR-3: To protect, restore, and enhance biological habitats and wildlife species in South Lake Tahoe.

Goal NCR-4: To preserve and maintain sites and structures that serve as significant, visible connections to South Lake Tahoe's social, cultural, and architectural history.

Goal NCR-5: To incorporate air quality transportation improvements and emission reductions directly with land use and transportation planning.

Goal NCR-6: To encourage energy conservation in new and existing developments in order to reduce greenhouse gas emissions, limit their effect on global warming, and to create a more sustainable environment.

SECTION 12 NEIGHBORHOOD PRIORITY LISTS

The Neighborhood Priority Lists chapter of the General Plan outlines proposed land use, economic development, transportation, and housing actions for the City's different neighborhoods. The list of neighborhood improvement priorities was created based on features identified by residents and stakeholders that were missing in their individual neighborhoods. It should be noted that two community plans (Stateline/Ski Run and Tahoe Valley) have since been replaced with two new Area Plans (Tourist Core Area Plan and Tahoe Valley Area Plan).

During 2025, the City implemented several projects and actions to address the Neighborhood Priority Lists, including the following:

#A: South Y Industrial Tract Community Plan

Priorities: 1) Expand role as an economic center

- Tahoe Valley Area Plan Amendments to Include South Y Industrial Tract Area (Ongoing; Anticipated Adoption in the fall of 2026)

#B: Tahoe Valley Area Plan (previously Tahoe Valley Community Plan)

#N1: Tahoe Valley Node

Priorities: 1) Improve walkability and bikeability; 2) Develop parks and community gathering places; 3) Encourage mixed-use development with affordable housing; 4) Plant native landscaping and trees in parking areas and along streets; 5) Expand role as an economic center

- Tata Lane/Sugar Pine Village Sidewalk Project (Ongoing; Planning and Design in 2026)
- Tahoe Valley Stormwater and Greenbelt Improvement Project
  - Phase 1 (Completed in 2025)
  - Phase 2 (Under Construction; Anticipated Completion in 2026)
- Affordable Housing Development [Sugar Pine Village] at 1029 Tata Lane and 1860 Lake Tahoe Boulevard (Under Construction; Anticipated Completion in 2028)
- Food Hall at 1030 Tata Lane (Completed in 2025)
- Multi-family Residential Development at 1150 Melba Drive (Completed in 2025)
- Mixed-Use Development [Alpine Estates] at 2070 Lake Tahoe Boulevard (Ongoing; Pending Entitlements)
- Bicycle Amenities and Wayfinding Signage Added in this Neighborhood (Repair Station Completed in 2025; Pending Wayfinding Completion in 2026)
- CTC Upper Truckee Marsh South Project (Demolition of Motel 6 Completed in 2025; Community Outreach/Conceptual Planning Ongoing)

#C: Bijou/Al Tahoe Community Plan

Priorities: 1) Expand role as an economic center; 2) Develop new social centers; 3) Construct a new government center

- Mid-Town Area Plan (Ongoing; Anticipated Adoption in 2026)
- Recreation and Aquatic Center Project (Under Construction; Anticipated Completion in 2026)
- Skateboard Park in Bijou Park (Completed in the summer of 2025)
- Omni Tahoe Mobile Vending Location (Ongoing; Pending Entitlements)
- Lake Tahoe Community College Student Housing (Completed in 2025)

#D: Tourist Core Area Plan (previously Stateline / Ski Run Community Plan)

#N2: Stateline Node

Priorities: 1) Improve walkability and bikeability; 2) Encourage mixed-use development with affordable housing; 3) Improve and maintain Ski Run Boulevard; 4) Expand role as the primary visitor economic center; 5) Develop additional visitor services and housing

- Water-efficient Landscaping on Ski Run Boulevard (Completed in 2025)
- Heavenly Village Public Parking Garage Renovation (Completed in 2025)
- Condominiums at 3708 Lake Tahoe Boulevard and 3709 Osgood Avenue (Under Construction; Anticipated Completion in 2027)
- Affordable Housing at 3900 and 3908 Lake Tahoe Boulevard (Entitlements in 2025; Construction of Phase 1 Expected in May of 2026)
- Ski Run Marina Mobile Vending Location (Entitlements in 2025)
- ROAM Tahoe (Chateau) Mixed-Use Development (Ongoing; Pending Entitlements)
- Multi-family Residential Development at 3794 Montreal Road (Ongoing; Pending Subdivision in 2026)
- Bicycle Amenities and Wayfinding Signage Added in this Neighborhood (Repair Station Completed in 2025; Pending Wayfinding Completion in 2026)
- Stateline Avenue Complete Streets Project (Ongoing; Conceptual Planning and Community Outreach in 2026)

#1: Tahoe Keys Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop sidewalks and bike paths along Tahoe Keys Boulevard and Venice Drive; 3) Develop pedestrian and bike "boardwalks" between Tahoe Keys and Pope Beach Road and between Tahoe Keys and Al Tahoe; 4) Develop a park/gathering space at the southeast corner of Tahoe Keys Boulevard and Venice Drive; 5) Provide better transit service through neighborhood; 6) Develop more park and recreational opportunities on publicly-owned vacant parcels; 7) Work with TKPOA to develop a property upkeep ordinance; 8) Develop a roundabout at Tahoe Keys Boulevard and Venice Drive; 9) Develop better and safer street lighting

- Redevelopment of Tahoe Keys Marina (Ongoing; Pending Environmental Review and Entitlements)
- Construction of Water Supply Well (Ongoing; Pending Environmental Review and Entitlements)

#2: Tahoe Island Neighborhood

Priorities: 1) Develop bike lanes and sidewalks along Tahoe Keys Boulevard; 2) Improve safety; 3) Improve infrastructure, including streets and drainage; 4) Reduce fire risks; 5) Develop community gathering places, parks, and recreation areas; 6) Develop a neighborhood park; 7) Maintain safe roads with frequent snow removal; 8) Improve public access to trails, rivers, and meadows; 9) Provide better transit service through neighborhood; 10) Develop better and safer lighting

- Bicycle Amenities and Wayfinding Signage Added in this Neighborhood (Repair Station Completed in 2025; Pending Wayfinding Completion in 2026)

#3: Gardner Mountain Neighborhood

Priorities: 1) Promote a walkable and bikeable neighborhood; 2) Improve public services; 3) Improve neighborhood safety through improved street lighting; 4) Promote a sense of community; 5) Develop mixed-use projects with affordable housing; 6) Provide for a greater mix of uses; 7)

Develop sidewalks and crosswalks along US Highway 50 and CA SR 89, 10th Street, and 13th Street; 8) Develop on-street roadway buffers along US Highway 50 and CA SR 89; 9) Improve intersections at Julie Lane and Gardner Street and other main thoroughfares

- No action in 2025

#4: Bonanza Neighborhood

Priorities: 1) Develop new parks and community gathering places

- No action in 2025

#5: Barton Neighborhood

Priorities: 1) Improve walkability and bikeability; 2) Develop new parks and community gathering places

- No action in 2025

#6: Airport Neighborhood

Priorities: 1) Expand resident and visitor services at Lake Tahoe Airport

- Airport Master Plan (Phase I Approved in 2024; Pending Phase II Approval)
- Runway 18 PAPI System Rehabilitation and Pavement Project (Completed in 2025)

#7: Winnemucca Neighborhood

Priorities: 1) Improve walkability and bikeability; 2) Develop new parks and community gathering places

- Commercial Redevelopment and Addition at 2280 Lake Tahoe Boulevard (Entitlements in 2025; Pending Building Permit)

#8: Tahoe Valley Neighborhood

Priorities: 1) Improve walkability and bikeability; 2) Develop new parks and community gathering places

- Motel 6 Bridge Scour Repair (Design Phase in 2025; Pending Construction in 2026)
- CTC Upper Truckee Marsh South Project (Demolition of Motel 6 Completed in 2025; Community Outreach/Conceptual Planning Ongoing)

#9: Highland Woods Neighborhood

Priorities: 1) Promote a walkable and bikeable neighborhood; 2) Improve walkability and bikeability; 3) Provide better transit service through neighborhood; 4) Improve traffic safety; 5) Provide measures for a safer neighborhood; 6) Reduce fire threats; 7) Develop community gathering places; 8) Improve public services; 9) Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance; 10) Improve roadway signage; 11) Improve erosion control measures; 12) Encourage a consistent community design

- No action in 2025

#10: Sierra Tract Neighborhood

Priorities: 1) Promote a walkable and bikeable neighborhood; 2) Improve walkability and bikeability; 3) Provide better transit service through neighborhood; 4) Improve traffic safety; 5) Provide measures for a safer neighborhood; 6) Reduce fire threats; 7) Develop community gathering places; 8) Improve public services; 9) Encourage a sense of community and pride in

ownership by adopting a property upkeep ordinance; 10) Improve roadway signage; 11) Improve erosion control measures; 12) Encourage a consistent community design

- Speed Limit Reduced on Sierra Boulevard (Completed in 2025)

#11: Al Tahoe Neighborhood

Priorities: 1) Improved road maintenance and snow removal; 2) Provide measures for a safer neighborhood; 3) Develop community gathering places; 4) Continue to support public land neighbors (CTC and USFS); 5) Promote a walkable and bikeable neighborhood; 6) Improve walkability and bikeability; 7) Provide better transit service through neighborhood; 8) Improve road infrastructure, maintenance, and safety; 9) Encourage consistent community design; 10) Improve roadway signage; 11) Improve erosion control measures

- Regan Beach Landing Project (Received Funding; Planning and Design in 2026)

#12: Bijou Pines Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop affordable, workforce, and inter-generation housing; 3) Improve access and connectivity to surrounding neighborhoods

- Johnson Boulevard Complete Streets Project (Ongoing; Seeking Additional Funding in 2026)

#13: Pioneer Village Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop affordable, workforce, and inter-generation housing; 3) Improve access and connectivity to surrounding neighborhoods

- No action in 2025

#14: Rancho Bijou Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop affordable, workforce, and inter-generation housing; 3) Improve access and connectivity to surrounding neighborhoods

- Bicycle Amenities and Wayfinding Signage Added in this Neighborhood (Repair Station Completed in 2025; Pending Wayfinding Completion in 2026)
- Pioneer Trail Pedestrian Improvement – Phase 2 (Under Construction; Anticipated Completion in 2026)

#15: Rancho Bijou Acres

Priorities: 1) Develop community gathering places; 2) Develop bike and pedestrian paths to connect to nearby places; 3) Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance; 4) Develop affordable, workforce, and inter-generation housing; 5) Provide measures for a safer neighborhood; 6) Improve street maintenance; 7) Improve infrastructure, including streets and drainage

- Annual Road Rehabilitation Project (Completed in 2025)
- Dennis T. Machida Memorial Trail - CTC Greenway Phase 1C (Ongoing; Purchase Easements in 2026)
- Upper Bijou Park Creek Watershed Restoration Project (Under Construction; Seeking Additional Funding in 2026)

- Pioneer Trail Pedestrian Improvement – Phase 2 (Under Construction; Anticipated Completion in 2026)

#16: Heavenly Village Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop affordable, workforce, and inter-generation housing; 3) Improve access and connectivity to surrounding neighborhoods

- No action in 2025

#17: Bijou Park Neighborhood

Priorities: 1) Develop community gathering places; 2) Develop bike and pedestrian paths to connect to nearby places; 3) Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance; 4) Develop affordable, workforce, and inter-generation housing; 5) Provide measures for a safer neighborhood; 6) Develop mixed land uses; 7) Improve street maintenance; 8) Improve infrastructure, including streets and drainage

- No action in 2025

#18: Stateline Residential Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Develop affordable, workforce, and inter-generation housing; 3) Improve access and connectivity to surrounding neighborhoods

- No action in 2025

#19: Tahoe Meadows Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage

- No action in 2025

#20: Lakeside Park Neighborhood

Priorities: 1) Improve infrastructure, including streets and drainage; 2) Preserve historic structure and land use patterns

- Stateline Avenue Complete Streets Project (Ongoing; Conceptual Planning and Community Outreach in 2026)
- Bicycle Amenities and Wayfinding Signage Added in this Neighborhood (Repair Station Completed in 2025; Pending Wayfinding Completion in 2026)

APPENDIX A

CITY OF SOUTH LAKE TAHOE
HOUSING ELEMENT ANNUAL PROGRESS REPORT

CALENDAR YEAR 2025

Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5							6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	9	0	9	0	114	0	0	0	63	195	24	0							
	023682026	905 LINDA AVE		25010026	SFD	O	1/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	029720001	3794 MONTREAL RD #A	OLD COLONY INN RESIDENCES (#24-107)	25020023	SFD	O	2/10/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	029720002	3794 MONTREAL RD #B	OLD COLONY INN RESIDENCES (#24-107)	25020053	SFD	O	2/18/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	026134004	798 SONOMA AVE		25020045	ADU	R	2/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	023341007	848 GLORENE AVE #B		25020127	ADU	R	2/28/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	023391008	1072 4TH ST		25030032	SFD	O	3/11/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	029341001	1051 FERN RD #D		25040035	ADU	R	4/9/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	027151006	3684 LARCH AVE		ADU25-0002	ADU	R	4/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	025551004	3541 APRIL DR		ADU25-0005	ADU	R	5/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	DEED RESTRICTED PER TRPA BONUS UNIT REQUIREMENTS
	031281022	2447 CONESTOGA ST #A		RESNEW25-0004	SFD	O	4/30/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031281022	2447 CONESTOGA ST #B		ADU25-0006	ADU	R	5/20/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031134024	2709 ARMSTRONG AVE		ADU25-0007	ADU	R	5/28/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	031132012	1069 MARTIN AVE #A		RESNEW25-0005	SFD	O	5/1/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031132012	1069 MARTIN AVE #B		ADU25-0009	ADU	R	6/3/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031132012	1069 MARTIN AVE #C		ADU25-0008	ADU	R	5/28/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031132013	2675 ELWOOD AVE #A		RESNEW25-0026	SFD	O	6/7/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031132013	2675 ELWOOD AVE #B		ADU25-0013	ADU	R	6/30/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031132013	2675 ELWOOD AVE #C		ADU25-0010	ADU	R	6/7/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	027111004	1048 HERBERT AVE		ADU25-0012	ADU	R	6/20/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	026094026	724 MODESTO AVE		ADU25-0015	ADU	R	9/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	023151030	725 JAMES AVE		ADU25-0016	ADU	R	9/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	DEED RESTRICTED PER TRPA BONUS UNIT REQUIREMENTS
	026252001	940 STAR LAKE AVE		ADU25-0018	ADU	R	11/30/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	DEED RESTRICTED PER TRPA BONUS UNIT REQUIREMENTS
	031103002	1017 BLUE LAKE AVE		ADU25-0020	ADU	R	12/18/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	023625020	773 GARDNER ST		ADU25-0021	ADU	R	12/19/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	032291028	1888 LAKE TAHOE BLVD #D	SUGAR PINE VILLAGE PHASE 4 (PHASE 2B PER PLANS #20-200)	MFDNEW25-0001	5+	R	12/14/2025			5		4		21					30			NONE	No	No	No	Pending	Discretionary	STREAMLINING = SB 35
	032291028	1888 LAKE TAHOE BLVD #F	SUGAR PINE VILLAGE PHASE 4 (PHASE 2B PER PLANS #20-200)	MFDNEW25-0002	5+	R	12/14/2025			4		5		21					30			NONE	No	No	No	Pending	Discretionary	STREAMLINING = SB 35
	029170001	3900 LAKE TAHOE BLVD	3900 & 3908 MULTI-FAMILY AFFORDABLE HOUSING PROJECT (#24-173)	MFDNEW25-0003	5+	R	12/16/2025							72				3	75			NONE	No	No	No	Pending	Discretionary	STREAMLINING = SB 35; AFFORDABILITY LEVEL BREAKDOWN FOR THE UNITS IS TBD (DEVELOPER IS SECURING FINANCING)
	022381022	259 BEACH DR		RESNEW25-0002	SFD	O	4/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	025224019	1363 GILMORE LAKE RD		RESNEW25-0003	SFD	O	4/18/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	022182021	2065 SLALOM CT		RESNEW25-0006	SFD	O	5/6/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	025373001	1185 DOT ST		RESNEW25-0024	SFD	O	6/2/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031233014	2649 FOUNTAIN AVE		RESNEW25-0025	SFD	O	6/3/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	025395011	3370 JANET DR		RESNEW25-0027	SFD	O	6/9/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	031256003	964 RUBICON TRL		RESNEW25-0033	SFD	O	6/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	029091021	4006 MEADOW RD		RESNEW25-0034	SFD	O	6/26/2025											1	1	1		NONE	No	No	N/A	Approved	Discretionary	
	025770003	1450 FRONTIER CT		RESNEW25-0036	SFD	O	7/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	031174003	1153 O MALLEY DR		RESNEW25-0037	SFD	O	8/8/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	029415004	3910 LARCH AVE		RESNEW25-0038	SFD	O	8/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031256006	2609 SUSSEX AVE		RESNEW25-0039	SFD	O	8/26/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	031103030	1051 BLUE LAKE AVE		RESNEW25-0042	SFD	O	9/16/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	026036011	860 SACRAMENTO AVE		RESNEW25-0045	SFD	O	10/24/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	027153036	1161 SKI RUN BLVD		RESNEW25-0047	SFD	O	12/3/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	025223006	1357 SUSIE LAKE RD		RESNEW25-0049	SFD	O	12/10/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	023903014	2284 WASHINGTON AVE		RESNEW25-0050	SFD	O	12/12/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	026064016	731 TALLAC AVE		RESNEW25-0051	SFD	O	12/26/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	027381001	1050 FREMONT AVE		RESNEW25-0052	SFD	O	12/30/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	022171053	404 CHRISTIE DR		RESNEW25-0053	SFD	O	12/30/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	027153038	3659 TAMARACK AVE		RESNEW25-0055	SFD	O	12/31/2025											1	1			NONE	No	No	N/A	Pending	Ministerial	
	027170012	1050 FREMONT AVE	FREMONT MULTI-FAMILY HOMES	25-029	5+	R	2/24/2025											11	11	11		NONE	No	No	No	Approved	Discretionary	
	022210032	2435 VENICE DR	TAHOE KEYS MARINA REDEVELOPMENT	DR25-007	2 to 4	R	5/8/2025											3	3			NONE	No	No	No	Pending	Discretionary	
	029010015	821 STATELINE AVE		DR25-018	SFD	O	12/30/2025											1	1			NONE	No	No	N/A	Pending	Discretionary	

Jurisdiction	South Lake Tahoe
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement											Affordability by Household Incomes - Building Permits											Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Historic Sites	SB35	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units				Density Bonus				Notes
1				2	3					4						5	6					7						8	9					10						11	12	13	14	15	16	17	18	19	20				21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Rental, O=Owner)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining law project was APPROVED pursuant to (may select multiple)	Is this project located on a site with an associated property designation as outlined in Government Code Section 65460(a)(2)(K) and reported on Table L?	SB35 (Julia?) Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable is perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	72	0	0	0	14		86	0	0	0	18	0	0	43	0	1	0	30		88	0	0	18	0	0	0	41	0	0	0	35	1	94							13							
	029201006	3997 SADDLE RD			SFD	O													0												0											6/18/2025	1	NONE	No	N												
	025261009	1316 HEATHER LAKE RD			SFD	O													0												0											9/12/2025	1	NONE	No	N												
	025013011	997 CLEMENT ST			SFD	O													0												0											4/3/2025	1	NONE	No	Y												
	081102002	3992 SACRAMENTO AVE #A			SFA	O													0												0											1/13/2025	1	NONE	No	N												
	081102002	3992 SACRAMENTO AVE #B			ADU	R													0												0											1/13/2025	1	NONE	No	N			Other		1000							DEED RESTRICTED PER TRPA BONUS UNIT REQUIREMENTS
	025081007	3141 INVERNESS DR			SFD	O													0												0											2/4/2025	1	NONE	No	Y						1	Demolished	O					
	023153009	1911 ST #1 AVE			SFD	O													0												0											9/8/2025	1	NONE	No	Y						1	Demolished	O					
	023153006	1911 F ST #2	F STREET RESIDENTIAL (#23-117)	22120113	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153006	1911 F ST #B1	F STREET RESIDENTIAL (#23-117)	22120112	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #B2	F STREET RESIDENTIAL (#23-117)	22120113	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #C1	F STREET RESIDENTIAL (#23-117)	22120114	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #C2	F STREET RESIDENTIAL (#23-117)	22120115	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #D1	F STREET RESIDENTIAL (#23-117)	22120116	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #D2	F STREET RESIDENTIAL (#23-117)	22120117	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #E1	F STREET RESIDENTIAL (#23-117)	22120118	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #E2	F STREET RESIDENTIAL (#23-117)	22120119	5+	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023153009	1911 F ST #F	F STREET RESIDENTIAL (#23-117)	22120120	ADU	R													0											1	8/11/2025	1												0	NONE	No	Y												
	023141009	1911 F ST #G	F STREET RESIDENTIAL (#23-117)	22120121	ADU	R													0											1	8/11/2025	1												0	NONE	No	Y												
	032041001	1061 FERN RD #D		25900503	2 to 4	R													0											1	8/18/2025	1												0	NONE	No	Y												
	032041003	1065 FERN RD #A		25900503	2 to 4	R													0											1	5/29/2025	1	NONE	No	Y												
	032041003	1065 FERN RD #B		25900504	2 to 4	R													0											1	5/29/2025	1	NONE	No	Y												
	032041003	1065 FERN RD #C		25900115	2 to 4	R													0											1	5/29/2025	1	NONE	No	Y												
	032041003	1065 FERN RD #D		24120567	ADU	R													0										1	5/28/2025	1												0	NONE	No	Y												
	032041003	1065 FERN RD #E		25900116	ADU	R													0											1	5/29/2025	1	NONE	No	Y												
	031134002	2900 FOUNTAIN AVE		24020006	SFD	O													0												0											1/22/2025	1	NONE	No	Y												
	032291028	1899 LAKE TAHOE BLVD #C	SUGAR PINE VILLAGE PHASE 3 (PHASE 1B PER PLANS 400-200)	24050003	5+	R													0			9					20			1	2/27/2025	30												0	NONE	No	Y	HOME, IG, MHP, Other	Other		55													STREAMLINING = SB 35; OTHER ASSISTANCE PROGRAMS = HOME PI LOAN, FEDERAL TAX CREDIT EQUITY, PERM LOAN, LOMG, DEFERRED DEV. FEE; DEED RESTRICTED PER HCD FUNDING REQUIREMENTS; MANAGER'S UNIT MAY BE IN BLDG C (SEE SITE)
	032291028	1899 LAKE TAHOE BLVD #E	SUGAR PINE VILLAGE PHASE 3 (PHASE 1B PER PLANS 400-200)	24050004	5+	R													0			9					21			2	2/27/2025	30												0	NONE	No	Y	HOME, IG, MHP, Other	Other		55													STREAMLINING = SB 35; OTHER ASSISTANCE PROGRAMS = HOME PI LOAN, FEDERAL TAX CREDIT EQUITY, PERM LOAN, LOMG, DEFERRED DEV. FEE; DEED RESTRICTED PER HCD FUNDING REQUIREMENTS; MANAGER'S UNIT MAY BE IN BLDG C (SEE SITE)
	032291028	1898 LAKE TAHOE BLVD #G	SUGAR PINE VILLAGE PHASE 2 (PHASE 2A PER PLANS 400-200)	22120059	5+	R													0				9						21				10/1/2025	30	NONE	No	Y	AHSC, IG, Other	Other		55													STREAMLINING = SB 35; OTHER ASSISTANCE PROGRAMS = CITY COVERAGE LOAN, PERM LOAN, STATE HOUSING ACCELERATOR, PLHA, LOMG; DEED RESTRICTED PER AHSC FUNDING REQUIREMENTS
	031134010	3019 ALMA AVE		24050188	SFD	O													0											1	8/22/2025	1	NONE	No	Y												
	023053019	1769 DEDI AVE		24050189	SFD	O													0												0											10/27/2025	1	NONE	No	Y												
	029093014	803 GARDNER ST		24050031	SFD	O													0											1	5/1/2025	1											11/7/2025	1	NONE	No	N												
	029081004	1744 BALBOA DR		24050017	SFD	O													0											1	4/28/2025	1												0	NONE	No	Y					1	Demolished	O					
	029081003	1748 FOREST AVE		24050017	SFD	O													0											1	4/28/2025	1												0	NONE	No	Y					1	Demolished	O					
	029151023	3670 FOREST AVE		24050110	2 to 4	R													0											2	6/6/2025	2												0	NONE	No	Y					1	Demolished	O					
	029151023	3778 BEACH RD		24050120	SFD	O													0											1	6/26/2025	1												0	NONE	No	Y					1	Demolished	O					
	029061020	3676 ROCKY POINT RD #C		24100128	ADU	R												1	0											1	3/18/2025	1												0	NONE	No	Y	Other	Other		1000									DEED RESTRICTED PER TRPA BONUS UNIT REQUIREMENTS
	025054013	2960 KALIN DR		24110065	ADU	R													0											1	2/26/2025	1												0	NONE	No	Y												
	032270008	1084 DEDI AVE		24120016	SFD	O													0												0											12/23/2025	1	NONE	No	Y												
	029093006	3911 INCA AVE		24010026	SFD	O													0												0													NONE	No	Y												
	029720001	3734 MONTREAL RD #A	OLD COLONY INN RESIDENCES (#24-041)	25000023	SFD	O													0											1	8/11/2025	1												0	NONE	No	N												
	029720002	3734 MONTREAL RD #B	OLD COLONY INN RESIDENCES (#24-041)	25000053	SFD	O													0											1	8/11/2025	1												0	NONE	No	N												
	029134004	798 SONOMA AVE		25020045	ADU	R													0											1	8/13/2025	1												0	NONE	No	Y												
	031164001	2935 ALMA AVE		25020046	SFD	O													0											1	3/14/2025	1												0	NONE	No	Y					1	Demolished	R					
	031134006	3944 LARCH AVE		ADU25-0002	ADU	R													0											1	8/26/2025	1												0	NONE	No	Y												
	031134024	2739 ARMSTRONG AVE		ADU25-0007	ADU	R													0											1	8/21/2025	1												0	NONE	No	Y												
	029151001	3750 BEACH RD		ADU25-0008	ADU	R													0											1	9/2/2025	1											10/1/2025	1	NONE	No	Y												
	023261007	1358 HEACOCK DR		RESNEW25-0003	SFD	O													0											1	9/8/2025	1												0	NONE	No	Y					1	Demolished	O					
	025220019	1353 LA MORE LAKE RD		RESNEW25-0003	SFD	O													0											1	12/1/2025	1												0	NONE	No	Y												
	029360011	3370 JANET DR		RESNEW25-0007	SFD	O													0											1	6/9/2025	1												0	NONE	No	Y												
	031124003	3612 ELWOOD AVE		RESNEW25-0009	SFD	O													0											1	8/18/2025	1												0	NONE	No	Y												
	031124003	3644 RUBICON TRL		RESNEW25-0010	SFD	O													0											1	8/14/2025	1											12/2/2025	1	NONE	No	Y					1	Demolished	O					
	029091001	4004 MEADOW RD		RESNEW25-0004	SFD	O													0											1	10/22/2025	1												0	NONE	No	Y					1	Demolished	O					
	029720005	3400 FRONTIER CT		RESNEW25-0006	SFD	O													0											1	11/3/2025	1												0	NONE	No	Y												
	029170001	3600 LAKE TAHOE BLVD	3600 & 3606 MULTI-FAMILY AFFORDABLE HOUSING PROJECT	24-173	5+	R							72				3	5/13/2025	75														0												0	NONE	No	Y	Other	Other		55									STREAMLINING = SB 35; OTHER ASSISTANCE PROGRAMS = PSF, PLHA FUNDING LOAN, PERM LOAN, LOMG; DEED RESTRICTED PER HCD FUNDING REQUIREMENTS; MANAGER'S UNIT MAY BE IN BLDG C (SEE SITE)
	027170012	1050 FREMONT AVE	FREMONT MULTI-FAMILY HOMES	25-029	5+	R											11	9/30/2025	11														0												0	NONE	No	Y												
	032291028	1898 LAKE TAHOE BLVD #H	SUGAR PINE VILLAGE PHASE 2 (PHASE 2A PER PLANS 400-200)	22120060	5+	R													0				9						20			1	10/1/2025	30	NONE	No	Y	AHSC, IG, Other	Other		55													STREAMLINING = SB 35; OTHER ASSISTANCE PROGRAMS = CITY COVERAGE LOAN, PERM LOAN, STATE HOUSING ACCELERATOR, PLHA, LOMG; DEED RESTRICTED PER AHSC FUNDING REQUIREMENTS
	029052004	3782 TERRACE DR		22070145	SFD	O													0											1	7/2/2025	1	NONE	No	Y												
	027144016	3792 ASPEN AVE		23110030	SFD	O													0											1	5/9/2025	1	NONE	No	Y												
	027134010	1131 SONORA AVE		21050074	SFD	O													0											1	11/6/2025	1	NONE	No	Y					1	Demolished	O					
	032270009	1129 DEDI AVE		23080209	SFD	O													0											1	12/4/2025	1	NONE	No	Y												
	031153006	2928 KNOX AVE		21150034	SFD	O													0											1	7/29/2025	1	NONE	No	Y												
	029081006	992 LILY AVE		22100150	SFD	O													0											1	2/4/2025	1	NONE	No	Y												
	029151024	3775 LAKE AVE		23050153	SFD	O													0											1	9/12/2025	1	NONE	No	Y					1	Demolished	O					
	029151024	1745 LAKE AVE		23050153	SFD	O													0											1	9/12/2025	1	NONE	No	Y					1	Demolished	O					
	032260016	1247 MARGARET AVE		24050095	SFD	O													0											1	8/30/25	1	NONE	No	Y					1	Demolished	O					
	026122006	978 EL SORAO AVE		21050125	SFD	O													0											1	8/15/2025	1	NONE	No	Y												
	023554007	974 ANITA CIR		21060047	SFD	O													0											1	6/10/2025	1	NONE	No	Y												
	027150013	2010 TAHOMA CT		24050090	SFD	O													0											1	8/6/2025	1	NONE	No	Y												

Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

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Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1 RHNA Allocation by Income Level	Projection Period Projection Period - 12/31/2021-06/29/2022	2 2022	2023	2024	2025	2026	2027				3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	18	-	-	-	-	-	18	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	70	-	-	-	-	-	-	-	-	-	-	**18**	**52**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	50	-	68	61	-	41	-	-	-	-	-	**170**	**-**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	42	3	-	-	2	1	-	-	-	-	-	**6**	**36**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		127	32	23	44	58	38	-	-	-	-	-	**195**	**-**
Total RHNA		**289**												
Total Units			**35**	**91**	**105**	**60**	**98**	**-**	**-**	**-**	**-**	**-**	**389**	**88**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1-1 Mixed-Use Development	The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.	12/18/2024	6th Cycle	Completed	The City adopted updates to two area plans in December 2024 and the anticipated adoption for the Mid-Town Area Plan is June 2026.	Other		Tahoe Valley Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22231/TahoeValleyAreaPlan_Amended2024?bidId= Tourist Core Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22982/TCAP_AmendedDec2024?bidId=
Program 1-2 Development of Substandard/Underutilized Sites	The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.	3/31/1935	7th Cycle	Continuous	The City continues to identify substandard and undertilized parcels and will make this information available to the public.	Other		
Program 1-3 Parking Best Practices	The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices: 1) Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. 2) Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.	6/2/2026	6th Cycle	Continuous	The City continues to research best past practices and incorporated theses measures in two updated area plans (Tourist Core and Tahoe Valley Area Plan updates) and will incorporate updates in the Mid-Town Area Plan.	Other		Tahoe Valley Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22231/TahoeValleyAreaPlan_Amended2024?bidId= Tourist Core Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22982/TCAP_AmendedDec2024?bidId=
Program 1-4 Using Local Incentives	The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Development Services offices. The City will reach out to developers annually to market these incentives. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.	3/1/2026	6th Cycle	Completed	An ADU guidebook was created and housing development incentives were published on the City website and made available to describe development process (November 2022). A program for pre-approved ADU plans was approved by Council in 2024 with anticipated completion of the plans by early 2026.	Units	5	Development Incentives: https://www.cityofslt.gov/1247/Development-Incentive-Programs ADU Guidebook: https://www.cityofslt.gov/DocumentCenter/View/22111/Accessory-Dwelling-Unit-Guide?bidId=
Program 1-5 Clarifying the Development Process	The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.	12/31/2022	6th Cycle	Continuous	An ADU guidebook was created and housing development incentives were published on the City website and made available to describe development process (November 2022). A program for pre-approved ADU plans was approved by Council in 2024 with anticipated completion of the plans by early 2026.	Other		Development Incentives: https://www.cityofslt.gov/1247/Development-Incentive-Programs ADU Guidebook: https://www.cityofslt.gov/DocumentCenter/View/22111/Accessory-Dwelling-Unit-Guide?bidId=
Program 1-6 Clarify how Residential-Care Facilities are allowed under state law	The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and City next amend the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.	12/18/2024	6th Cycle	Completed	Amendment of the Residential Plan Area Statements was approved on December 18, 2024 for the update of the Tourist Core and Tahoe Valley Area Plans and development of the Mid-Town Area Plan is anticipated to be completed in winter 2025.	Other		Tahoe Valley Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22231/TahoeValleyAreaPlan_Amended2024?bidId= Tourist Core Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22982/TCAP_AmendedDec2024?bidId=
Program 1-7 Small Lot Consolidation	To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs: 1) Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place; 2) Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes designated deed-restricted affordable units; 3) Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.	3/31/1935	7th Cycle	Not Yet Started	Establish program to guide property owners through the lot consolidation process and waive the fee for designated affordable units by September 2023, and then implement the program as applicants come forward. Reach out to local developers annually as part of Program 1-4.	Other		
Program 1-8 Housing Element Implementation Progress	The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.	2/20/2025	6th Cycle	Continuous	February 20th, 2025 Planning Commission served as APR and public meeting on housing element progress.	Meetings	1	Feb. 20, 2025 Planning Commission Agenda Packet: https://d3n9y02raazwpg.cloudfront.net/slt/d3ade926-dd97-11ef-a9e2-005056a89546-3909ba5f-ddb4-4964-8f1e-c81219bb0cdf-1739579999.pdf

Program 2-1 Pursue State and Federal Funds	To support the creation of quality, affordable housing options for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities and integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).	3/31/1935	7th Cycle	Continuous	Between 2020 to 2025 the City has been awarded state and federal funds including the following: CDBG, PIP, PLHA Formula & Competitive, AHSC, HOME Program, HHAP, and LEAP. These grants have funded the construction or rehabilitation of 110 affordable housing units in 2025.	Units	110	
Program 2-2 Partnerships for Workforce Housing	The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established. Additional partnerships with large employers will be considered, such as: • Partnering with property management companies to provide employers notification and first right of refusal as units become available. • Making the homebuyer programs available to employees. • Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.	8/31/2025	6th Cycle	Continuous	Lake Tahoe Community College completed construction of a 100-bed student dormitory in Summer 2025. All units will be deed-restricted for low- and very low-income students. As a "school building" defined in CA Education Code 81130.5 the permitting authority for this project was the Division of the State Architect (DSA). It is therefore not included in Table 2A; however, the City supported this effort by providing 21 multifamily residential units of use for the project, at no cost. Based on the market rate of residential units of use at the time, this was equivalent to a contribution of $315,000. The units shall be returned to the City upon the adoption of an area plan which would allow bonus units to be allocated from TRPA to the project.	Persons	100	https://www.ltcc.edu/news/oncampushousing.php; https://www.ltcc.edu/campuslife/student-housing/residence-hall.php
Program 2-3 Inter-Jurisdictional Cooperation for Housing	The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.	3/31/1935	7th Cycle	Continuous	The City has a seat on the TRPA Regional Planning Committee and the Tahoe Living Working Group to update TRPA codes for all jurisdictions in the Tahoe Basin.	Meetings	15	
Program 2-4 Analysis of State Lands	The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.	3/31/1935	7th Cycle	Continuous	The City is pursuing a land exchange with California Tahoe Conservancy (CTC) for developable parcels. The City meets regularly with the CTC and other state agencies to discuss partnerships.	Meetings	5	
Program 2-5 Student and Faculty Housing	In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.	8/31/2025	6th Cycle	Completed	Lake Tahoe Community College completed construction of a 100-bed student dormitory in Summer 2025. All units will be deed-restricted for low- and very low-income students. As a "school building" defined in CA Education Code 81130.5 the permitting authority for this project was the Division of the State Architect (DSA). It is therefore not included in Table 2A; however, the City supported this effort by providing 21 multifamily residential units of use for the project, at no cost. Based on the market rate of residential units of use at the time, this was equivalent to a contribution of $315,000. The units shall be returned to the City upon the adoption of an area plan which would allow bonus units to be allocated from TRPA to the project.	Persons	100	https://www.ltcc.edu/news/oncampushousing.php; https://www.ltcc.edu/campuslife/student-housing/residence-hall.php
Program 2-6 Assist Nonprofit Housing Developers	The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities or integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.	3/31/1935	7th Cycle	In Progress	The City continues to partner with Related CA and St. Joseph Community Land Trust for the development of Sugar Pine Village for 248 units of low-income housing (under 80% AMI). This project is four phases. The first phase (68 units) began construction in Fall 2022 with a Certificate of Occupancy issued in Fall 2024. The second phase (60 units) began preliminary site work in Summer 2023 and completed in Summer 2025. Construction on the third phase is expected to be completed in Fall 2026. The fourth and final phase is in the process of securing financing. The City is partnering with developers on a former Redevelopment site in the city and have initiated pre-development for the construction of 72 additional affordable housing rental units located at 3900 and 3908 Lake Tahoe Boulevard. On April 17, 2025, Planning Commission approved the TRPA Multi-Family Dwelling Project Application for 3900 Lake Tahoe Blvd.	Units	60	Sugar Pine Village: https://sugarpinevillageslt.com/ 3900 Lake Tahoe Blvd: https://novindevelopment.com/project/3900-lake-tahoe-blvd-south-lake-tahoe-ca/
Program 2-7 Homebuyer Assistance Program Administration Partnering	The City has initiated discussions with other agencies and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program. As part of this program, the City will conduct outreach to lower-income communities to promote the program and lower-income household homeownership opportunities in high resource areas.	3/31/1935	7th Cycle	In Progress	The amount needed for down payment assistance in the current housing market does not make sense with the limited funding, so the City shifted funds to projects that impact more residents.	Other		
Program 2-8 Mitigation of TRPA Regulations	The City shall continue to advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance TRPA Code Amendments and Area Plans that will reduce the following barriers to housing development. There are three categories for actions that will take place as part of this program, divided by the approval requirements and associated timing: 1) Amendments to the TRPA Code of Ordinances, 2) New Area Plan for areas currently regulated by Plan Area Statements, and 3) New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans. Specifc details of the three catagories can be found in the Housing Element.	6/30/2027	6th Cycle	Continuous	The City continues to participate in TRPA planning processes including the Tahoe Living: Housing and Community Revitalization Working Group, the TRPA Advisory Planning Commission and TRPA Governing Board. The City adopted updates to two area plans in December 2024 and continued working on the Mid-Town Area plan with an anticipated adoption date in June 2026.	Other		

Program 2-9 Public Education	The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.	6/30/2027	6th Cycle	Continuous	The City created informational brochures on the City's Housing programs and resources and a large informational posterboard with educational information. These are provided at the State of the City address, and any other opportunities that Housing staff have a booth. City staff have also presented on housing at local clubs, leadership groups, and more as invited. City staff held two Housing Community Office Hours meetings in 2025 and attended 18 other meetings throughout the community to foster relationships, discuss programs, and hear challenges and solutions from the community.	Meetings	20	Affordable Housing Information and Resources: https://www.cityofslt.gov/381/Housing-Division; https://www.cityofslt.gov/2332/Affordable-Housing-Properties-Other-Deve
Program 2-10 Moveable Tiny Homes	The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.	3/1/2022	6th Cycle	Completed	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing. If these timeframes are not met, the City will continue to pursue program implementation every year during the planning period. Moveable tiny home ordinance adopted 3/1/2022.	Other		Moveable Tiny Home Ordinance: https://www.codepublishing.com/CA/SouthLakeTahoe/html/SouthLakeTahoe06/SouthLakeTahoe0685.html#6.85.060
Program 2-11 Local Funding Source Feasibility Study and Linkage Program	The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce. Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below: 1) Developers build affordable workforce housing units. 2) Developers contribute land for the production of affordable and/or workforce housing. 3) Developers pay an in-lieu fee into the housing fund to help finance the production of affordable and/or workforce housing. 4) The City will consider offering incentives to developers participating in the program.	11/21/2023	6th Cycle	Completed	Consultant began contract in Spring 2022, study was completed in January 2023. Funding study was presented at January 24, 2023 Council meeting to discuss the various funding types to fund housing development, preservation, and programs and provide direction for which funding sources to further study. On November 21, 2023, the Inclusionary Housing Ordinance was implemented.	Other		Funding Feasibility Study: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1748850/SouthLakeTahoe_LocalHousingFundingFeasibilityStudy_01-13-2023.pdf; Inclusionary Housing Ordinance: https://www.codepublishing.com/CA/SouthLakeTahoe/html/SouthLakeTahoe06/SouthLakeTahoe0627.html#6.27
Program 2-12 Inter-Agency Housing Program Coordination	The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include: • Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work. • Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City. • Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units. • Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.	6/30/2027	6th Cycle	In Progress	City staff have been providing support to Related California and John Stewart Company to asisst with the lease up of affordable housing property, Sugar Pine Village. In 2025, City staff assisted with the lease up of 60 new units. In 2025, the City also provided $40,000 grants respectively to Vista Rise Collective and Tahoe Coalition for the Homeless, two local nonprofits providing services to domestic violence survivors and the local homeless population.	Households	60	
Program 2-13 Streamline Affordable Housing	The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.	6/30/2027	6th Cycle	Continuous	Through Housing Element Policy 4-4, the City provides priority permitting for special needs housing for seniors, disabilities, and homeless populations. In 2025, this policy was applied for permitting for the Bear's Den, a 22 unit permanent supportive housing facility for the homeless.	Units	22	
Program 2-14 Tax Credit Allocation Map Process	The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.	3/31/1935	7th Cycle	Not Yet Started	Not yet started.	Other		
Program 2-15 Rental Assistance Program	The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.	6/30/2027	6th Cycle	Continuous	In July 2024, the City launched and implemented the Rental Assistance Program, an interest-free security deposit loan for city residents at 80% AMI or lower. This program also supports application fees as a grant to residents at the same income level. In 2025, the Rental Assistance Program provided interest free security deposits to 39 households consisting of 87 individuals, and 23 rental application fee grants.	Persons	87	Rental Assistance Program: https://www.cityofslt.gov/2379/Rental-Assistance-Program-RAP
Program 3-1 Rehabilitation Loan Program Administration Partnering	The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.	3/31/1935	7th Cycle	Not Yet Started	City staff participated in the 2025 Enterprise California Public Sector Preservation Academy Cohort to build capacity for preservation and rehabilitation of affordable, multifamily dwelling properties. The City continues to look for funding for this type of program.	Meetings	6	
Program 3-2 Multiple-Family Dwelling and Single-Room Occupancy Inspection and Maintenance Program	Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units. The City continues to successfully conduct inspections each year on all housing units that are subject to these program requirements. Units inspected under this program are distributed geographically in all areas of the city.	6/30/2027	6th Cycle	Continuous	These two programs continue with inspections almost daily for proprerties that require more extensive oversight, however the program has been successful at facilitating more properties achieving exceptional certification status. In 2025, City staff conducted 193 site visits to multi-family properties and certified 1,337 units as exceptional.	Units	1337	

Program 3-3 Mobile Home Parks Ordinances	The City shall modify the mobile home parks ordinances to: - Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). - Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.	3/31/1935	7th Cycle	Not Yet Started	Not started yet.	Other		
Program 3-4 Preservation and Acquisition of At-Risk Properties	The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services. The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the actions identified in the Housing Element. If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. See Housing Element for full details.	3/31/2026	6th Cycle	In Progress	City staff have provided close to $1,700,000 in CDBG funding to the Tahoe Coalition for the Homeless to do rehabilitation on one of the three Project Homekey properties they acquired. This process is still underway for the 22 units.The City also awarded Tahoe Coalition for the Homeless an additional $120,000 in Prohousing Incentive Program funds for rehabilitation of all three Homekey properties.	Other		
Program 3-5 Preservation of Housing Conditions	Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades, and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes particularly in lower resource areas of the city.	6/30/2027	6th Cycle	Continuous	The City continues enforcement of code and zoning requirements through building permits, planning permits, response to code violations, multi-family inspection program and single-room occupancy programs. The City also operates a Housing Hotline (English and Spanish) to receive complaints about substandard housing conditions and conduct follow up investigation and compliance. In 2025, the Housing Hotline received 38 substandard housing complaints resulting in 19 enforcement actions.	Households	38	
Program 3-6 Replacement of Lost Units from Residential Demolitions	In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: - Non-vacant sites - Vacant sites with previous residential uses that have been vacated or demolished	6/30/2027	6th Cycle	Continuous	In 2025, there were 9 tear down and rebuilds of residences and one residential unit lost that was a nonconforming duplex converted to a single family dwelling.	Units	9	
Program 3-7 Monitoring Impacts of Vacation Home Rentals on Long-Term Rental Supply	South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.	6/30/2027	6th Cycle	Continuous	On March 13, 2025, Measure T was overturned. A new VHR ordinance, Ordinance 2025-1200, was passed by City Council on June 17, 2025.	Other	1	Vacation Home Rental Ordinance 2025-1200: https://www.cityofslt.gov/DocumentCenter/View/23379/Ordinance-2025-1200-VHR-Amendments---signed?bidId=
Program 3-8 Multi-Family Acquisition and Rehabilitation Program	The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods. The City will also target acquisitions to increase housing options for lower-income households and reduce overcrowding in existing housing units.	6/30/2027	6th Cycle	Not Yet Started	City staff participated in the 2025 Enterprise California Public Sector Preservation Academy Cohort to build capacity for preservation and rehabilitation of affordable, multifamily dwelling properties.	Meetings	6	
Program 3-9 Landlord/Tenant Matching Program	Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low and moderate income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation. The City will conduct specific outreach and marketing to owners of existing large housing units to participate in the rental incentive program in order to expand housing opportunities for larger renter households. The City will seek acquisition of housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.	6/30/2027	6th Cycle	Continuous	During 2025, the City phased out their partnership with Landing Locals (rebranded as Placemates) to administer the Lease to Locals program within the City's Housing Division, renamed as the Long-Term Rental Incentive Program. This program offers grants to qualifying South Lake Tahoe property owners when they rent their homes long-term to local residents. The goal of the program is to provide an incentive for second homeowners to lease long-term rather than rent short-term or leave homes vacant and increase rental housing stock. The program was expanded in Summer 2022, in Fall 2023, in Fall 2024, in early 2025, and brought in-house in Fall 2025. In 2025, 22 people were housed through this program, and a total 149 people housed across all years combined.	Persons	22	Long Term Rental Incentive Program: https://www.cityofslt.gov/2523/Long-Term-Rental-Incentive-Program-LTR
Program 3-10 Mobile Home Park Preservation	The City shall promote the longevity and quality of life at existing and new mobile home parks by: - Codifying regulations for mobile home park conversions. - Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for workforce housing. - Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment. - Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation. - Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations. - Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.	3/31/1935	7th Cycle	Not Yet Started	Not started yet.	Other		

Program 4-1 Reasonable Accommodation and Land Coverage	The City shall complete the process of reviewing and amending its Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.	11/30/2023	6th Cycle	Continuous	The City has provided correspondence to TRPA outlining City Housing Element priorities for regional regulatory amendments. TRPA amended their coverage standards for Facilities for Public Safety and Access of the Disabled. Receiving parcels with legally existing development and insufficient available or banked coverage may transfer in land coverage for the addition of facilities for access of disabled persons for compliance with the ADA and other public safety requirements. The City also grants exemptions for carport structures for persons with disabilities.	Other		Carport Exemption- Section 6.85.030.A.2.j: https://ecode360.com/47757677#47757690
Program 4-2 Employee Housing Act Compliance	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.	12/18/2024	6th Cycle	Completed	The City adopted these amendments through updates to of the two exisitng Area Plans and is currently adopting a new Area Plan.	Other		Tahoe Valley Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22231/TahoeValleyAreaPlan_Amended2024?bidId= Tourist Core Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22982/TCAP_AmendedDec2024?bidId=
Program 4-2 Employee Housing Act Compliance	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.	12/10/2024	6th Cycle	Completed	City Council passed Ordinance 2024-1191 directing employers to post signage in employee housing notifying tenants to contact the City for substandard housing issues which are then reported to HCD.	Other		Ordinance 2024-1191: https://portal.laserfiche.com/Portal/DocView.aspx?id=64471&repo=r-fc957f45
Program 4-3 Special-Needs Housing	Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community. The City shall continue to hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.	3/31/2026	6th Cycle	In Progress	The City continues to work with Tahoe Coalition for the Homeless on the rehabilitation of the Bear's Den motel, a Project Homekey property. The City provided $490,000 in CDBG to assist with rehabilitation costs for 22 units of permanent supportive housing. The City was awarded an additional $1,200,000 in CDBG funds for this project. In addition, a City staff member was elected to the CoC Board to further understanding and opportunities to ensure housing needs are met for special-needs populations.	Units		
Program 4-4 Childcare and Intergenerational Facilities	Consider establishing a program to address the following housing needs in the city: - Affordable housing developments that include on-site childcare. - Promoting intergenerational facilities After studying these options, determine whether a program will be established and establish and publicize program if initiated.	3/31/1935	7th Cycle	Not Yet Started	Sugar Pine Village was permitted to include a community building that provides affordable childcare pending funding.	Other		
Program 4-5 Definition of Family	Update the definition of "family" in the City's zoning regulations to be compliant with State law.	12/18/2024	6th Cycle	Completed	The City adopted these amendments through updates to the two exisitng Area Plans and is currently adopting a new Area Plan.	Other		Tahoe Valley Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22231/TahoeValleyAreaPlan_Amended2024?bidId= Tourist Core Area Plan: https://www.cityofslt.gov/DocumentCenter/View/22982/TCAP_AmendedDec2024?bidId=
Program 5-1 Fair Housing	To comply with AB 686, the City will implement serveral actions (see Housing Element for full program details), such as: - Implement the previously identified programs to affirmatively further fair housing - Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. - As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. - Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. - Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. - Determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. - Send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. - Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores. - Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk.	6/30/2027	6th Cycle	Continuous	The Housing Hotline received 935 calls in 2025. Housing staff responded to 38 filed substandard housing complaints and refered civil issues to Legal Services of Northern California. City staff has also met with various stakeholder groups, including Lake Tahoe Collaborative with close to 25 local nonprofits and public entities to hear more about resident needs and provide updates on City housing programs. Two city housing staff provide bilingual services (Spanish/English) to support current housing programs and are working on providing documents in multiple languages. The City Attorney's office sent a letter to a property owner regarding Fair Housing violations for illegal eviction for retailation against a tenant.	Other	935	Housing Issue Hotline: https://www.cityofslt.gov/574/Housing-Issue-Hotline, Fair Housing Rights: https://www.cityofslt.gov/1056/Community-Resources

Program 5-2 Transit Accessibility	Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions and will assist in identifying at least two funding sources annually that could be used fund expansions.	6/30/2027	6th Cycle	Continuous	The City has continuously met with the Tahoe Transportation District and the South Shore Transportation Management Association to discuss transit service needs in the City. The City also conducted an analysis of the existing transit services and has implemented an on demand microtransit service, Lake Link, to further meet needs.	Meetings	19	Lake Link: https://ss-tma.org/lake-link/
Program 6-1 Green Building Incentive Program	The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.	6/30/2027	6th Cycle	Continuous	This program is currently active; however, the City has not received much interest in the program. The program will be updated with the area plan amendments that the City is currently pursuing.	Other		
Program 6-2 Energy Regulations	The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential “Reach” codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.	6/30/2027	6th Cycle	Continuous	City housing staff is working with the City Sustainability Coordinator to complete a solar project associated with Affordable Housing and Sustainable Communities grant.	Other		
Program 6-3 Energy Conservation Assistance for Low-Income Households	The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.	3/31/1935	7th Cycle	Not Yet Started	Not started yet.	Other		
Program 6-4 Energy Conservation	The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.	6/30/2027	6th Cycle	Continuous	The City has updated it's Housing website to include programs offered by Liberty Utilities including California Rates for Alternative Energy, Medical Baseline Allowance, Energy Savings Assistance, Low Income Energy Assistance, and Home Energy Assistance Programs.	Other	1	https://www.cityofslt.gov/1056/Community-Resources
Program 7-1 Maintaining Neighborhood Character	The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.	6/30/2027	6th Cycle	In Progress	The City is working on new construction projects, ADU development (6 meetings) and the Long-Term Rental Incentive Program in order to integrate affordable and workforce housing into existing neighborhoods. The City also continues to participate in the TRPA Tahoe Living Working Group (4 meetings in 2025) and actively provides input on recommended Code amendments to integrate affordable housing and workforce housing in existing neighborhoods.	Other	10	

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	06/30/2022 - 06/30/2027

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						
291-700-010-000	3900 LAKE TAHOE BLVD	3900 & 3908 MULTI-FAMILY AFFORDABLE HOUSING PROJECT	24-173	25	NDC LAKE TAHOE LP (DEADLINE FOR BUYER TO CLOSE ESCROW 1/18/2027)	AFFORDABLE HOUSING / MIXED-USE
029-170-002-000	3908 LAKE TAHOE BLVD	3900 & 3908 MULTI-FAMILY AFFORDABLE HOUSING PROJECT	24-173	25	NDC LAKE TAHOE LP (DEADLINE FOR BUYER TO CLOSE ESCROW 1/18/2027)	AFFORDABLE HOUSING / MIXED-USE

Jurisdiction	South Lake Tahoe	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field
Reporting Period	2025 (Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
025-061-039-000	SEGMENT OF MARTIN AVE AND A SMALL SLIVER SOUTH OF MARIE AVE BRIDGE UPSTREAM ALONG TROUT CREEK	Vacant		Exempt Surplus Land	1.26	EXCHANGE FOR STATE AGENCY CONSERVATION USE
025-061-037-000	MARTIN AVE - 1ST "PARCEL" UPSTREAM OF ROADWAY	Vacant		Exempt Surplus Land	21.53	EXCHANGE FOR STATE AGENCY CONSERVATION USE
025-081-013-000	MID-SECTION WITH CONFLUENCE OF TROUT AND COLD CREEK	Vacant		Exempt Surplus Land	57.07	EXCHANGE FOR STATE AGENCY CONSERVATION USE
080-010-013-000	OUTSIDE CITY LIMITS & BORDERS PIONEER TRL	Vacant		Exempt Surplus Land	20.82	EXCHANGE FOR STATE AGENCY CONSERVATION USE
025-091-012-000	COLD CREEK SECTION WITH LAKE CHRISTOPHER	Vacant		Exempt Surplus Land	22.27	EXCHANGE FOR STATE AGENCY CONSERVATION USE
080-020-008-000	COLD CREEK SECTION ABOVE PIONEER TRL	Vacant		Exempt Surplus Land	54.836	EXCHANGE FOR STATE AGENCY CONSERVATION USE
023-685-001-000	2180 WASHINGTON AVE	Vacant		Surplus Land	0.22	
031-030-020-000	948 LINK RD	Vacant		Exempt Surplus Land	1.22	EXCHANGE FOR STATE AGENCY CONSERVATION USE
031-030-039-000	LINK RD	Vacant		Exempt Surplus Land	2.23	EXCHANGE FOR STATE AGENCY CONSERVATION USE
031-030-024-000	LINK RD	Vacant		Exempt Surplus Land	0.08	LESS THAN 5,000 SF
029-170-001-000	3900 LAKE TAHOE BLVD	Vacant		Exempt Surplus Land	0.34	PLANNING ENTITLEMENTS APPROVED ON 5/13/2025 (#24-173)
029-170-002-000	3908 LAKE TAHOE BLVD	Vacant		Exempt Surplus Land	0.82	PLANNING ENTITLEMENTS APPROVED ON 5/13/2025 (#24-173)
032-311-008-000	1180 JULIE LN	Vacant		Exempt Surplus Land	0.59	EXCHANGE FOR OTHER PUBLIC AGENCY USE
032-314-012-000	1160 INDUSTRIAL AVENUE	Vacant		Exempt Surplus Land	1.57	EXCHANGE FOR OTHER PUBLIC AGENCY USE

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2022 - 06/30/2027

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.cityofslt.gov/2469/Local-Tenant-Preference-Policy
Notes	Adopted January 28, 2025 per Resolution 2025-006

Jurisdiction	South Lake Tahoe	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							
026-243-015	947 GOLD TIP AVE	5/12/2025	Local	1900 to Present	Architecture, Community	0.25	LOCATED IN AL TAHOE-HARRISON TRACT HISTORICAL DISTRICT (TRPA-DESIGNATED HISTORIC RESOURCE)

Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	72
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		14
Total Units		**86**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	18
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	12
	Non-Deed Restricted	0
Very Low	Deed Restricted	30
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		37
Total Units		**98**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	9
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	5
	Non-Deed Restricted	0
Very Low	Deed Restricted	16
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		22
Total Units		**52**

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	South Lake Tahoe	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	06/30/2022 - 06/30/2027

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	18
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	41
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		38
Total Units		**98**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	1
Single-family Detached	0	16	25
2 to 4 units per structure	0	2	3
5+ units per structure	86	70	60
Accessory Dwelling Unit	0	10	5
Mobile/Manufactured Home	0	0	0
Total	**86**	**98**	**94**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	36	95
Not Indicated as Infill	3	3

Housing Applications Summary	
Total Housing Applications Submitted	51
Number of Proposed Units in All Applications Received:	195
Total Housing Units Approved:	24
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approvec	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	44	44
Discretionary	7	151

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	44
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

City Council
May 5, 2026

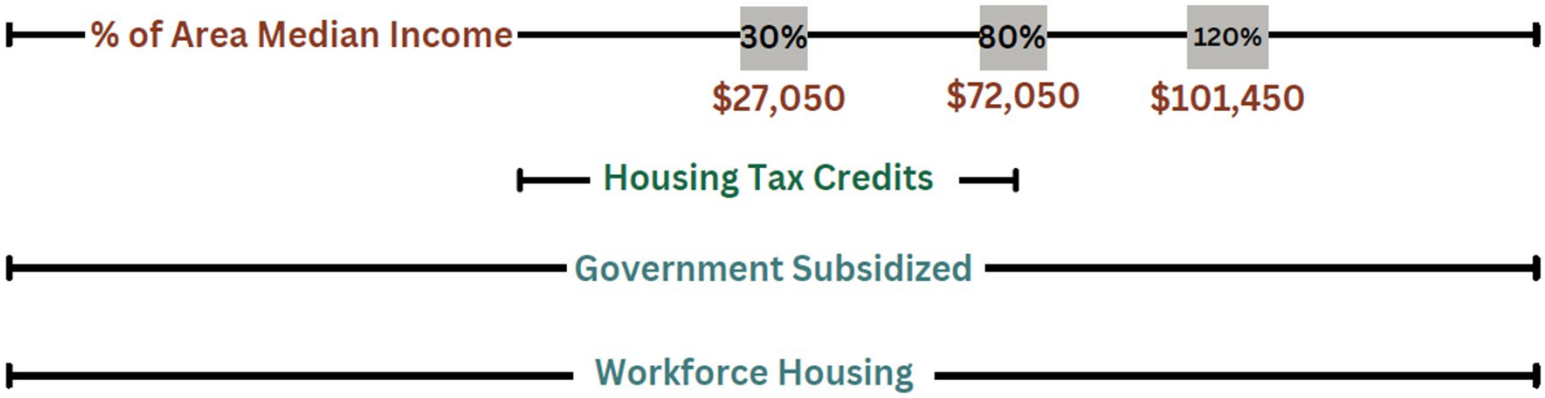
Housing Terminology, Housing Element Annual Progress Report, and Update

CITY OF
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The Housing Spectrum

CITY OF SOUTH LAKE TAHOE





Workforce Housing

- Any type of housing that is affordable for the working class that is near their jobs & other essential services
- Not defined in Federal or State Statute
- Reduces commute times & traffic congestion



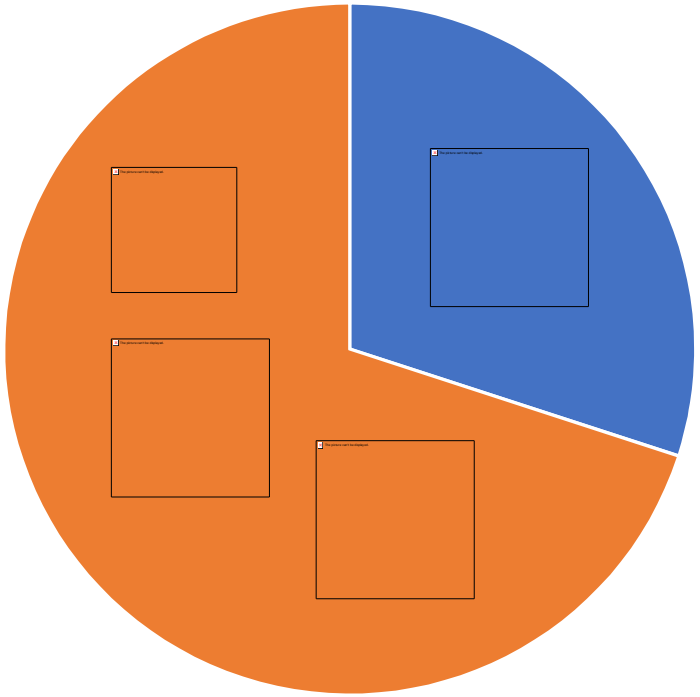
Affordable Housing

Affordable Housing – US Dept of HUD

- Defined in Federal Law as housing in which a household spends no more than 30% of its gross monthly income for: rent & utilities or mortgage-loan principal & interest, property taxes, insurance, utilities, & homeowner association dues (if any

Deed-Restricted Affordable Housing

- Defined in Federal Law as housing price-restricted residential tied to a unit or property (project based or tenant based)
- Project based subsidies are provided to finance development, ongoing property maintenance in exchange for affordability restrictions.
- Tied to 80% and below of Area Median Income



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Affordable Housing Income Limits

Most federal & state housing assistance programs set maximum incomes for eligibility to live in assisted housing. The US Department of Housing and Urban Development (HUD) published their 2025 income limits applicable to low-income housing projects funded with Low Income Housing Tax Credits (LIHTC) and projects financed with tax-exempt bonds. *Source: CTCAC 2025*

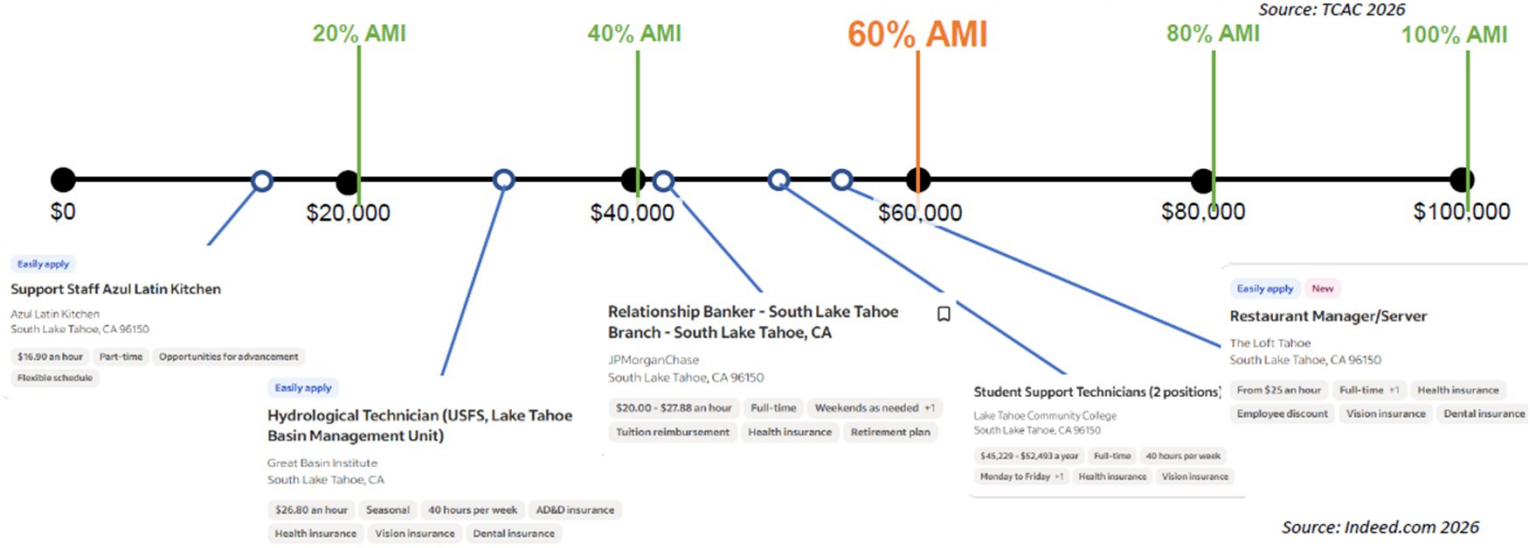
Affordable housing cost for lower-income households is defined in State law as not more than 30% of gross household income (Health and Safety Code Section 50052.5). Therefore, individual rents pay vary based on their income. *Source: HCD, 2022*

***The highlighted 60% AMI below represents the eligibility for Phase 1A of Sugar Pine Village. Subsequent phases will go up to 80% AMI.*

****The visual below represents single income for a family of four.*

Number of Persons in Household		1	2	3	4	5
El Dorado County Area Median Income: $107,200	30% - Acutely Low	$27,030	$30,870	$34,740	**$38,580**	$41,670
	40% - Extremely Low	$36,040	$41,160	$46,320	**$51,440**	$55,560
	60% - Very Low Income	$54,060	$61,740	$69,480	**$69,480**	$83,340
	80% - Low Income	$72,080	$82,320	$92,640	**$102,880**	$111,120

Source: TCAC 2026



Source: Indeed.com 2026

Permanent Supportive Housing



Affordable housing with wrap-around services -- Typically at 30% and below AMI



Services are offered on site for intensive case management and voluntary, life improving services like healthcare, mental health care, substance use counseling, job training and employment support, and child welfare.



Supportive housing is typically for people who face complex barriers to housing including unemployment, mental illness, substance use disorder, history of incarceration, long-term homelessness, and other challenges

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Middle/Moderate Income Housing

Middle/Moderate Income

$72,080 - $108,120
80% - 120% AMI
1 person HH

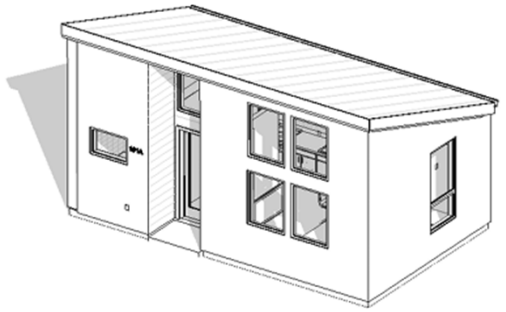
$102,880 - $154,320
80% - 120% AMI
4 person HH

- Housing that is naturally more affordable because of its density such as duplexes, fourplexes, live/workspaces, ADUs, etc.
- Incomes too high to qualify for subsidized rental housing that is restricted to 80% and below AMI but still with incomes too low to afford market- rate housing without exceed 30% of their incomes
- In comparison to low-income households, this group tends to have lower rates of housing problems such as rental cost burden but may experience difficulties that meets their housing preferences such as location (which may result in commuting, size or tenure (owning vs. renting)

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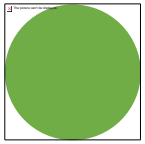
Affordable by Design Housing

- Smaller Unit Sizes – reduce overall construction costs & lower energy bills for residents
- Simple Construction & Materials: Standard wood-frame construction and avoiding excessive ornamentation or finishes
- Part of middle/moderate income housing strategy
- Can be developed as part of planning & building regulation changes, including parking

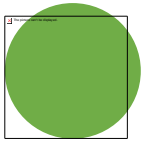


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TRPA: Achievable Housing



Available from TRPA and free of charge from Bonus Unit pool if deed-restricted



Achievable Housing requires at least one of the following criteria to be met:

- Have a household income not in excess of 120% AMI
- At least one occupant of the household works at least 30 hours per week or full0time equivalency for an employers with a business license or tax address within the Tahoe Region or Tahoe-Truckee Unified School District; or
- Resident is a retired person who has lived in a deed-restricted unit in the Tahoe Basin for more than 7 years

CITY OF SOUTH LAKE TAHOE

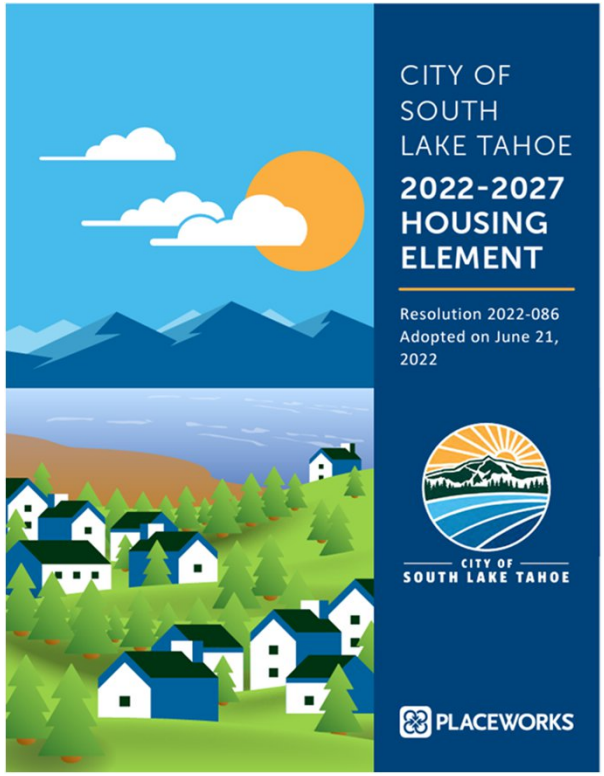
Employee Housing

- Annual permit from CA HCD for owners/master lease of properties with 5 or more employees where the accommodations are maintained in connection with any place of work, whether or not rent is charged
- City passed an ordinance (2024) to upload housing complaints to HCD portal and require operators to post Employee Housing: Safe and Sanitary in English and Spanish that also includes a number and mailing address to report unsafe conditions, including the Housing Hotline
- Currently 5 active permits in the City of South Lake Tahoe in 2026

Employer	# of Units	# of Employees
Aramark	17	33
Edgewood	18	19
Heavenly/ Kirkwood	43	147

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Housing Element Implementation



- One of eight mandated General Plan elements
- A roadmap for how each jurisdiction will meet the housing needs through goals, policies, and implementation programs
- Certification by CA Department of Housing & Community Development (HCD) required for the City to receive funding for housing programs & projects as well as various transportation programs

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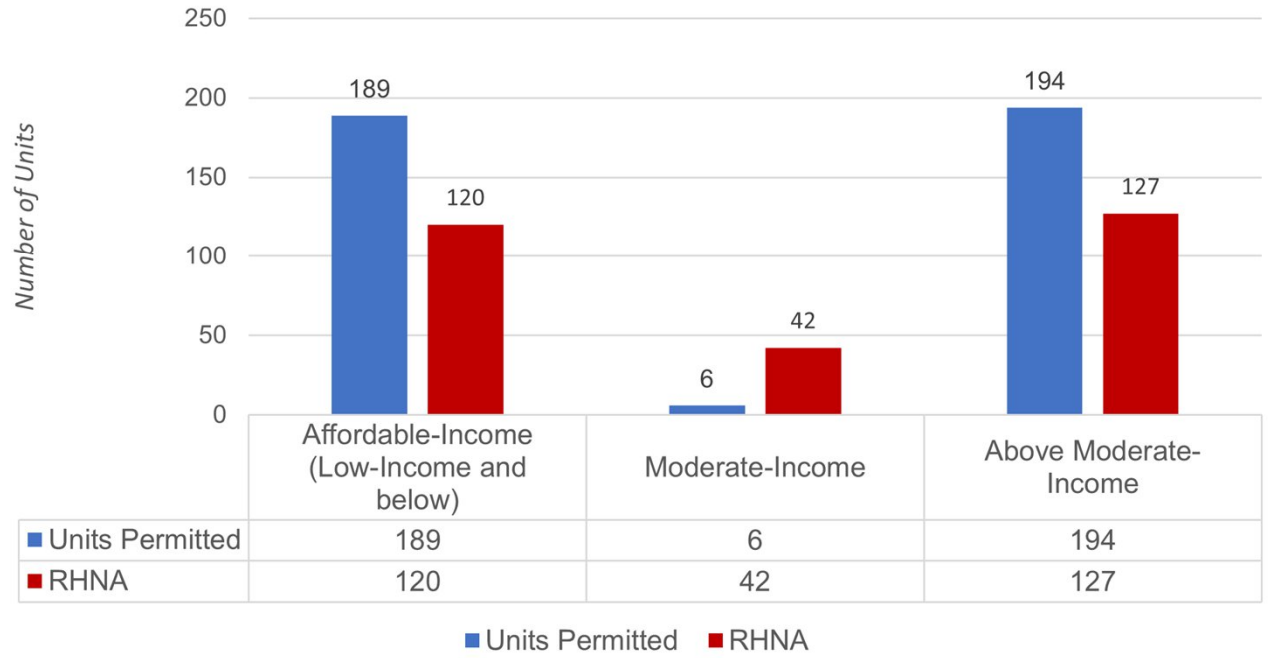
Regional Housing Needs Assessment (RHNA) Allocation

Income Level	Income Level (Percentage of Median Income)	RHNA	RHNA + 15% Buffer	Sites Unit Capacity	Surplus
Very Low	50% or less	70	82	337	197
Low	51% to 80%	50	58		
Moderate	81% to 120%	42	49	165	116
Above Moderate	More than 120%	127	147	215	68
Total		289	336	717	381

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RHNA Allocation

Figure 3
Residential Units Permitted vs. RHNA Target
2022-2027



	Affordable-Income (Low-Income and below)	Moderate-Income	Above Moderate-Income
Units Permitted	189	6	194
RHNA	120	42	127

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Building Activity Report Summary

	Applications Received	Entitlements Approved	Building Permits Issued	Completed Projects*
Single Family	29	-	16	26
Multi Family	149	86	72	63
ADU	17	-	10	5
Total	195	86	98	94

*Received Certificate of Occupancy or Passed Final Inspection

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Housing Element Contents

Objective 1
To increase housing opportunities for South Lake Tahoe residents of all economic levels

Objective 2
To encourage construction & maintenance of affordable and workforce housing in South Lake Tahoe

Objective 3
To preserve & enhance the existing supply of housing

Objective 4
To provide for a variety of housing types, sizes, price ranges, & densities compatible with the existing character & integrity of residential neighborhoods.

Objective 5
To provide a range of housing services for households with special needs within South Lake Tahoe

Objective 6
To provide decent housing & quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level

Objective 7
To ensure energy efficiency & appropriate weatherization for all new & existing housing

Objective 8
To ensure that Housing Element programs are implemented on a timely basis & progress of each program is monitored & evaluated annually

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Goal HE-1: To increase housing opportunities for South Lake Tahoe residents of all economic levels.

Long-Term Rental Incentive Program (LTR)







- Rental Assistance Program
  - 39 households (87 individuals)
- Long Term Rental Incentive Program
  - 22 individuals
- Host & Attend Community Meetings
  - 20 Meetings

CITY OF SOUTH LAKE TAHOE

Goal HE-2: To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.





Source: www.ltcc.edu



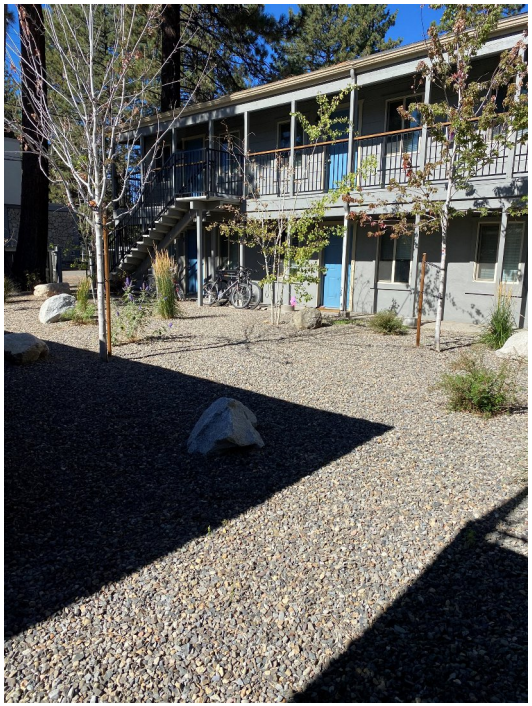
Source: Google Maps



CITY OF SOUTH LAKE TAHOE

Goal HE-3: To preserve and enhance the existing supply of housing.





- Multifamily/SRO Housing Inspection Program
  - 193 site visits
  - 1,337 certified exceptional units
- Housing Hotline
  - 935 calls
  - 38 substandard housing complaints

CITY OF SOUTH LAKE TAHOE

Goal HE-4: To provide a range of housing services for households with special needs within South Lake Tahoe.



Source: www.tahoedailytribune.com

Goal HE-5: To provide decent housing & quality living environments for all South Lake Tahoe residents regardless of age, race, religion, sex, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

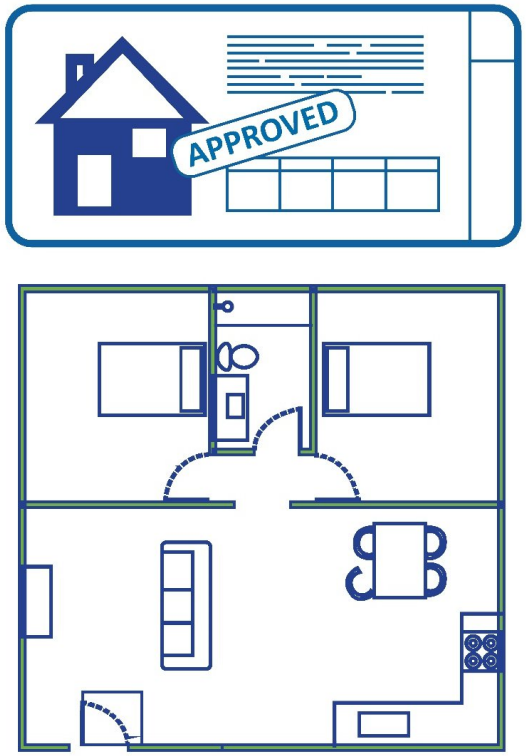


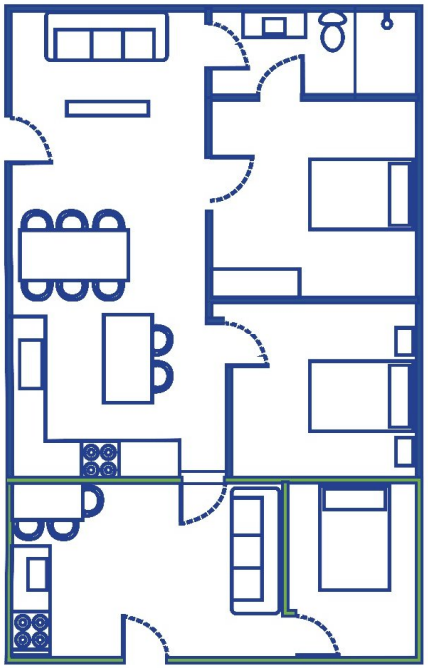
Source: www.relatedcalifornia.com



CITY OF SOUTH LAKE TAHOE

Goal HE-7: To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.





- Continued development of Preapproved ADU plans
  - 4 design types
- Residential Unit of Uses At No Cost
  - 12 RUUs
    - 11 ADUs
    - 1 MFD Unit

CITY OF SOUTH LAKE TAHOE

2027 – 2035 Draft Housing Element Update

Task	Outreach Opportunity	Timeline
	2026	
Targeted Stakeholder Outreach	Stakeholder Input	February - April
Community Workshop	Attend public meeting – provide input	March 25, 2026
Housing Office Hours	Attend informal hours to ask questions, provide comments with Housing staff.	April
Public Review Draft (30-day Review)	Review Draft Housing Element – provide comments	April – May
Planning Commission and City Council Hearings (Present the Public Review Draft)	Attend meetings and provide comments	August - September
Submit Draft to HCD (90-Day Review)	Review Draft and provide comments	Fall
Submit Draft to HCD (2nd review, 60-days)	Review Revised Draft and provide comments	Fall/Winter
	2027	
Planning Commission and City Council Adoption Hearings	Attend meetings and provide comments	January - February
Submit Final Adopted Housing Element to HCD – Review and Certification (60 Days)		February-March

QUESTIONS?

CITY OF
SOUTH LAKE TAHOE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon St.
Sacramento, CA 95811
www.hcd.ca.gov

August 7, 2025

Zachary Thomas, Development Services Director ***CORRECTED***
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Dear Zachary Thomas:

RE: 7th Cycle Regional Housing Need Allocation (RHNA) and Housing Element Update

This letter provides the City of South Lake Tahoe with its final RHNA. Pursuant to State Housing Element Law (Government Code section 65584.06), the California Department of Housing and Community Development (HCD) is required to provide the allocation to cities without a council of governments.

RHNA	Total	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Housing Unit Need	291	14	22	27	42	53	133
Percentage	100%	4.7%	7.5%	9.3%	14.6%	18.4%	45.5%

South Lake Tahoe is not in the Sacramento Area Council of Governments (SACOG) planning area but is included in the California Department of Finance's population and household projections for El Dorado County. As a result, the households projected by Tahoe Regional Planning Authority (TRPA) for the 7th RHNA cycle (291 units) will not be included in the 7th cycle Regional Housing Needs Determination for the SACOG region.

HCD is also providing a reminder that Government Code Section 65588(e)(3)(A) requires the City of South Lake Tahoe's Housing Element to be updated and adopted by January 31, 2027.

The RHNA represents the *minimum* amount of residential development capacity, by income category, that a jurisdiction must plan for and address in its Housing Element. The Housing Element must accommodate the RHNA through zoning and appropriate development strategies. RHNA cannot be used in local general plans as a maximum amount or cap of residential development to plan for or approve. South Lake Tahoe is responsible for updating their housing element for the *planning* period beginning January 31, 2027 and ending January 31, 2035, to accommodate South Lake Tahoe's new housing needs for each income category. In updating the jurisdiction's Housing

Element, 7th cycle RHNA credit may only be taken for units approved (entitled or permitted) or built since December 31, 2026, the start date of the RHNA projection period.

Additional housing element and RHNA information is available on HCD's webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks.

Please contact Thomas Nguyen, Senior Data Specialist, at thomas.nguyen@hcd.ca.gov, if you have questions about the attached RHNA.

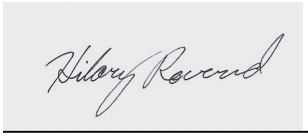
Sincerely,

Marisa Prasse
Fair Housing Section Chief

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #: 18

Agenda Item: Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance

Executive Summary: June 2, 2026 ballot Measure G would extend a special parcel tax, which funds maintenance of recreation facilities, for an additional 30 years, beginning July 1, 2030, and allow it to be increased by 2 percent annually. The City Council will consider a resolution in support of Measure G.

Requested Action / Suggested Motions: Pass a Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance.

Responsible Staff Member: Hilary Roverud, Interim City Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Finance Director Heather Stroud, City Attorney

Attachments:

01-Staff Report - Resolution Supporting Measure G
02-Resolution - Supporting Measure G

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance

Location: Citywide

Responsible Staff Member: Hilary Roverud, Interim City Manager

Background: On July 11, 2000, the South Lake Tahoe Recreation Facilities Joint Powers Authority (JPA), was created, and consists of the City of South Lake Tahoe, El Dorado County, and Tahoe Paradise Resort Improvement District. In 2000, the voters passed a special parcel tax known as Measure S for Community Facilities District No. 2000-1 of the JPA, with the purpose of providing a funding source for recreation facilities and maintenance thereof within the boundaries of the JPA, including within city limits. Measure S had a term of 30 years and expires in 2030.

Under Measure S, owners of residential parcels currently pay $18 per year. Measure S currently brings in approximately $650,000 per year to fund recreation facility maintenance within the boundaries of the JPA. There is currently no identified alternative funding source for recreation facility maintenance.

The JPA Board passed Resolution No. 2025-01 to place a measure on the ballot for June 2, 2026, which has been labeled as Measure G. Measure G would extend the special tax for an additional 30 years, beginning July 1, 2030, and allow it to be increased by 2 percent annually.

At the meeting on March 24, 2026, City Council passed a motion authorizing and directing the Mayor to execute the Third Amendment to the Joint Powers Agreement creating the South Lake Tahoe Recreation Facilities Joint Powers Authority with El Dorado County and Tahoe Paradise Recreation Park District, to execute the Third Amendment to the Joint Community Facilities Agreement, and to bring back a future agenda item to support Measure G.

Issue and Discussion: The ballot question for Measure G is worded as follows:

> "Shall Community Facilities District No. 2000-1 of the South Lake Tahoe Recreation Facilities Joint Powers Authority be authorized to continue financing maintenance, improvements, and services to bicycle trails, community athletic fields, and Tahoe Paradise Park, with the Bicycle Advisory Committee guiding bicycle trail spending, by continuing to levy special taxes for 30 additional years, beginning July 1, 2030, such special tax rate calculated by property use, generating approximately $645,000 per year, increased by 2% annually, all as provided in South Lake Tahoe Recreation Facilities Joint Powers Authority Resolution No. 2025-01?"

Attached to this item is a draft resolution supporting Measure G, as directed by City Council.

Financial Implications: Measure G is projected to generate approximately $645,000 per year beginning in 2030. A portion of these funds will come to the City to cover costs to maintain certain recreation facilities such as bike trails and the community playfields.

If the voters approve Measure G, the City would be provided funding as follows:

- Increase the annual contribution for maintenance of the Community Playfields at Lake Tahoe Community College (LTCC) from $50,000 to $90,000.
- Broadens bike trails eligible for JPA maintenance funds within the City and County to existing and new Class 1 or shared-use bicycle trails.
- Increase annual bicycle trail maintenance payments to the City and County from $5,000/mile to $10,000/mile for all eligible trails.
- Allows for all remaining special tax funds not needed to administer the JPA or to make the prescribed payments noted above, to be awarded to the City and County by the JPA, after consultation with the Bicycle Advisory Committee, for the maintenance and improvement of the bicycle trail network located in the Community Facilities District that is owned and operated by the City or County, respectively, and for other bicycle related facilities, services and/or programs within the Community Facilities District.

Environmental Considerations: This resolution is not a project requiring environmental review under the California Environmental Quality Act (“CEQA”) under CEQA Guidelines section 15378(b)(4) (creation of government funding mechanisms or other government fiscal activities which do not involve commitment to any commitment to any specific project which may result in a potentially significant impact on the environment).

Policy Implications: Continued funding for trails and recreation facilities within the City is consistent with Strategic Plan priorities to provide “Recreation and Equitable Access for All.”

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 5, 2026

Resolution in Support of Measure G to Renew Funding for Recreation Facilities Maintenance

BACKGROUND

A. On July 11, 2000, the South Lake Tahoe Recreation Facilities Joint Powers Authority (JPA), was created, and consists of the City of South Lake Tahoe, El Dorado County, and Tahoe Paradise Resort Improvement District.

B. In 2000, the voters passed a special parcel tax known as Measure S for Community Facilities District No. 2000-1 of the JPA, with the purpose of providing a funding source for recreation facilities and maintenance thereof within the boundaries of the JPA, including within city limits. Measure S had a term of 30 years and expires in 2030.

C. Under Measure S, owners of residential parcels currently pay $18 per year. Measure S currently brings in approximately $650,000 per year to fund recreation facility maintenance within the boundaries of the JPA. There is currently no identified alternative funding source for recreation facility maintenance.

D. The JPA Board passed Resolution No. 2025-01 to place a measure on the ballot for June 2, 2026, which has been labeled as Measure G. Measure G would extend the special tax for an additional 30 years, beginning July 1, 2030, and allow it to be increased by 2 percent annually:

   "Shall Community Facilities District No. 2000-1 of the South Lake Tahoe Recreation Facilities Joint Powers Authority be authorized to continue financing maintenance, improvements, and services to bicycle trails, community athletic fields, and Tahoe Paradise Park, with the Bicycle Advisory Committee guiding bicycle trail spending, by continuing to levy special taxes for 30 additional years, beginning July 1, 2030, such special tax rate calculated by property use, generating approximately $645,000 per year, increased by 2% annually, all as provided in South Lake Tahoe Recreation Facilities Joint Powers Authority Resolution No. 2025-01?"

E. The City Council of South Lake Tahoe wishes to express its support for Measure G.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

Adopts an official position in support of Measure G on the June 2, 2026 ballot.

Adopted by the City of South Lake Tahoe City Council on May 5, 2026 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____

Cody Bass, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager

Meeting Date: May 5, 2026
Agenda Item #:19

Agenda Item: Status of Efforts to Provide Electrical Service for Ski Run Farmer's Market

Executive Summary: A status report on the efforts to provide electrical service at the Ski Run Farmer's Market.

Requested Action / Suggested Motions: 1) Pass a Motion providing direction on advancing the design of this project; or, 2) Take no action.

Responsible Staff Member: Mohammad Qureshi, Director of Public Works, and Branden Gardella, Project Manager

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01-Staff Report - Electrical Service for Ski Run Farmers Market.docx
02-Status of Ski Run Electrical.pptx

City of South Lake Tahoe
Report to City Council

Meeting Date: May 5, 2026

Title: Status of Efforts to Provide Electrical Service for Ski Run Farmer's Market

Location: Ski Run Boulevard, South Lake Tahoe, CA

Responsible Staff Member: Mohammad Qureshi, Director of Public Works, and Branden Gardella, Project Manager

Background: At the March 10, 2026 meeting, Councilmember Robbins requested (Roberts seconded) a status report on the efforts to provide electric power for the Ski Run Farmers Market prior to the start of the market's season.

Issue and Discussion:

The Department of Public Works has been exploring the provision of electrical based on the request of a council member. Much of this work was done under the direction of the previous Director of Public Works.

Preliminary discussions were held with Liberty Utilities. However, design services have not yet been requested. Once a location for a service cabinet with a meter is identified, Liberty Utilities will design a connection from their system to the service cabinet. This usually involves connecting to an underground vault or a transformer on an overhead pole. This may also require Liberty to install a new transformer at the City's expense. The City would also be responsible for the infrastructure needed to connect to Liberty's source of power. This includes conduit and the service cabinet where the meter will be located.

Discussions have been held with the Friends of Ski Run about the needs for vendors. Based on these discussions, there does not appear to be significant interest on the part of vendors in using electric power for their operations. Specifically, food truck vendors are reluctant to change their operations for one of their multiple locations. It should be noted that vendors would need to procure power cords and surge protectors compatible with any system the City might provide. This additional equipment could cost each vendor between $500-$,1000.

Staff have developed multiple concepts for where service could be established. However, all concepts have significant challenges to solve before a complete system design is available. First and foremost, a distribution system needs to be provided. However, that involves underground conduit to connect a potential service cabinet with connection points. Because there is a fire lane and multi-use path that need to be kept free of obstructions, connection points would have to be placed between existing sidewalks and paths and curb/edge of pavement. There is limited space available and protecting these connection points during winter will be very challenging since it is where snow will be plowed and stored.

Additionally, a system for collecting reimbursement of electrical usage costs will need to be developed. By constructing this system, the City will become the party responsible for paying for the electricity bill. A mechanism to recoup that cost will be needed. Most likely that will need to become part of the agreement that allows use of Ski Run Blvd. for the Farmer's Market. Then the operator will need to pass that cost along to the vendors presumably.

A plan for maintaining the system will need to be developed. The City does not have an electrician on staff. Currently, we utilize contractors under the CUPCAA procurement policy for electrical work on an as needed basis. The City is considering requesting proposals for maintenance of lighting both existing lighting systems and new lights that will become City responsibility when the US 50 lighting project is completed later this year.

Financial Implications:

The preliminary budget for a complete system, including design plans and specifications, is between $200,000 and $400,000. Initially a design package that could be used to request bids for construction will be needed and is expected to cost between $50,000 and $100,000. A CIP account (301-60083) was established with an appropriation of $80,000. Approximately, $79,200 remains available for use.

Environmental Considerations:

This action is statutorily exempt under the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15262 (feasibility and planning studies involving possible future actions which have not been approved, adopted, or funded).

Policy Implications:

Evaluating use of energy sources aligns with the City's strategic policy to Protect the Natural Environment.

Status of Ski Run Farmer’s Market Electrical service



Completed Tasks

- New Service Applications Initiated with Liberty
- Discussions with Friends of Ski Run
- Developed conceptual plans

Remaining Tasks

Liberty service connection ($20,000)

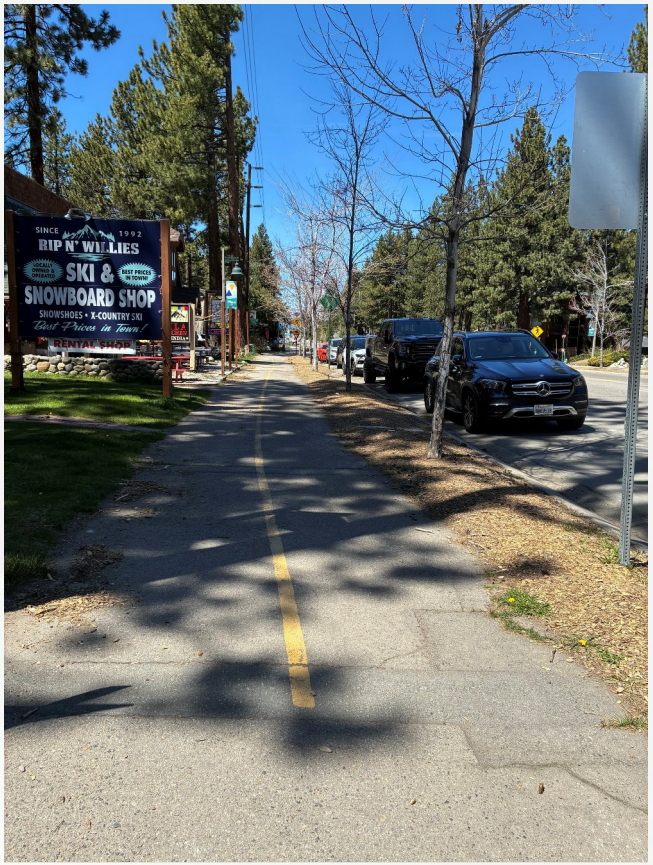
- Transformer/Connection to Vault
- Conduit
- Service Cabinet for meter
- Meter Install

Remaining Tasks

Underground Distribution Infrastructure ($200,000)

- Plans, Specifications, & Estimates
- Approx 650’ of trenching required.
- Conduit & Cable Installation
- Paving & Patching




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Remaining Tasks

Distribution to Vendors ($20,000)

- Power stations/distribution boxes

Costs to Vendors

- Cords and Surge Protectors
  - ($500-$1,000 per vendor)
- Conversion of existing systems

Challenges

- Lack of Demand from Vendors
- Maintenance
- Lack of physical space for infrastructure
  - Conflicts with shared use path
- Weather impacts
  - Outdoor rated equipment
- Recovery of usage costs

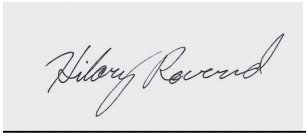
Staff Recommendation

Focus on other priorities until there is significant demand from vendors

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, Interim City Manager



Meeting Date: May 5, 2026
Agenda Item #:20

Agenda Item: Levy of Assessment for Ski Run Business Improvement District for Business License Year 2026/2027

Executive Summary: The City Council must hold a public hearing and shall consider all protests from business owners within the Ski Run Business Improvement District, received either in writing and submitted to the City Clerk prior to the public hearing or presented orally at the public hearing. If a majority of businesses (based on their BID assessment) do not provide written protests, the Council may adopt a new Resolution confirming the report as originally filed or as changed. This will allow the Finance Department to include the BID assessments with the annual business license renewal billing beginning in May for the 2026/2027 business tax year.

Requested Action / Suggested Motions: Pass a Resolution confirming the Ski Run Business Improvement District annual report and levying the assessment for business license year 2026/2027.

Responsible Staff Member: Ben Hannah - Accountant II

Reviewed and Approved By: Susan Blankenship, City Clerk Olga Tikhomirova, Director of Finance Heather Stroud, City Attorney

Attachments:

01 Staff Report Ski Run BID 05-05-2026.docx
02-Resolution Ski Run BID
03 SRBID 2026-2027 Budget Proposal.pdf
04 SRBID 2026-2027 Prior Year vs Adopted.pdf
05 SRBID 2026-2027 Budget Proposal includes Measure S.pdf
06 Ski Run BID Report 2026.pdf
07 AB 1572 (Friedman)_Irrigation Mandate.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 5, 2026

Title: Ski Run Business Improvement District Annual Report and Budget

Location: Ski Run Blvd

Responsible Staff Member: Ben Hannah, Accountant II (530) 542-6079

Background: On November 19, 2002, City Council formed the Ski Run Business Improvement District (SRBID) by adopting Resolution No. 2002-71. The Ski Run BID was formed under the Parking and Business Improvement Area Law of 1989, which is codified at California Streets & Highways Code 36500-36551. This Staff Report has been composed in accordance with Streets & Highways Code 36533 to satisfy the annual requirements for the Ski Run BID.

Issue and Discussion: This item completes the second step of the two step process listed below as required by Streets & Highways Code section 36535. Step 1, required by Streets & Highways Code sections 36533-36534, was completed on March 10, 2026 and a public hearing was scheduled for May 5, 2026.

Step 1: Every year the Ski Run BID Advisory Board is required to submit an Annual Report and proposed budget for approval to the City Council (City Ordinance No. 927, Section 2.9). The Council then adopts a "Resolution of Intention", which indicates the Council's intention to levy an assessment to the BID members and sets a time and place of a future Public Hearing whereby members of the BID can provide written protests on the content of the Report for the upcoming fiscal year.

Step 2: The City Council must hold a public hearing and shall consider all protests from business owners within the Ski Run Business Improvement District, received either in writing and submitted to the City Clerk prior to the Public Hearing or presented orally at the Public Hearing. If a majority of businesses (based on their BID assessment) do not provide written protests, the Council may adopt a new Resolution confirming the report as originally filed or as changed. This will allow the Finance department to include the BID assessments with the annual business license renewal billing beginning in May for the 2026/2027 business tax year.

Annual Assessments:

1. There are no changes to the boundaries or areas of benefit in the area.
2. The method of assessment for 2026/2027 remains the same as in previous years and is as follows:
   a. 25% of the annual Business and Professions Tax and, if applicable

b. $2.00 per lineal foot of property frontage on Ski Run Blvd, if the property is owned by a business license holder.

Revenues: The Ski Run BID receives operating revenues from the annual assessments estimated to be $13,600 for business license year 2026/2027 which is $400 lower than the projection for the previous year 2025/2026. The reduction is due to at least one commercial business having been converted to a vacation home rental which are not required to obtain a City business license, and therefore do not pay SRBID fees. The next year's projections assume that revenues will be lower than 2025/2026 projections but about the same as 2025/2026 actuals due to a relatively stable market.

Expenses: BID assessments will continue to be used for the allowable expenses of landscape maintenance which includes landscape maintenance, water, and electricity. The City Public Works Department performs landscape maintenance for six months beginning May 1st and ending October 31st. Activities include sprinkler repair, weeding, clean-up, and debris removal. Historically, the assessments have not been adequate to fully cover these costs, which would be the case for year 2026/2027 as well.

The proposed budget is based on last year's actual revenues and expenses with exceptions related to California mandate AB1572 which prohibits the use of potable water to irrigate nonfunctional turf on commercial, municipal, institutional, and multifamily residential properties. The City worked with Ski Run BID and Friends of Ski Run to fulfill the mandate requirements by converting the landscaping to a more sustainable and natural turf free environment. While these improvements will likely not reduce labor costs, savings are expected in water usage and machine maintenance reflected in the projected budget for fiscal year 2026/2027.

The proposed budget for the Ski Run BID reflects a projected shortfall of $12,700 compared to $13,500 approved for the prior year General Fund subsidy. Utilities are likely to be lower with reduced water consumption. Landscaping costs and assessment revenues are expected to remain stable with the expenses continuing to exceed BID revenues requiring an ongoing General Fund subsidy.

Financial Implications: The proposed 2026/2027 Ski Run Landscaping (fund 280) Funding Plan is attached and will be brought back for adoption as part of the fiscal year 2026/2027 City budget. The plan includes the BID assessment funded portion for landscaping and maintenance and the City General fund portion from the Parks Department for landscaping and maintenance. For fiscal year 2026/2027, staff recommends budgeting $12,700 to be transferred in from the General Fund in order to reflect a true cost and achieve a balanced budget for the Ski Run Business Improvement District.

Environmental Considerations: This is not a "project" subject to review under the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications: Consistent with the California laws and City policies.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe
City Council

May 5, 2026

Confirming the Ski Run Business Improvement District Annual Report and Levying the Assessment Referred to in the Report for Business License Year 2026-2027

BACKGROUND

A. On March 10, 2026 the South Lake Tahoe City Council adopted a resolution of Intent to Levy assessments within the Ski Run Business Improvement District as required by California Streets & Highways code sections 36533-36534.

B. On May 5, 2026, the City Council held a public hearing as required by California Streets & Highways code section 36525 where they considered evidence and testimony submitted at that public hearing.

C. The City Council did not receive written or oral protests against the levy of assessments submitted by payers of more than fifty percent (50%) of the total assessments of the entire district. Therefore, the City Council has determined that action is necessary and appropriate to ensure continuation of the district.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Finds that the recitals set forth herein are true and correct.

2. Confirms the report submitted by the Ski Run BID advisory board as originally filed. A true and correct copy of that report is attached hereto as Exhibit A.

3. Adopts the 2026-2027 budget submitted by the Ski Run BID Advisory Board as originally filed on March 10, 2026

4. Declares that the adoption of this resolution shall constitute the levy of the Ski Run BID assessments at the rates specified in the report for the fiscal year specified in the report.

5. Declares that this Resolution is effective on its adoption.

Adopted by the City of South Lake Tahoe City Council on May 5, 2026 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____

Cody Bass, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

BID Projected Budget FY 2026/2027			
FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT			
BID Operating Revenue			
BID Assessment		$	13,600
	Total Revenue	$	13,600
BID Operating Expenses			
Water/Sewer Utilities		$	6,300
Landscaping		$	17,000
Electricity for Timers		$	3,000
	Total Expenses	$	26,300
BID Net Operating Revenue (Expense)		$	(12,700)
Other Revenue Funding Sources			
General Fund Subsidy		$	12,700
Ski Run BID Fund Balance		$	-
Net Budgeted Revenue/(Expense) **		$	-

Total General Fund Subsidy $12,700

Provided for reference only. The above budget will be brought back for adoption as part of the fiscal year 2026/2027 City budget.

Water Consumption expected to be reduced due to improvements made under CA Mandate AB1572

Ski Run Landscaping and Bike Trail Maintenance Funding Plan

2025/2026 Adopted Budget and 2026/2027 Projected Budget

Administered and Accounted for by City

BID Adopted Budget FY 2025/2026

FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT

BID Operating Revenue		
BID Assessment		$ 14,000
	Total Revenue	$ 14,000
BID Operating Expenses		
Water/Sewer Utilities		$ 7,500
Landscaping		$ 17,000
Electricity for Timers		$ 3,000
	Total Expenses	$ 27,500
BID Net Operating Revenue (Expense)		$ (13,500)
Other Revenue Funding Sources		
General Fund Subsidy		$ 13,500
Ski Run BID Fund Balance		$ -
Net Budgeted Revenue/(Expense)		$ -

Total General Fund Subsidy $13,500

Provided for reference only.

BID Projected Budget FY 2026/2027

FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT

BID Operating Revenue		
BID Assessment		$ 13,600
	Total Revenue	$ 13,600
BID Operating Expenses		
Water/Sewer Utilities		$ 6,300
Landscaping		$ 17,000
Electricity for Timers		$ 3,000
	Total Expenses	$ 26,300
BID Net Operating Revenue (Expense)		$ (12,700)
Other Revenue Funding Sources		
General Fund Subsidy		$ 12,700
Ski Run BID Fund Balance		$ -
Net Budgeted Revenue/(Expense)		$ -

Total General Fund Subsidy $12,700

Provided for reference only. The above budget will be brought back for adoption as part of the fiscal year 2026/2027 City budget.

BID Projected Budget FY 2026-2027			
FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT			
BID Operating Revenue			
BID Assessment			
	Total Revenue	$	13,600
BID Operating Expenses			
Landscaping		$	17,000
Water/Sewer Utilities		$	6,300
Electricity for Timers		$	3,000
	Total Expenses	$	26,300
BID Net Operating Revenue (Expense)		$	(12,700)
Other Revenue Funding Sources			
General Fund Subsidy		$	12,700
Ski Run BID Fund Balance		$	-
Net Budgeted Revenue/(Expense)		$	-

FUND 281 - MEASURE S RECREATION SKI RUN BIKE TRAIL			
Measure S Operating Revenue			
STAR Ballot Measure (Fund 281)		$	13,000
	Total Revenue	$	13,000
Measure S Operating Expenses			
Employee Compensation		$	3,100
Technical Services		$	4,800
Snow Removal		$	-
Sand and Snow Poles		$	2,000
Electricity for Lights		$	3,900
	Total Expenses	$	13,800
Measure S Net Operating Revenue/(Expenses)		$	(800)

Total General Fund Subsidy $12,700

Provided for reference only.

Note: Fund 281 Deficit is covered by prior year fund balance.

February 12, 2026

Ben Hannah
City of South Lake Tahoe
1901 Lisa Maloff Way
South Lake Tahoe, CA 96150

Subject: 2025 Ski Run Business Improvement District Annual Report

Dear Mr. Hannah,

We thank the City and City Council for their continued support of the Ski Run Business Improvement District (BID), businesses on Ski Run Boulevard, and neighbors who call this area home. Ski Run BID members continue to pay their annual assessment and continue to champion what we think is one of the greatest boulevards in the country.

Community Events
Ski Run continues to host community-focused events during the summer months. Our events promote community and Ski Run businesses.

In 2025, events included:

- *Ski Run Farmers Market* – June through September. To continue to improve this beloved annual market series, the BID looked to partner with a local production company. Sun Snow Event Co was contracted at the beginning of 2025 and elevated the Ski Run Market with more vendors, more music and more dates. The market series remains a community favorite, driving foot traffic to Ski Run businesses in addition to supporting the many local vendors.
- *Longest Dinner Table in Tahoe* - June. More than 200 community members gathered on Ski Run to share a meal and raise funds for a local non-profit. In 2025, the event raised $20,000 for local families in South Lake Tahoe. The Longest Table is growing! They're expanding to three full blocks in 2026. Building on last year's success, they're expanding their partnership with the Marcella Foundation to drive even more funding and

awareness toward the local projects our community needs most. Nearly 1,000 locals will share a meal to celebrate the South Lake Tahoe community.

- *Tahoe Brewfest* – August. For the second year in a row, Ski Run hosted the largest fundraiser event for the Boys and Girls Club of Lake Tahoe. This event celebrates all that is special about South Lake Tahoe's mountain culture: our beer, our crafts, our environment and, most of all, our community.

Landscaping Changes

In July 2025, members of the BID met with city staff regarding the re-landscaping and water conservation project along Ski Run Blvd between the bike path and street curb. For years, the BID has advocated for the conversion of grass to something more environmentally friendly and looked forward to partnering with the city on this statewide initiative.

We understood that the city needed to work within budget and time constraints and appreciated the opportunity to have input on ways to prioritize and stretch the budget. While we fully support the project in its intent, concerns remain regarding the long-term aesthetics and ongoing maintenance. We need to ensure the balance between "natural" landscaping and a "well taken care of" commercial core area.

Transportation and Environment

- We also support expanding bike and pedestrian trails that connect to Ski Run Blvd. including the complete streets and paths on Spruce Ave and path connections to Bijou Elementary School and Stateline.
- We are excited about the planned Ski Run Mountain to Marina Green Infrastructure Plan. We support projects to reduce stormwater pollution from reaching Lake Tahoe,
- Thank you for continuing to work with Heavenly Mountain to address parking management and overflow parking issues. Parking for access to the ski resort in the winter can impact all of Ski Run Boulevard. Long-term solutions will require collaboration between businesses on Ski Run, Heavenly, and the City.

In the next year, we look forward to continuing to offer great community events and support projects that promote a vibrant Ski Run and broader South Lake Tahoe Community.

Sincerely,

Chris McNamara
Corey Rich
Devin Middlebrook
Jeff Cowen
Rachel Carlson

Date of Hearing: April 18, 2023

ASSEMBLY COMMITTEE ON WATER, PARKS, AND WILDLIFE
Rebecca Bauer-Kahan, Chair
AB 1572 (Friedman) – As Amended April 11, 2023

SUBJECT: Potable water: nonfunctional turf

SUMMARY: Prohibits the use of potable water to irrigate nonfunctional turf on commercial, municipal, institutional, and multifamily residential properties. Begins a phase-in of this ban for specified property types beginning January 1, 2026. Specifically, **this bill**:

1) Defines "nonfunctional turf" as any turf not located in areas designated by a property owner or a government agency for recreational use or public assembly. Excludes cemeteries from this definition.

2) Prohibits the use of potable water to irrigate nonfunctional turf on commercial, industrial, municipal, institutional, and multifamily residential properties and phases this ban in as follows:

    a) Beginning January 1, 2026, for all properties owned or leased by the Department of General Services;

    b) Beginning January 1, 2027, for all municipal and institutional properties, except those in disadvantaged communities (DAC);

    c) Beginning January 1, 2028, for all commercial and industrial properties;

    d) Beginning January 1, 2029, for all multifamily residential properties, except those in DACs; and

    e) Beginning January 1, 3030, for all multifamily residential affordable housing properties and all municipal properties in a DAC.

3) Exempts the use of potable water to ensure the health of trees and other perennial plantings or to address immediate health and safety needs from the prohibition outlined in #2, above.

4) Permits the State Water Resources Control Board (State Water Board) to extend compliance dates outlined in #2, above, by up to three years through regulation.

5) Requires the State Water Board to adopt regulations by July 1, 2025, to develop procedures and criteria for compliance extensions (e.g., for economic hardship) and to establish methods of compliance certification by property owners.

6) Requires public water systems to update their regulations, ordinances, or policies governing water use no later than January 1, 2026, to incorporate the prohibition on the use of potable water on nonfunctional turf established by this bill and to communicate these requirements to their customers on or before January 1, 2026.

7) Requires commercial, industrial, municipal, and institutional property owners with more than 5,000 square feet of irrigated areas to certify to the State Water Board compliance with this bill beginning June 30, 2029 and every three years thereafter through 2038.

8) Requires multifamily residential property owners with more than 5,000 square feet of irrigated areas to certify to the State Water Board compliance with this bill beginning June 30, 2030 and every three years thereafter through 2039.

9) Provides that an entity not in compliance with this bill shall be subject to civil liability of up to $500 per day of violation and any penalties imposed by an urban water supplier.

10) Authorizes a water system, city, county, or city and county to enforce the provisions of this bill.

11) Requires the State Water Board to begin annual compliance audits to track implementation of this bill on July 1, 2030. The State Water Board shall audit two hydrologic regions each year and rotate regions so that every region is audited every five years. The compliance audits shall include visual inspections of specified properties and be posted on the State Water Board's internet web site.

12) Requires the Department of Water Resources to prioritize water conservation and integrated regional water management (IRWM) funding to replace nonfunctional turf for public water agencies serving DACs and to owners of affordable housing.

13) Requests the Division of Agriculture and Natural Resources within the office of the President of the University of California (Division) to consult with the Department of Education to disseminate information on native and climate-appropriate plants in schools serving K through 12 grades. Requires the Vice President of the Division to report to the Legislature on progress implementing this bill no later than June 30, 2026.

14) Defines various terms for the purposes of this bill, including "affordable housing," "multifamily residential housing," "potable water," and "turf."

EXISTING LAW:

1) Imposes a penalty of up to $500 per day for violations of water rights or orders or regulations adopted by the State Water Board (Water Code § 1846).

2) Establishes a standard for indoor residential water use as follows: (a) 55 gallons per capita daily (gpcd) until January 1, 2025; (b) 47 gpcd beginning January 1, 2025; and (c) 42 gpcd beginning January 1, 2030 (Water Code § 10609.4).

3) Requires the State Water Board, in coordination with DWR, to adopt long-term standards for outdoor residential use, outdoor irrigation with dedicated irrigation meters in conjunction with commercial, industrial, and institutional (CII) water use, and a volume for water loss by June 30, 2022 (Water Code § 10609.2).

4) Defines the following terms relative to water conservation law (Water Code § 10608.12):

    a) "Commercial water user" as a water user the provides or distributes a product or service;

b) "Disadvantaged community" as a community with an annual median household income that is less than 80 percent of the statewide average;

c) "Industrial water user" as a water user that is primarily a manufacturer or processor of materials or that is primarily engaged in research and development;

d) "Institutional water user" as a water user dedicated to public service, including higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions;

e) "Large landscape" as a nonresidential landscape as described by performance measures adopted by the State Water Board; and

f) "Urban retail water supplier" as either a public or private water supplier that provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet annually at retail for municipal purposes.

5) Requires each "urban retail water supplier" to calculate its urban water use objective no later than January 1, 2024, and by January 1 every year thereafter. The urban water use objective shall be the sum of the following: (a) aggregate estimated efficient indoor residential water use; (b) aggregate estimated efficient outdoor residential water use; (c) aggregate estimated efficient outdoor CII water use; (d) aggregate estimated efficient water loses; (e) aggregate estimated water use with variances, as appropriate; and (f) bonus incentives for potable reuse (Water Code §10609.20).

6) Declares that the use of potable domestic water for nonpotable uses, including outdoor irrigation, is a waste or unreasonable use of water if recycled water is available for these uses (Water Code § 13550).

FISCAL EFFECT: Unknown. This bill is keyed fiscal.

COMMENTS:

1) **Purpose of this bill**. According to the author, "there is an urgent need for additional efforts to reduce unnecessary water use in urban areas. Although drought conditions from 2014-2017 were said to be the most severe drought since statehood, California saw dry conditions return quickly, with severe curtailments of State Project water deliveries imposed in 2022. At the same time, water supply conditions deteriorated rapidly in the Colorado River Basin, a major source of water for urban Southern California." The author notes efforts currently underway to address the shortfall of water in the Colorado River Basin as further evidence of the need for California to reduce its overall water use and demand on Colorado River water in particular.

   The author notes "a large portion of California's treated drinking water is used to irrigate urban landscapes. In a year without drought restrictions, roughly half of all publicly supplied water is used outdoors, primarily for landscape irrigation…. In a study published in 2005, it was estimated that California had approximately 2.75 million acres of turf grass. Nearly all this turf requires irrigation to survive, and nearly all the irrigation is with treated drinking water."

Finally, the author argues that this bill "is an extension of past and current state policies to reduce unnecessary water consumption in urban landscapes. It would prohibit the use of drinking water for the irrigation of nonfunctional turf located on commercial, industrial, municipal, institutional, and multifamily residential properties, in stages between January 1, 2026 and January 1, 2029. This will help California businesses and communities save both water and money, and transition to sustainable alternatives that can keep landscapes beautiful."

2) **Background**. California, along with other Western states, experienced severe drought conditions from 2021 until this winter. Drought, even extreme drought, is not unusual for this region, but the fact that California experienced such severe dry conditions only a few years after its worst drought on record from 2012-16 has raised alarmed bells across the state and the West. The situation in the Colorado River Basin has led U.S. Bureau of Reclamation Commissioner Camille Touton to call for a reduction in use of Colorado River water of between 2 million acre-feet (AF) and 4 million AF annually to avoid loss of power generation and to ensure water deliveries.

California drought emergency 2021-23. Fortunately, wetter conditions allowed Governor Newsom to lift the drought emergency for most regions of the state on March 28, 2023, by issuing Executive Order (EO) N-5-23. The relief is welcome, but the previous three years have been severe. The Governor first declared a drought emergency on April 2021, directing various actions to conserve water, and extended the emergency due to ongoing drought conditions seven times. Because of worsening drought conditions in early 2022, the Governor expanded the state's drought response by issuing EO N-7-22 on March 28, 2022. EO N-7-22 directed a suite of actions, including that the State Water Board consider adopting an emergency regulation banning the irrigation of "nonfunctional turf" in the commercial, industrial, and institutional sectors.

Emergency regulation on nonfunctional turf. Following the Governor's direction, the State Water Board adopted an emergency regulation banning the irrigation of decorative grass, with limited exceptions, that took effect on June 10, 2022. The emergency regulation remains in effect until June 10, 2023. The definition of "nonfunctional turf" in the emergency regulation is slightly narrower than this bill in that it is limited to ornamental turf: "turf that is solely ornamental and not regularly used for human recreational purposes or for civic or community events. Non-functional turf does not include sports fields and turf that is regularly used for human recreational purposes or for civic or community events." In contrast, this bill does not narrow its definition of "nonfunctional turf" to turf that is "solely ornamental," but rather defines it by its designated use. The emergency regulation also includes homeowners' associations (HOA) and common interest developments (CID) in the definition of "commercial, industrial and institutional," but does not include actual residences within HOAs or CIDs. This bill in contrast does not cover HOAs and CIDs in its current form.

Governor's "California's Water Supply Strategy: Adapting to a Hotter, Drier Future" (August 2022). Governor Newsom released this strategy to address a projected 10% decrease in water supply (6 million to 9 million AF of water) by 2040 due to climate change. To address this shortfall, the strategy sets targets and outlines actions for increased water recycling, desalination, stormwater capture, and water conservation as well as an expansion of 4 million AF of surface and underground storage. Achieving the targets laid out in the

strategy would "close the evaporative gap." One action highlighted is the conversion of 500 million square feet of ornamental turf by 2030. The Administration asserts this can be achieved through programs and policies that incentivize turf conversion and that, if this goal is achieved, it could save 66,000 AF of water annually at a cost of $1 billion.

"*The Untapped Potential of California's Urban Water Supply: Water Efficiency, Water Reuse, and Stormwater Capture*." This report by the Pacific Institute released in April 2022 estimates that conversion of turf to less water-intensive landscapes on commercial, industrial, and institutional properties could save up to 400,000 AF of water per year.

Nevada nonfunctional turf ban. In 2021, the Nevada Legislature enacted AB 356 (Committee on Ways and Means) that prohibits the use of Colorado River water to irrigate nonfunctional turf on commercial, multi-family, and institutional properties within the service territory of the Southern Nevada Water Authority (SNWA) or its member agencies beginning January 1, 2027. SNWA serves more than 2.2 million residents in Southern Nevada, including the Las Vegas metropolitan area. AB 356 directed SNWA to define nonfunctional turf and SNWA has, in turn, developed the following definition: "an irrigated grass area not providing functional use;" SNWA indicates that examples include streetscape turf; grass in front of, between, behind or otherwise adjacent to a properties not zoned single-family residential; and turf managed by an HOA that does not provide a recreational benefit to the community. This bill's definition is similar to that used by SNWA.

3) **Arguments in support**. This bill is sponsored by the Natural Resources Defense Council and Heal the Bay (sponsors) that argue this bill "will phase out unnecessary water use in urban areas, support communities in saving both water and money and speed the transition to sustainable alternatives that can keep landscapes beautiful." The sponsors note that California has had policy in place since 1990 to reduce water use for landscape irrigation in urban settings, but that, nonetheless, "a legacy of irrigated decorative grass remains."

4) **Oppose unless amended**. The Association of California Water Agencies (ACWA) and other associations have taken an "oppose unless amended" position on this bill due to concerns over the definition of "nonfunctional turf" in this bill. ACWA et al. support prohibiting the use of potable water on nonfunctional turf in certain sectors, but are concerned that this bill's definition is broader than that in the emergency regulations and that the prohibition applies to multifamily housing. In addition, ACWA et al. argue that it is inappropriate to allow water wholesalers and other entities that do not have a direct relationship with individual customers to enforce the provisions of this bill; for this reason, they seek "language that would require coordination with the local water retailer for any enforcement by an entity that is not the retailer." Finally, ACWA et al. assert that "directing funding intended for IRWM activities to focus on turf replacement is inappropriate" and seek an amendment striking the reference to IRWM funding from this bill.

5) **Opposition**. The El Dorado Irrigation District (EID) opposes this bill arguing that it undermines local agencies' discretion and flexibility to meet their urban water use objective as required by AB 1668 and that it will "impose significant new costs on urban retail water suppliers." EID contends that this bill "is based on a path of scarcity, imposing restrictions and prohibitions on a selective basis. Instead, the Legislature should focus on increasing resilience and enhancing adaptive capacity that will provide opportunities to strengthen water resources management and plan for climate change impacts."

6) **Proposed committee amendments**. Unlike the emergency regulation, this bill does not cover turf in HOAs, CIDs, and community service organizations that do not have a recreational or other civic purpose. The Committee may wish to consider asking the author to amend this bill to include HOA, CID, and community service organization properties in the prohibition. In addition, this bill prohibits the use of potable water to irrigate nonfunctional turf on "municipal" properties along with commercial, industrial, and institutional. Including "municipal" is likely unnecessary as it appears to have the same meaning as "institutional" properties. The Committee may wish to ask the author to consider striking references to "municipal" in this bill as it may be redundant and could create ambiguity or confusion. The following amendments will address both of these issues:

Amendment 1 – Add the following definitions to Section 10608.12 of the Water Code:

(g) *"Common interest development" has the same meaning as in Section 4100 of the Civil Code.*
(h) "Community service organization or similar entity" has the same meaning as in Section 4110 of the Civil Code.
(m) "Homeowners' association" means an "association" as defined in Section 4080 of the Civil Code.

Amendment 2 – Amend Section 10608.14 of the Water Code as follows:

10608.14. (a) The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, ~~*municipal,*~~ institutional, and multifamily residential properties is prohibited as of the following dates:

(1) All properties owned or leased by the Department of General Services, beginning January 1, 2026.

(2) All ~~*municipal*~~ and institutional properties, except those specified in paragraph (5), beginning January 1, 2027.

(3) All commercial and industrial properties, beginning January 1, 2028.

(4) All multifamily residential properties, and except those specified in paragraph (5), *and all properties of homeowners' associations, common interest developments, and community service organizations or similar entities, but not including the residences of these entities' members or separate interests***,** beginning January 1, 2029.

(5) All multifamily residential affordable housing properties and all ~~*municipal*~~ *institutional* properties in a disadvantaged community, beginning January 1, 2030.

(b) Notwithstanding subdivision (a), the use of potable water is not prohibited by this section to the extent necessary to ensure the health of trees and other perennial nonturf plantings, or to the extent necessary to address an immediate health and safety need.

(c) The board may extend the compliance date by up to three years for certain persons, institutions, and businesses by regulation.

(d) The board shall develop and adopt regulations no later than July 1, 2025, that shall establish both of the following:

(1) Procedures and criteria for compliance extensions, including economic hardship, critical business need, and any other categories the board determines are essential to public health and safety.

(2) Methods of compliance certification to the board by property owners.

(e) Public water systems shall revise their regulations, ordinances, or policies governing water service to include the requirements of subdivisions (a) and (b), and any extensions thereto adopted by the board no later than January 1, 2026, and shall communicate the requirements to their customers on or before that date.

(f) (1) An owner of commercial, industrial, ~~*municipal,*~~ and institutional property with more than 5,000 square feet of irrigated area other then a cemetery shall certify to the board, commencing June 30, 2029, and every three years thereafter through 2038, that their property is in compliance with the requirements of this chapter.

7) **Related legislation**. AB 1573 (Friedman) of the current legislative session makes changes to required provisions in the Model Water Efficient Landscape Ordinance developed by DWR, including requiring the use of more native or water efficient plants and a prohibition on the use of nonfunctional turf in new or renovated commercial and industrial areas. AB 1573 is pending before this Committee.

SB 606 (Hertzberg), Chapter 14, Statues of 2018, requires the State Board and DWR to adopt water efficiency regulations, outlines requirements for water suppliers, specifies penalties for violations, and makes technical, conforming changes.

AB 1668 (Friedman), Chapter 15, Statutes of 2018, among other provisions, requires DWR, in consultation with the State Water Board and other stakeholders, to identify small water suppliers and rural communities that may be at risk of drought and water shortage vulnerability by January 1, 2020. Further requires DWR by January 1, 2020, to propose recommendations and guidance regarding the development and use of countywide drought contingency plans to address drought planning for small water suppliers and rural communities.

REGISTERED SUPPORT / OPPOSITION:

Support

Heal the Bay (co-sponsor)
Natural Resources Defense Council (co-sponsor)
California Coastal Protection Network
California Institute for Biodiversity
California Water Service Company
Clean Water Action
Defenders of Wildlife
Heal the Bay
Los Angeles Waterkeeper

Mono Lake Committee
Natural Resources Defense Council
Sierra Club California
Sonoma County Water Agency

Oppose unless amended

Association of California Water Agencies
CalChamber
California Municipal Utilities Association
California Special Districts Association
City of Roseville
Mesa Water District
Regional Water Authority
Santa Margarita Water District

Opposition

Desert Water Agency
El Dorado Irrigation District
Elsinore Valley Municipal Water District

Analysis Prepared by: Pablo Garza / W., P., & W. / (916) 319-2096

2026 Agenda Planning Calendar (Updated 04 30 2026)

		Agenda Item	Section
May 7, 8:30-3:30 p.m. Special Closed Session			
May 19, 1-5 p.m. Special Closed Session			
May 19, 5:30 p.m.	**Airport**	Additional FAA Funding Application Runway 18/36	Consent
		Airport 5 year Master Agreement-environmental	Consent
	City Attorney	Shared Mobility Device Ordinance (Second Reading)	Consent
	Finance	Quarterly Budget and Financial Status Report as of March 2026	Consent
		Investment Portfolio Report as of March 2026	Consent
	Parks & Rec	Tahoe Bluefins Swim Club City Sponsorship	NB
	Police/CM	Ski Run/Heavenly Parking Report	NB
		AB109 MOU	Consent
	Public Works	Contract Extension SieraCon for Energy Savings Project	Consent
		RMRA Funding Project List	Consent
May 26, 11-2 p.m.	**Special Meeting**	Ethics and Protocols Update	NB
June 2, 9 a.m.	**City Attorney**	Ord-Non-Residential Structures Abandoned Construction (First Reac	NB
	City Manager	Media Production Contract Award	Consent

2026 Agenda Planning Calendar (Updated 04 30 2026)

	City Clerk	Pride Resolution Update	Consent
	City Manager	Use of Cannabis Tax Revenue	NB
		CivicSpark Budget Request	Consent
	Dev Services	AHSC Transit Agreement with Capitol Corridor JPA and El Dorado Trans	Consent
		Sign Ordinance Amendments (Sub Committee Recos)	UB
		CTC Land Exchange	Consent
		STR Delinquency Report	PH
	HR	City Manager Contract Award	NB
		Health Insurance Broker Contract Award	Consent
	Police/CA	Unpermitted VHR Report	NB
	Public Works	CSA 3 Assessment Confirmation	PH
		CIP Presentation	NB
		Wildscape Contract Amendment for Upper Bijou Park Creek	Consent
		El Dorado Beach Update	NB
June 16, 5:30 p.m.	**City Attorney**	Ord-Non-Residential Structures Abandoned Construction (Second R	Consent
CC-STRSA			
		Lukins Bros & TKWC Franchise Agreements	Consent

2026 Agenda Planning Calendar (Updated 04 30 2026)

	City Clerk	Resolution Consolidating Election with EDC	Consent
	City Manager	Legislative Agenda	UB
		Becoming a BearWise Community	NB
	Finance	Direct Charge of Mello-Roos Special Tax for CFD 1995-1 for FY 202	Consent
		Annual Special Tax for CFD 2001-1 Series 2015 Special Tax Refunc	Consent
		Disolution STJPPFA	NB
	Police	SRO Agreement for 2026-2027 School Year	Consent
		Vista Rise Operating Agreement & Grant report	Consent
	Public Works	Award of Construction Contract for 2026 Cape Sealing Project	Consent
June 24, 2026, 5 p.m., LTCC, Special City Council Meeting-State of the City Address			
Aug 11, 9 a.m.	**Airport**	Award Runway 1836 Construction Contract	Consent
	City Clerk	Conflict of Interest Code Update	Consent
	City Manager	2026 National Community Survey Report	NB
	Finance	Financial Policies Update inc. Local, State & US Preference	Consent
	Fire	RFP Contract Award Cole Property project	Consent
	Dev Services	Evaluate Feasibility - Res. Area Plan/SB9 & Remove Tourist Accom	NB

2026 Agenda Planning Calendar (Updated 04 30 2026)

		Tahoe Living Housing and Mobility Fees	UB
	Parks & Rec	Ice Arena Concessionaire Agreement	NB
	Public Works	Tamarack Culvert Bid Award	Consent
		El Dorado Beach Phase 2 Bid Award	Consent
		Drainage Master Plan Consultant Award	Consent
Aug 25, 9 a.m.	**Budget Workshop**		
Sept 8, 9 a.m.	**Airport**	Airport Master Plan adoption	NB
	City Manager	Progress on Joining a CCA	NB
		Exploration of becoming a public electric utility	NB
		Informational item - Check Cashing + Bill Pay Services Options	NB
	Dev Services	Mid Town Area Plan Adoption	PH
		Housing Element Final Draft Review	NB
	Finance	Investment Policy Update	Consent
Sept 22, 5:30 p.m.	**Finance**	Quarterly Budget and Financial Status Report as of June 2026	Consent
		Investment Portfolio Report as of September 2026	Consent
Oct 5, 5:30 p.m.	**City Clerk**	Ordinance Increasing City Council Compensation (First Reading)	NB

2026 Agenda Planning Calendar (Updated 04 30 2026)

	Finance	GAAN Limit	Consent
Nov 3, 9:30 a.m.	**City Clerk**	Ordinance Increasing City Council Compensation (Second Reading)	Consent
	Finance	Fiscal year 2025-2026 Budgeted Funds Re-appropriation	Consent
		TID Annual Report	NB
		Investment Portfolio Report as of September 2026	Consent
Nov 17, 5:30 p.m.			
Dec 1, 9 a.m.	**City Clerk**	Certification of Election	If Election is Certified by December 1, if not these items will be brought forward December 15
		Outgoing Councilmember Recognition	
		Oath of Office	
		City Council Re-Organization Mayor/Mayor Pro Tem	
		2027 City Council Meeting Schedule	
Dec 15, 5:30 p.m.	**Finance**	Annual ROPS Approval	
		Quarterly Budget and Financial Status Report as of September 2026	
Unscheduled/Pending			
	City Clerk		
	City Manager	LTCC Fire Training Center Coverage Agreement	

2026 Agenda Planning Calendar (Updated 04 30 2026)

	Grants/Funding for Undergrounding Utilities
CM/CA	Rec Center Re-Use Outreach
Dev Services	Performance Bond as a Condition of Demolition
Fire	MOU Ratification of Auto Aid with TDFD
	LVFD MOU update for data sharing
	CTC Land Access Agreement for Airport project
Parks & Rec	Events and Facitilies Naming Rights Discussion
	El Dorado Boat Ramp Dock Replacement Purchase
	Regan Beach Environmental & Design RFP
	Future of Senior Center
Police	Barton Community Health Needs and Harm Reduction Update
	SANE Presentation with Barton
	Heavenly Village Employee Discount Parking Passes
	Ratification of Application for CalOES DVRT
	Massage Ordinance Update/Amendments
	Employee Parking at Heavenly Village

2026 Agenda Planning Calendar (Updated 04 30 2026)

Police/PW	Bike Paths/Speed Bumps, Bike Parking, Vehicle Parking
	2026 Update to Parking Fees in the Bellamy Parking Garage
Public Works	Geothermal Use Discussion Item
	Paving Policy Prioritization of Total Users
	Award of PD Roof Replacement
	TTD US 50 Plans Presentation
	Award Lakeview and Ski Run Electrical Upgrades
	Facilities Condition Assessment