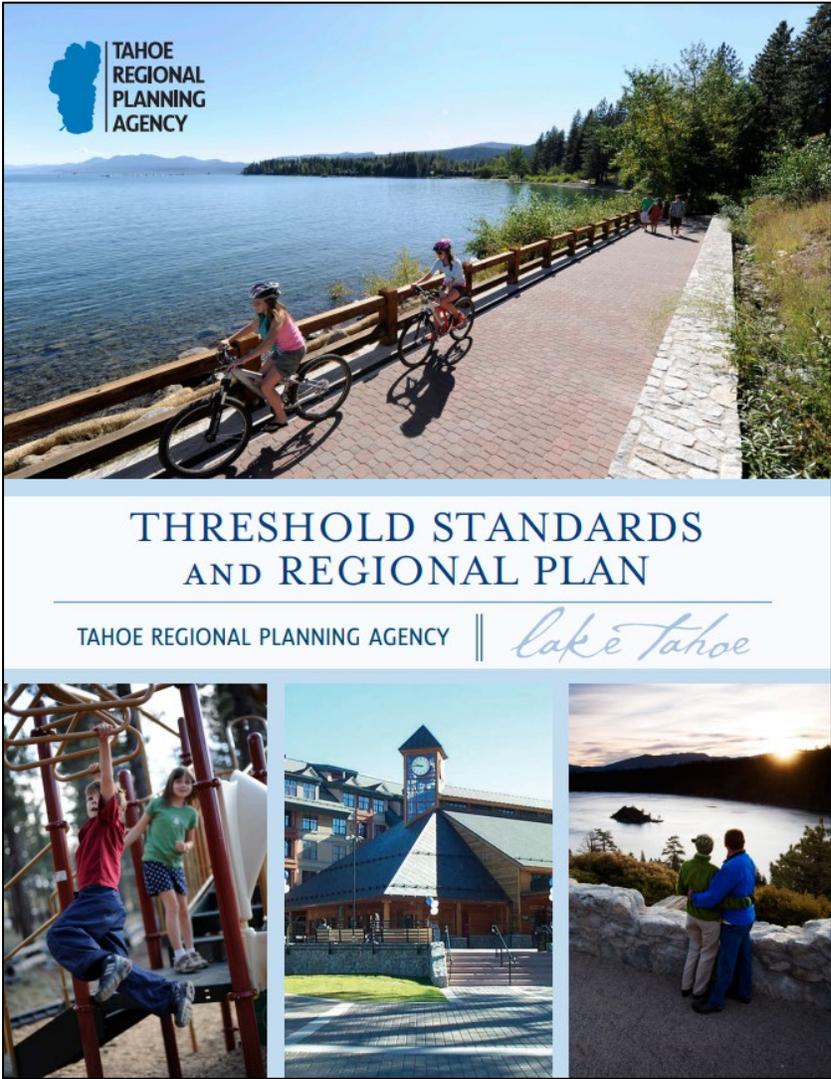


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# 2021 REGIONAL PLAN PERFORMANCE MEASURE REPORT

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Prepared by:



February 2022

## INTRODUCTION

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In May 2013, the Tahoe Regional Planning Agency's (TRPA) Governing Board approved 14 Regional Plan Performance Measures and associated sub-categories. Each performance measure has a level-1 and level-2 benchmark, or target, to be reported both annually and on a multi-year timeframe.

The approved measures relate directly to the intended implementation actions resulting from the 2012 Regional Plan amendments which incentivize compact environmental redevelopment in pursuit of threshold attainment as directed in the Bi-State Compact. Many level-2 measures are long-term land use or environmental goals and may take years or even decades to show measurable progress. In those instances, ongoing activities expected to lead to performance results are described. Also, the Governing Board established short-term level-1 benchmarks to indicate interim progress, and where information is available, progress is reported.

This report also includes a summary of the net changes in development in the Lake Tahoe Region for the past two years (Tables 14, 15, and 16), a requirement of the 2018 development right program changes.

The entire suite of TRPA performance measures is under review as part of TRPA's performance management and threshold update initiative. This review of performance measures will enable TRPA to refine the measures evaluated in this report.

## IMPLEMENTING THE REGIONAL PLAN

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The TRPA Regional Plan is the blueprint for attaining and maintaining the threshold standards and securing the Tahoe Region's sustainable future. The Regional Plan guides community development and redevelopment, enhancing ecosystem functions, creating a more effective transportation network, and revitalizing the region's economy. It pairs ecosystem restoration

with redevelopment activities to promote mixed-use town centers where people can live, work, and thrive.

Since the adoption of the 2012 Regional Plan amendments, TRPA and its partners have been executing these policies and programs. A signature element of the Regional Plan, six “area plans” have been adopted to integrate the Regional Plan policies into local jurisdiction plans and permits. Area plans now cover more than 34 percent of the land area of the Tahoe Region, including 89 percent of town centers. As a result, property owners and developers are making significant investments in these areas, resulting in economic growth and environmentally beneficial redevelopment.

Over the past nine years, the Tahoe Region has seen a period of renewal and environmental restoration, as hundreds of millions of dollars have been invested in constructing and renovating hotels, commercial, and residential properties. As a result, by 2021, property values in the Tahoe Region have grown by 41 percent since 2012, with improvement values increasing by 43 percent. As evidence that the Regional Plan is effective, improvement values in town centers located within the adopted area plans have grown by 44 percent compared to 40 percent in the rest of the region. More than 400 new residential dwellings were constructed during the past eight years, and 156 previously existing residential units were transferred, many from sensitive and remote areas, to be constructed in more environmentally beneficial receiving areas. Development right conversions have resulted in 119 additional residential units throughout the region, while the number of tourist accommodation units and commercial floor area have been reduced. All new and redeveloped properties include erosion control measures to benefit the lake’s water quality.

These private investments are paired with more than \$860 million in public investment for more than 400 projects implemented through the Lake Tahoe Environmental Improvement Program. Projects have included water quality improvements on the major highways in the region, large-scale erosion control projects, stream restorations, public access and recreation improvements, and bicycle and pedestrian trails.

## **EXECUTIVE SUMMARY OF PERFORMANCE MEASURE STATUS**

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A brief summary of the status of the 14 Regional Plan Performance Measures follows.

## REGIONAL LAND USE PATTERNS

1. Distribution of development for land-use types: In 2021, the distribution of commercial floor area, property improvement values, and residential units met the benchmarks to increase the percentage of development in town centers and reduce the percentage in remote areas. The sub-categories for tourist accommodation units in town centers and improvement values in remote areas were close to the targets.
2. Annual average number of units transferred to town centers from sensitive and remote land: the benchmarks for transferring tourist accommodation units, existing residential units, and potential residential units from stream environment zones and remote areas were met; the benchmark for transferring potential residential units from other sensitive areas was met. All other transfer benchmarks were not met. Twenty-six environmentally beneficial transfers were approved in 2021. Not apparent in these outcomes are significant sums of previously existing development rights that have been removed from sensitive sites and are banked, awaiting transfer. Banked development rights (Table 6) are readily available sources of transferable rights to support beneficial redevelopment if projects can be matched to them.
3. Retirement rate for existing non-residential units of use: The benchmark to remove commercial and tourist units from sensitive lands has not been met. Nonetheless, since 2012, 160 tourist units and almost 30,500 square feet of commercial floor area have been removed from stream environment zones. Rather than being retired, these units were subsequently banked and are available for future transfer. Dedicated funding or grants directed to offset the acquisition and retirement cost for these non-residential units, would likely increase the number of units permanently retired through these programs.
4. Housing availability for residents and workers: TRPA's "Tahoe Living", Housing and Community Revitalization Initiative, the California Tahoe Conservancy, and non-profits, including the Mountain Housing Council and South Shore Housing Tahoe Partnership are implementing strategies that incentivize affordable housing for locals. As a result of these initiatives, 276 multi-residential units were assigned to projects in 2021 and more than 250 additional affordable and workforce-oriented units are currently in the planning, design, and approval processes.

## TRAVEL BEHAVIOR

5. Percentage of all trips using non-automobile modes of travel (transit, bicycle, pedestrian): The winter 2020 non-auto share of 21.8 percent exceeded both the level-1 and level-2 benchmarks. The combined four-year average of non-auto share including summer 2018 and winter 2020 values also exceeded both the level-1 and level-2 benchmarks.

6. Automobile vehicle miles traveled per capita (excluding through trips): in 2021, TRPA adopted a new Per Capita Vehicle Miles Traveled (VMT) Standard and Transportation and Sustainable Communities threshold category to reduce reliance on the automobile, reduce greenhouse gas emissions, and promote mobility. The threshold reporting framework and first progress report on this standard will be released in the second quarter of 2022, and this regional plan performance measure will be updated to align with the new measure for future reports.
7. Construction of pedestrian and bicycle improvements: An annual average of 4.0 miles of pedestrian and bicycle improvements have been constructed between 2013 and 2021, close to the level-1 benchmark of 4.15 miles constructed per year, but below the level-2 benchmark of nine miles constructed per year.

## ENVIRONMENTAL RESTORATION

8. Coverage removal from Stream Environment Zones and other sensitive lands (privately funded): Since 2013, private property owners have transferred more than 0.2 acres of land coverage from stream environment zones, meeting the level-1 and level-2 benchmarks. The benchmarks for other sensitive lands were not met. In addition, TRPA identified nearly eight acres of previously existing land coverage removed from stream environment zones and another 3.7 acres removed from other sensitive lands since 2012.
9. Issuance of Best Management Practices (BMP) Certificates in conjunction with property improvements and area-wide BMP installations: In 2021, TRPA issued 241 BMP certificates in conjunction with property improvements and area-wide BMP installations. This total met the level-1 benchmark but was below the level-2 benchmark to increase the annual average rate of BMP certification in conjunction with property improvements by 25 percent. However, since 2013, TRPA has issued nearly 4,500 BMP certificates, and 48 percent of these have been issued in conjunction with property improvements and area-wide BMP installations. In recent years, TRPA has seen an increase in property owners installing BMPs on residential parcels in response to TRPA's special coverage exemptions and mooring registration and permitting conditions.
10. Total Maximum Daily Load (TMDL) performance benchmarks: The Lake Tahoe TMDL Program 2021 Performance Report found that local governments and highway departments at Lake Tahoe collectively met and exceeded their 2020 water year pollutant load reduction targets. Pollutant controls reduced fine sediment particulate load by 523,000 lbs./year, total phosphorus by 1,550 lbs./year percent, and total nitrogen loads by over 4,400 lbs./year.
11. Scenic improvement rate on urban roadways: A scenic evaluation was performed as a part of the 2019 Threshold Evaluation Report monitoring. Scenic ratings for these units were

either stable or improved from the ratings in the 2015 Threshold Evaluation Report; three urban roadway scenic units increased from the 2015 evaluation and no units decreased. Despite these increases, the annual average increases were not sufficient to meet the benchmarks.

#### EFFECTIVE REGIONAL PLAN IMPLEMENTATION

12. Prepare and maintain area plans in conformance with the 2012 Regional Plan: The Governing Board has approved five local area plans as of 2021, meeting benchmarks. The six Area Plans cover approximately 72 thousand acres, or 34 percent of the land area of the Tahoe Region and 89 percent of Town Centers.
13. Complete mitigation measures identified in the Regional Plan Update Environmental Impact Statement (EIS): The 2012 Regional Plan Update environmental impact statement called for mitigation measures covering four topic areas. All the Regional Plan Update mitigation measures have been completed and adopted by the TRPA Governing Board.

#### ECONOMIC VITALITY

14. Rate of redevelopment: TRPA approved 115 redevelopment permits in 2021, including 110 residential permits, and 5 commercial/tourist accommodation permits. The 2013 to 2021 average of 130 redevelopment projects exceeded the level-1 and level-2 benchmarks.

# DISCUSSION & PERFORMANCE MEASURE STATUS

Detailed discussion and analysis of the status of all Regional Plan performance measures is set out below. The included summaries for each set of measure outline the adopted level-1 and level-2 targets as well as the 2021 status for each indicator. A discussion and analysis of the results follows for each. A detailed synopsis of the results is included in Table 13.

## BACKGROUND

In May 2013, the TRPA Governing Board adopted performance measures to track the effectiveness of the 2012 amendments to the Regional Plan. This report covers activities for the calendar year 2021 and cumulatively since the Board’s adoption of the measures.

## PERFORMANCE MEASURE #1

### Modify the distribution of development after 2012 compared to the distribution in 2012

This performance measure tracks the anticipated increase in the percentage of development within town centers, and the accompanying decrease in the percentage of auto-dependent development (defined as development located more than one-quarter mile from town centers and not at a ski area with transit service). Progress is tracked by measuring the distribution of residential units, tourist accommodation units, commercial floor area, and taxable market valuation of property/structural improvements.

Performance Measure #1: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Increase the percent of commercial floor area located within centers to more than 63.13% (level-1) and 63.23% (level-2)	Met	Met
Decrease the percent of commercial floor area in remote areas to less than 26.32% (level-1) and 26.22% (level-2)	Met	Met
Increase the percent of residential units located within centers to more than 3.84% (level-1) and 4.24% (level-2)	Met	Met
Decrease the percent of residential units in remote areas to less than 67.66% (level-1) and 67.26% (level-2)	Met	Met
Increase the percent of tourist accommodation units located within centers to more than 83.37% (level-1) and 83.47% (level-2)	Close to Target	Close to Target
Decrease the percent of tourist accommodation units in remote areas to less than 10.44% (level-1) and 10.34% (level-2)	Not Met	Not Met

Increase the value of property improvements within centers to more than 10.94% (level-1) and 11.14% (level-2)	Met	Close to Target
Decrease the value of property improvements in remote areas to less than 71.38% (level-1) and 71.18% (level-2)	Close to Target	Close to Target

\* Close to target indicates that the performance measure is within 5% of the benchmark.

Table 1 outlines the changes in the distribution of commercial floor area, residential units and tourist accommodation units compared to the baseline. The regional distribution of development has changed as a result of the redevelopment and revitalization activity throughout the Region and the transfer incentives to promote the relocation of existing development to centers. In 2021, the distribution of commercial floor area, property improvement values and residential units met the level-1 and level-2 benchmarks to increase the percentages located in centers and to decrease the percentage in remote areas.

The distribution of tourist accommodation units was close to the target for town centers, but higher in remote areas because numerous tourist units previously located in centers have been removed and banked in anticipation of transfers or conversions to future projects, such as the Tahoe City Lodge, which is in a town center. In addition, the Edgewood Lodge redevelopment project constructed 154 tourist accommodation units—including 144 transferred from dated motels previously located in town centers. The South Stateline resort is located outside the town center boundary. While these tourist accommodation unit transfers are generating beneficial environmental redevelopment with threshold gains, they cannot be counted toward the benchmark. As a result, the benchmarks to reduce the share of tourist units in remote areas were not met.

<b>Table 1: Distribution of development measured as percentage of units and commercial floor area</b>			
<b>Land Use</b>	<b>Baseline</b>	<b>2021</b>	<b>Net Change Since Baseline</b>
<b>Commercial Floor Area</b>			
Town Centers	63.13%	64.75%	+1.62%
Neutral areas within ¼-mile of a Town Center	10.55%	9.47%	-1.08%
Remote Areas	26.32%	25.77%	-0.55%
<b>Residential Units</b>			
Town Centers	3.84%	4.69%	+0.85%
Neutral areas within ¼-mile of a Town Center	28.50%	28.51%	+0.01%
Remote Areas	67.66%	66.80%	-0.86%
<b>Tourist Accommodation Units</b>			
Town Centers	83.37%	82.64%	-0.73%
Neutral areas within ¼-mile of a Town Center	6.19%	3.85%	-2.34%
Remote Areas	10.44%	13.29%	+2.85%
<b>Source:</b> TRPA Permit Records, LakeTahoeInfo.org/Parcel Tracker and TRPA Geographic Information System (GIS) Analysis for Town Centers. Neutral areas are properties located within one-quarter mile of town centers and ski areas that have transit service (Homewood Ski Area and Heavenly Mountain Resort California Base). Remote areas include auto-dependent locations that are more than one-quarter mile from town centers.			

Overall total taxable value<sup>1</sup> of properties in the Lake Tahoe Region continues to rise, exceeding \$28.1 billion in 2021, an increase of 41 percent from 2012. As shown in Table 2, the taxable value of property improvements<sup>2</sup> in the Lake Tahoe Region have increased 43 percent since 2012, to \$15.1 billion in 2021. Improvement values in area plans have grown 45 percent since 2012. Taxable value of town centers located within the adopted area plans have grown by 46 percent. These increases in property improvement values suggest that the Regional Plan is among the factors encouraging redevelopment and investment in town centers.

<sup>1</sup> Total taxable values for properties are sourced from County Assessors data for the assessed value of land and any property improvements.

<sup>2</sup> Improvements may include buildings, landscaping, or other development on the property.

Table 2: Change in property improvement values between 2012 and 2021, by location				
Jurisdiction	Improvement Value Change 2012-2021			
	All Areas	Town Centers	Area Plans	Town Centers in Area Plans
Carson County	126%	n/a	n/a	n/a
City of South Lake Tahoe	44%	54%	56%	62%
Douglas County	43%	37%	49%	37%
El Dorado County (exc. CSLT)	45%	57%	65%	73%
Placer County	53%	47%	53%	47%
Washoe County	25%	16%	25%	16%
<b>Grand Total– Tahoe Region</b>	<b>43%</b>	<b>43%</b>	<b>44%</b>	<b>46%</b>

**Source:** County Assessor Records, TRPA Geographic Information System (GIS) Analysis for Town Center and Area Plans.

Table 3 reflects the changes to the distribution of taxable value of property improvements between town centers, neutral areas within one-quarter mile from a town center and remote areas. The value of improvements in town centers has increased; although the value of improvements in remote areas also increased (as declines were in area within 1/4-mile of center) as a percentage of overall value since 2012.

Table 3: Percentage of taxable property improvement value by location			
Location	Baseline*	2021	Net percentage change since baseline
Town Centers	10.94%	11.00%	+0.06%
Areas within ¼-mile of a Center	17.67%	17.47%	-0.20%
Remote Areas	71.38%	71.54%	+0.16%
<b>Total Market Value</b>	<b>100.00%</b>	<b>100.00%</b>	

**Source:** County Assessor Records for Taxable Property Improvement Values, TRPA Geographic Information System (GIS) Analysis for Town Center and Area Plans.

## PERFORMANCE MEASURE #2

**Increase the annual average number of units transferred to town centers from sensitive and remote land compared to the annual average prior to 2012.**

This measure complements the tracking of distribution of development in Performance Measure #1 by tracking the rate at which the transfer of units of use occurs from stream environment zones (SEZ), other sensitive areas, and remote lands to town centers. For this performance

measure, tourist accommodation units, commercial floor area, and residential units, and potential residential units are tracked and reported separately. This performance measure specifically tracks the transfer of development; not apparent in these outcomes are significant sums of previously existing development rights that have been removed from sensitive sites and are banked, awaiting transfer. Banked development rights (Table 6) are readily available sources of transferable rights to support beneficial redevelopment if projects can be matched to them. TRPA built a more transparent tracking of transferable rights, through the Lake Tahoe Info Parcel Tracker (<https://parcels.laketahoeinfo.org>) and an online marketplace (<http://tdr.trpa.org>) to connect project proponents with holders of banked development in order to spur progress toward meeting this performance measure.

The TRPA Governing Board unanimously approved changes to the development rights system in October 2018. The changes allow conversions (Table 7) between different types of development rights using environmentally neutral exchange rates. This will provide more flexibility and simplicity while also maintaining the overall cap on development potential in the Tahoe Region.

<b>Performance Measure #2: Summary</b>	<b>2021 Level-1 &amp; Level-2 Benchmarks</b>
Transfer more than zero residential units to centers from SEZs	Met
Transfer more than 414.18 square feet of commercial floor area to centers from SEZs	Not Met
Transfer more than 0.36 tourist accommodation units to centers from SEZs	Met
Transfer more than zero potential residential units* to centers from SEZs	Met
Transfer more than zero residential units to centers from other sensitive lands	Not Met
Transfer more than 959.55 square feet of commercial floor area to centers from other sensitive lands	Not Met
Transfer more than zero tourist accommodation units to centers from other sensitive lands	Not Met
Transfer more than 0.18 potential residential units* to centers from other sensitive lands	Met
Transfer more than 0.09 residential units to centers from remote areas	Not Met
Transfer more than 470.18 square feet of commercial floor area to centers from remote areas	Not Met
Transfer more than zero tourist accommodation units to centers from remote areas	Met

Transfer more than 0.09 potential residential units* to centers from remote areas	Met
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\*Note: Potential Residential Units (PRU) were formerly called Residential Development Rights (RDR)

In 2021, the benchmarks for transferring existing residential units, potential residential units, and tourist accommodation units from stream environment zones were met. The benchmark for transferring potential residential units from other sensitive areas was also met. The benchmarks for transferring potential residential units and tourist accommodation units from remote areas were met. All other transfer benchmarks were not met.

Overall, 26 transfers of development occurred in 2021, and each resulted in environmentally beneficial improvements. Tables 4 and 5 below outline the cumulative benefits of the 264 transfers that TRPA approved between 2013 and 2021. More than 81,000 square feet of coverage, 83 residential units, and 109 tourist units have been removed and transferred from sensitive stream environment zones to less-sensitive areas. In addition, more than 119,000 square feet of coverage, almost 16,800 square feet of commercial floor area, 12 tourist accommodation units, and 36 residential units have been transferred from remote areas into town centers and the walkable areas near centers.

Table 4: Cumulative changes by land sensitivity from TRPA approved transfers, 2013-2021			
Development Right	Stream Environment Zones	Other Sensitive Areas	Non-Sensitive Areas
Coverage (sq. ft.)	- 81,428	+ 21,382	+ 60,046
Commercial Floor Area (CFA) (sq. Ft.)	0	-10,492	+10,492
Residential Units (ERU/PRU)	- 83	- 8	+ 91
Tourist Units (TAU)	- 109	0	+ 109

Table 5: Cumulative changes by location from TRPA approved transfers, 2013-2021			
Development Right	Remote Areas	Areas within 1/4 mile of a Town Center	Town Centers
Coverage (sq. ft.)	- 119,079	+ 22,500	+ 96,579
Commercial Floor Area (CFA) (sq. ft.)	0	- 16,791	+ 16,791
Residential Units (ERU/PRU)	- 36	+ 14	+ 22
Tourist Units (TAU)	- 12	0	+ 12

Additionally, TRPA analyzed banked development rights (Table 6) on both public and private parcels and identified more than 23,000 square feet of banked commercial floor area, 27 banked tourist accommodation units, 27 banked residential units, 92 banked potential residential units, and more than 478,800 square feet of existing coverage that has been removed from stream

environment zones and is currently banked and ready to be transferred. And, 55,850 square feet of banked commercial floor area, 48 tourist accommodation units, 80 residential units, 230 potential residential units, and 1.3 million square feet of banked coverage was identified as ready to be transferred from remote areas. These rights may lead to the redevelopment of town centers in the future, as the 2012 Regional Plan encourages and incentivizes the relocation of sensitive and remote development to these centers.

<b>Table 6. Estimated current inventory of banked development rights by location</b>				
	<b>Commercial Floor Area (sq. ft.)</b>	<b>Tourist Accommodation Units</b>	<b>Existing Residential Units/Potential Residential Units <sup>1</sup></b>	<b>Coverage <sup>2</sup> (sq. ft.)</b>
<b>All Banked Rights<sup>3</sup></b>	<b>233,247</b>	<b>998</b>	<b>251 / 303</b>	<b>2,084,442</b>
Banked in Stream Environment Zones	23,192	27	27 / 92	478,206
Banked in Remote Areas	55,852	48	80 / 230	1,331,594
<b>Notes:</b> 1. Banked rights as of December 31, 2021 2. Potential residential units were formerly called Residential Development Rights (RDR) 3. Coverage includes banked hard and soft coverage (potential coverage is not included) 4. The categories of Banked in Stream Environment Zones and Banked in Remote Areas are not mutually exclusive and this table it not intended to be combined into an aggregated total. Source: TRPA Permit Records and LakeTahoelInfo.org/Parcel Tracker				

Development right conversions provide property owners with flexibility while maintaining the overall cap on development potential in the Tahoe Basin. By allowing conversions between the different types of development rights using environmentally neutral exchange rates, TRPA hopes to encourage more redevelopment. The current conversion ratio is 600 CFA to 2 TAUs to 2 residential to 3 multi-family residential units.

The ability to convert between different types of development rights is relatively new. However, a clear trend that has emerged from the conversions to date: a shift from TAUs and CFA to residential development. As a result of the 34 approved conversations to date, 119 additional residential units have been created throughout the region, while the number of TAUs has been reduced by 41 units and CFA reduced by more than 26,000 square feet.

**Table 7. Summary of development rights conversions 2013-2021**

	Commercial Floor Area (sq. ft.)	Tourist Accommodation Units	Residential Units
<b>Net Change from Conversions</b>	- 26,453	- 41	+ 119
<i>Note:</i> Includes conversions processed under the pilot programs approved in 2012 and 2016 and all conversions processed since the TRPA GB adoption of the conversion and exchange program in 2018.			

### PERFORMANCE MEASURE #3

#### Accelerate the removal rate for existing non-residential units of use on sensitive lands

Historically, the Tahoe Region has relocated existing non-residential development but has not retired any non-residential units of use. The 2012 Regional Plan Update added policy language encouraging a publicly funded acquisition program targeted at acquiring and retiring excess existing non-residential development on sensitive lands. This performance measure tracks this program’s effectiveness at removing existing commercial floor area and tourist accommodation units from sensitive lands.

Performance Measure #3: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Remove existing tourist units of use from sensitive lands (Develop and fund a program to acquire and retire tourist units of use within 4 years – level 1) (acquire 10 TAUs – level 2)	Partially Met	Partially Met
Remove existing commercial floor area from sensitive lands (Develop and fund a program to acquire CFA within 4 years – level 1) (acquire 5,000 sf of CFA – level 2)	Partially Met	Partially Met

The benchmark to establish a program to remove commercial and tourist units from sensitive lands has not been met. Funded acquisition programs or similar strategies are needed for a significant number of units to be retired to meet this benchmark. TRPA made changes to the development rights program in October 2018 to reaffirm the role of land banks in achieving the goals of the development rights transfer system. In addition, TRPA will allow local governments and philanthropic non-profit organizations to form banks under a memorandum of understanding with TRPA in order to acquire, hold, disperse, retire or transfer development rights. These actions were designed to increase the effectiveness of the development rights removal/restoration, banking and transfer systems by accelerating the removal and relocation of development rights from sensitive and remote areas.

The California Tahoe Conservancy (Conservancy) developed the Tahoe Livable Communities Program (<https://tahoe.ca.gov/programs/tahoe-livable-communities/>) to seek opportunities to acquire and restore properties and retire the associated non-residential development rights. However, the Conservancy has not yet retired any non-residential units of use. Instead, these units have been deposited into the Conservancy’s asset land bank for future consideration.

Additionally, incremental progress can be made in other ways. Since the adoption of the 2012 Regional Plan, private property owners have removed 160 tourist accommodation units from stream environment zones, and 109 of these units were transferred to non-sensitive land, including 12 units that we moved into a non-sensitive parcel in a town center. Additionally, more than 30,500 square feet of commercial floor area has been removed and banked from stream environment zones since 2012. These development rights were subsequently banked and are available for transfer, rather than permanently retired, though it is likely that these units will be transferred into less sensitive areas and town centers due to the Regional Plan incentives for the relocation of sensitive development.

**PERFORMANCE MEASURE #4**

**Improve housing availability for residents and workers**

The 2012 Regional Plan Update Environmental Impact Statement (EIS) documented that housing in the Tahoe Region has become less affordable and quality housing is prohibitively expensive for essential workers, including teachers and police officers. This measure evaluates the utilization of multi-residential bonus units for affordable and workforce housing.

Performance Measure #4: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Average annual rate of multi-residential bonus unit utilization 20.23 units per year (level-1) and 21.24 units per year (level-2)	Met	Met

In the Tahoe Region, 276 multi-residential bonus units were assigned in 2021 for low-, moderate-income, or achievable housing, meeting the performance measure benchmark.

The units were assigned in the following income categories:

- 248 Affordable units
- 3 Moderate units
- 25 Achievable units

TRPA’s Tahoe Living Housing and Community Revitalization Initiative (<https://www.trpa.gov/permitting/housing>) and the housing and sustainability initiatives of local governments, the California Tahoe Conservancy, and non-profits, including the Mountain Housing Council and Tahoe Prosperity Center are implementing strategies that incentivize affordable housing for locals. As a result of these initiatives, more than 300 units are currently in the construction, planning, design, and approval processes.

In January 2021, the TRPA Governing Board approved the Sugar Pine Village project in the City of South Lake Tahoe. This 248-unit affordable multi-family housing project helps implement the workforce housing goals of the 2012 Regional Plan-mixed-use and residential development in close proximity to transit and pedestrian-friendly centers, supporting a vibrant, sustainable community, and those required by the State of California, providing affordable multi-family housing units, a resident-serving “Community Building” and community-serving “Public Service Building,” which will include a childcare facility and non-profit office space.

Another project approved in 2021 was the first multi-family project to utilize “achievable” bonus units. This is a 20-unit project of duplexes and triplexes located on Silver Dollar Avenue in the City of South Lake Tahoe. The project is located directly adjacent to the City’s bicycle trail network and a 2-minute walk from the main transit line along U.S. Highway 50. Other anticipated projects include three moderate-income homes that will be located on land owned by the Saint Joseph Community Land Trust in South Lake Tahoe. These three units, which are taking advantage of the Bonus Unit pool, were permitted in 2021 and will add to the Basin’s very limited deed-restricted ownership housing stock once construction is complete. The City of South Lake Tahoe transferred these parcels to the Land Trust to facilitate the project. Finally, a 70-unit achievable housing project near the Y in the City of South Lake Tahoe, and a 150-unit affordable housing project in Placer County near Dollar Point are in the early permitting and design stages.

## PERFORMANCE MEASURE #5

**Increase percentage of all trips using non-automobile modes of travel (transit, bicycle, pedestrian).**

Non-auto mode share travel captures the percentage of people bicycling, walking, and using transit or other non-auto travel modes indicating the degree to which land-use patterns, policy, and funding decisions at Lake Tahoe influence travel behavior of residents and visitors. Non-auto

mode share at Tahoe is measured by intercept surveys at commercial and recreation sites in winter and summer.

Performance Measure #5: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Percentage of trips by auto/truck/motorcycle/other motorized vehicles below 80.93% (level-1) and below 80.68% (level-2)	Met	Met

Since 2006, TRPA has conducted basin-wide travel surveys every two years in order to better understand basic travel characteristics of both residents and visitors. The 2018 Summer Travel Survey was conducted in August 2018 and the 2020 Winter Survey was conducted in March 2020. The next survey will be conducted in Summer 2022.

The data collected, which includes information such as mode share, origin-destinations, and trip purpose, is used for a variety of purposes at TRPA including regional performance metrics, project planning, and travel demand modelling.

	2018 Summer Percentage of Trips	2020 Winter Percentage of Trips	Average 2018/2020	Average Mode Level-1 Benchmark	Average Mode Level-2 Benchmark
Auto, Truck, Motorcycle, Van	74.6%	78.2%	76.6%	80.93%	80.68%
Walk	14.1%	10.1%	11.9%	10.75%	n/a
Bike	7.3%	1.7%	4.2%	4.20%	n/a
Transit	2.2%	3.3%	2.8%	4.13%	n/a
Other*	1.8%	6.7%	2.4%	n/a	n/a
<b>Total Non-Auto Mode Share</b>	<b>25.4%</b>	<b>21.8%</b>	<b>23.4%</b>	<b>19.07%</b>	<b>19.32%</b>
Note: Other includes miscellaneous non-auto modes, such as skateboards, scooters, and skiing. Percentages may not add due to rounding. Source: Tahoe Regional Planning Agency, 2018 Summer Travel Survey, October 2018 and 2020 Winter Travel Survey, March 2020					

The winter 2020 non-auto share of 21.8 percent exceeded both the level-1 and level-2 benchmarks. The combined annual average non-auto share including summer 2018 and winter 2020 values of 23.4 percent exceeded both the level-1 and level-2 benchmarks.

## PERFORMANCE MEASURE #6

### Decrease in automobile vehicle miles travelled per capita (excluding through-trips).

Vehicle miles traveled (VMT) per capita is a measure of the efficiency of the transportation system and the degree to which the land use pattern affects personal motor vehicle travel. VMT per capita is measured through an activity-based computer model, which is updated with empirical data including traffic counts, population, and parcel-based land-use data. VMT per capita is analyzed for the Regional Transportation Plan update every four years.

In 2021 TRPA adopted a Transportation and Sustainable Communities Threshold category. The goal of the threshold is to reduce dependence on the automobile, support GHG emission reduction, and increase mobility. Progress towards attainment of this threshold is measured using a VMT per capita standard (TSC1) that establishes a goal to “Reduce Annual Daily Average VMT Per Capita by 6.8% from 12.48, the 2018 baseline, to 11.63 in 2045.”

As part of the adaptive management framework for standard, TRPA adopted a new goal in the Regional Plan (DP-5) and six policies to promote threshold attainment. That adaptive management framework includes the creation of an independent advisory body, charged with summarizing progress towards attainment of the standard and providing guidance to the Governing Board on what is working to reduce VMT/capita and how best to accelerate attainment of TSC1.

Regional Plan policy (DP-5.2) requires that the advisory body transmit the first progress report to the Governing board in the second quarter of 2022. After transmission of the report, TRPA will align the performance measures of the Regional Plan, with the revised threshold reporting framework of TSC1.

Performance Measure #6: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Decrease per-capita VMT below baseline average of 33.7 miles per day (level-1) and 33.4 miles per day (level-2)	Not Evaluated	Not Evaluated

\* Close to target indicates that the performance measure is within 5% of the benchmark.

## PERFORMANCE MEASURE #7

### Accelerate pedestrian and bicycle improvements

This measure is related to Regional Plan policies regarding sidewalks, trails, and public investment levels. The 2012 Regional Plan Update included coverage exemptions and other amendments

intended to decrease costs for construction of these facilities and increase the number of improvements. The data used to calculate the average annual miles of pedestrian and bicycle facilities constructed was obtained from the Lake Tahoe Region Bicycle and Pedestrian Plan and the Environmental Improvement Program Project Tracker.

Performance Measure #7: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Construction of pedestrian and bicycle improvements: 4.15 miles per year (level-1) and 9 miles per year (level-2)	Close to Target	Not Met

In 2021, due to disruptions from COVID-19, the only improvement constructed was the California Tahoe Conservancy / El Dorado County, Dennis T. Machida Memorial Greenway (previously known as the South Tahoe Greenway Shared Use Trail). This project constructed one additional mile of improvements in 2021, closing an important gap in the bicycle network to form a north/south connection from the Sierra Tract to Glenwood Way in the heart of South Lake Tahoe, and completing the core of the non-motorized transportation network in the South Shore.

Tahoe implementing agencies have constructed nearly 36 miles of bicycle and pedestrian routes since 2012, for a combined post-2012 annual average of 4.0 miles per year. This is 96 percent (considered *close to target*) of the level-1 benchmark of 4.15 miles per year. The level-2 benchmark of nine miles of pedestrian and bicycle facilities constructed per year was not met.

## PERFORMANCE MEASURE #8

**Accelerate privately funded coverage removal from stream environment zones and other sensitive lands.**

This measure relates to policy amendments in the 2012 Regional Plan that seek to facilitate environmental improvements through redevelopment and private investment. The effectiveness of key amendments related to transfer incentives for coverage is tracked through coverage removal from stream environment zones, coverage removal from other sensitive lands, and collection of excess coverage mitigation fees.

The data to determine the average annual removal was obtained from coverage transfer records using the same methods as in Performance Measure #2; however, data transfers initiated as a result of public acquisitions were removed from the analysis.

<b>Performance Measure #8: Summary</b>	<b>2021 Level-1 Benchmark</b>	<b>2021 Level-2 Benchmark</b>
Increase the amount of coverage removed and transferred from SEZs to more than 0.14 acres/year (level-1) and 0.17 acres/year (level-2)	Met	Met
Increase the coverage removed and transferred from other sensitive areas to more than 0.17 acres/year (level-1) and 0.2 acres/year (level-2)	Not Met	Not Met
Increase the collection of excess coverage mitigation fees: more than \$693,738/year (level-1) and \$728,425/year (level-2)	Met	Met

Privately funded coverage removal and transfer from stream environment zones and other sensitive lands continues to result in environmental restoration. However, this measure is dependent on project activity which requires transfers of land coverage and private investment decisions. Table 9 shows the post-2012 average coverage transferred from stream environment zones and sensitive areas compared to the baseline average calculated for the years 2002 through 2021.

<b>Table 9: Private coverage transfer by year</b>		
<b>Year</b>	<b>SEZ Transfer (acres)</b>	<b>Sensitive Transfer (acres)</b>
2021	0.06	0.03
2020	0.13	0.00
2019	0.06	0.00
2018	1.20	0.01
2017	0.19	0.09
2016	0.04	0.04
2015	0.12	0.03
2014	0.13	0.03
2013	0.00	0.08
<b>2013 to 2021 Average</b>	<b>0.21</b>	<b>0.03</b>
<b>Baseline average</b>	<b>0.14</b>	<b>0.17</b>
<b>Source:</b> TRPA Permit Records and LakeTahoelInfo.org/Parcel Tracker		

As referenced in Performance Measure #2, banked development rights were evaluated as a measure of future transfer potential. TRPA identified nine acres of previously existing land coverage removed from stream environment zones and another four acres removed from other sensitive lands since 2012. Most of this land coverage is currently banked and will likely be transferred in the future to non-sensitive areas and town centers because of 2012 Regional Plan policies that provide incentives to relocate development in these areas. In addition to these figures, more than 40,000 square feet of previously existing land coverage from stream

environment zones has been permanently retired by private property owners since 2012, as a condition of project approval.

For excess coverage mitigation fees (Table 10), the baseline is an annual average of \$693,738 collected per year. The post-2012 annual average of \$830,812 exceeds the level-1 benchmark to increase excess coverage mitigation fees collected above the pre-2012 average and the level-2 benchmark to further increase collections by five percent above the benchmark. Numerous projects in 2021 paid the entirety of their excess coverage mitigation fees to be eligible for coverage exemptions. These coverage exemptions exempt certain structures—including decks, sheds, or pervious driveway pavers—from the calculation of land coverage on high-capability, non-sensitive lands. To receive an exemption, the property must also have a certificate of completion for water quality Best Management Practices (BMPs).

<b>Table 10: Annual average excess coverage mitigation fees collected in 2013 -2021 compared to baseline</b>		
<b>Annual Year</b>	<b>Total Excess Coverage Mitigation Fees</b>	<b>Post-2012 Excess Coverage Mitigation Fees</b>
2002	\$941,189	
2003	\$618,351	
2004	\$677,895	
2005	\$332,921	
2006	\$837,451	
2007	\$404,932	
2008	\$1,932,739	
2009	\$291,533	
2010	\$287,305	
2011	\$613,066	
2012	-	
2013		\$335,632
2014		\$451,103
2015		\$996,804
2016		\$1,025,772
2017		\$874,386
2018		\$593,825
2019		\$679,483
2020		\$940,390
<b>2021</b>		<b>\$1,579,910</b>
<b>Baseline annual average</b>	<b>\$693,738</b>	
<b>Post 2012 annual average</b>		<b>\$830,812</b>
<b>Source:</b> TRPA Permit Records and TRPA Financial Records		
<b>Note:</b> These baseline figures have been restated to match the baseline originally adopted by the TRPA Governing Board in May 2013. Data for 2012 was not included in the baseline. Prior year reports included erroneous baseline information that has been corrected here. In addition, the data for 2013-2016 were also recalculated using updated methodology to ensure consistency and accuracy of the calculations.		

**PERFORMANCE MEASURE #9**

**Accelerate issuance of water quality BMP certificates in conjunction with property improvements.**

This performance measure tracks the private investment to mitigate the impacts of development through implementation of water quality BMPs associated with development permits. The measure seeks to evaluate the rate of issuance of certifications for the control of stormwater through permits issued by TRPA and MOU partners for property improvements (new construction, redevelopment, additions, remodels, etc.). The level-1 benchmark is an increase in the rate of certification from permitting, as a percentage of all remaining properties without certification, from the baseline of one percent. The level-2 benchmark calls for a 25 percent improvement upon the baseline average.

Performance Measure #9: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Increase the rate of BMP Certificates issued in conjunction with property improvements: issue BMP certificates to 1% of outstanding properties through permitting (level-1) and 1.25% (level-2)	Met	Not Met

\* Close to target indicates that the performance measure is within 5% of the benchmark

In 2021, TPPA issued 241 BMP certificates as a result of permitted projects. Approximately 68 percent of the total certificates issued were as a result of permitted projects. Table 11 illustrates the certification rates for single-family residential, multi-family residential, and commercial properties by all methods. As described in the excess coverage mitigation section above, in recent years, TRPA has seen an increase in property owners installing their BMPs on residential parcels to be eligible for TRPA’s special coverage exemptions. These exemptions allow property owners to exempt certain structures, including decks, pervious driveways, and sheds, from land coverage calculations for properties located on high capability lands that have installed water quality BMPs. In addition, TRPA’s mooring registration and permitting program and the mooring lottery in 2022 require that properties are compliant with the requirements to install stormwater BMPs in order to apply or register moorings. In 2021, 25 of the properties that received BMP certificates during the year installed their BMPs to be able to register their moorings and another four properties were certified to be eligible for the mooring lottery.

**Table 11: BMP certification summary**

Performance Measure	2021	Average per Year (2013 to 2021)
Percent of total outstanding properties issued BMP certificates in conjunction with property improvements	0.7%	1.0%
Certification of single-family residential parcels all methods	216	356
Certification of multi-family residential parcels all methods	9	109
Certification of commercial parcels	16	35
Total number of certifications issued in area-wide BMPs	8	13
Completed area-wide BMP projects	1	1
Approved and funded area-wide BMP projects	0	1
<b>Source:</b> TahoeBMP.org BMP Database		

The post-2012 annual average percentage of uncertified parcels that receive BMP certificates through permitting was 1.0 percent, meeting the level-1 benchmark. The level-2 benchmark, a 25 percent increase in the annual average rate of BMP certificates issued in conjunction with property improvements, was not achieved.

**PERFORMANCE MEASURE #10**

**Achieve Lake Tahoe Total Maximum Daily Load performance benchmarks.**

This measure tracks the performance benchmarks set by the Lake Tahoe Total Maximum Daily Load (TMDL) program, which is a water quality program adopted and administered directly by the states of California and Nevada for Lake Tahoe. TRPA’s 2012 Regional Plan and land use regulations play a critical part in the overall implementation system relied on to achieve the TMDL and attain TRPA water quality threshold standards. The TMDL performance benchmarks are tracked by the Lahontan Regional Water Quality Control Board and the Nevada Division of Environmental Protection. For this performance measure, there is no level-2 benchmark.

Performance Measure #10: Summary	2021 Level-1 & Level 2 Benchmarks
Completion of required TMDL load reductions as established by State TMDL programs	Met

The Lake Tahoe TMDL Program 2021 Performance Report(<https://clarity.laketahoeinfo.org/FileResource/DisplayResourceAsEmbeddedPDF/27d0d0f5-21f9-40b3-a690-18669fd12437>) found that local governments and highway departments at Lake Tahoe collectively met and exceeded their 2020 water year pollutant load reduction targets.

The report states that every Urban Implementing Partner was awarded credits that exceeded its credit target in 2020. Collectively, partners have completed 45 active registrations and were awarded 2,611 credits in 2020, far exceeding the target of 2,279 credits. The credits represent a Fine Sediment Particle load reduction of roughly 523,000 pounds per year.

## PERFORMANCE MEASURE #11

### **Accelerate Scenic Threshold attainment on urban roadways.**

Scenic conditions in the Tahoe Region's less intensely developed areas generally meet adopted threshold standards. Scenic quality along roadways in developed areas is generally improving but remains out of attainment with the Threshold goals. The 2012 Regional Plan included amendments to accelerate redevelopment activity that is expected to also achieve scenic improvements in town centers. This performance measure analyzes the average annual improvement in developed areas, especially community centers.

Within the Tahoe Region, 14 of the scenic roadway units have portions that are within urban areas. The level-1 benchmark for this measure is to increase the scores in these units by the average rate of improvement between 2001 and 2011 (a 1.45-point improvement per year); the level-2 benchmark is to increase the average annual scenic improvement rate for urban roadway units by an additional 20 percent.

A scenic evaluation was for the 2019 Threshold Evaluation, see <https://thresholds.laketahoeinfo.org/ThresholdReportingCategory/Detail/RoadwayAndShorelineUnits>. Scenic ratings for all 14 scenic roadway units were either stable or improved from their ratings in the 2015 Threshold Evaluation Report. Three urban roadway scenic units, Tahoe Valley and Al Tahoe in the City of South Lake Tahoe, and Kings Beach in Placer County, increased from the 2015 evaluation. Despite these increases of three points, or 0.75 points per year, the annual average increases were not sufficient to meet the benchmarks.

Performance Measure #11: Summary	2021 Level-1 Benchmark	2021 Level-2 Benchmark
Accelerate scenic improvement on urban roadways by increasing annual scenic scores for urban roadway units by 1.45 points/year (level-1) and 1.74 points/year (level-2)	Not Met	Not Met

## PERFORMANCE MEASURE #12

### Prepare and maintain area plans in conformance with the 2012 Regional Plan.

Under the 2012 Regional Plan, area plans, once approved by local governments and found to be in conformance with the Regional Plan by TRPA, replace community plans and plan area statements. There are three indicators evaluated under this measure: the number of acres included in new area plans; the recertification rate for area plans; and the number of public meetings for each area plan under development.

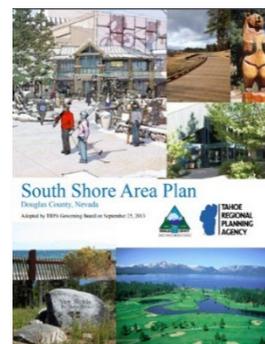
Performance Measure #12: Summary	2021 Level-1 and Level-2 Benchmarks
Include 20% of private land in new area plans (level-1 and -2)	Met
100% recertification rate for area plans (level-1 and -2)	Met
At least two public meetings for each area plan under development (level-1 and -2)	Met

To date, six area plans have been approved, covering more than 34 percent of the land area of the Lake Tahoe Region, including 89 percent of Centers (Town Centers, Regional Centers, and the highest density commercial district) in the Region. This exceeds the 20 percent benchmark.

### Douglas County, Nevada

#### South Shore Area Plan

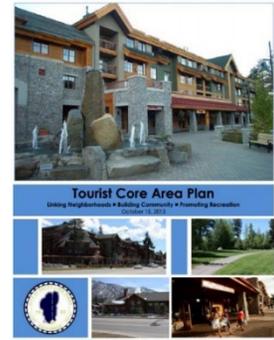
The South Shore Area Plan includes approximately 667 acres located along Highway 50, between Kahle Drive and the state line, in Douglas County, Nevada. The Governing Board adopted the Area Plan and an associated MOU in 2013.



### City of South Lake Tahoe, California

## Tourist Core Area Plan

The Tourist Core Area Plan includes approximately 300 acres located along Highway 50, between Ski Run Boulevard and the state line, in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in 2013. The Governing Board approved Area Plan amendments to incentivize town center redevelopment and housing development in 2020. The Governing Board adopted a delegation MOU with the City in December 2014. The MOU covers areas both within and outside of Area Plans in the City of South Lake Tahoe. The MOU took effect in the third quarter of 2015. Tahoe Valley Area Plan



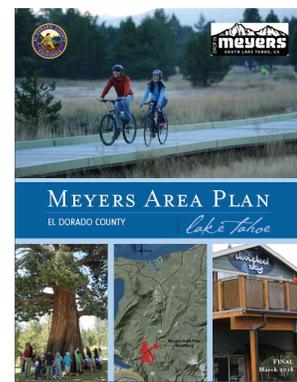
The Tahoe Valley Area Plan includes 337 acres near the intersection of Highways 50 and 89 (“Y” area) in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in July 2015. In 2020, the Governing Board approved updates to the Area Plan to facilitate the development of the Sugar Pine Village affordable housing project, as well as future affordable housing projects. The City delegation MOU that took effect in 2015 includes the Tahoe Valley Area Plan.



## **El Dorado County, California**

### Meyers Area Plan

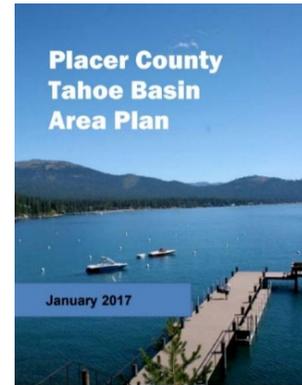
The Meyers Area Plan includes approximately 669 acres in the Meyers community in El Dorado, California. The Governing Board adopted the Area Plan in February 2018. A delegation MOU that covers the Meyers Area Plan and future Area Plans, as well as the rest of El Dorado County in the Tahoe Region, was adopted by the Governing Board in November 2018. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in January 2020.



## Placer County, California

### Placer County Tahoe Basin Area Plan

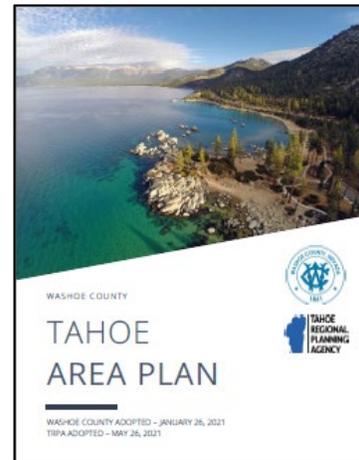
The Placer County Tahoe Basin Area Plan includes all property under the jurisdiction of TRPA in Placer County, California, more than 46,000 acres. The Governing Board adopted the Area Plan in February 2017. In 2021, the Governing Board approved updates to the Area Plan to better align the Area Plan with the County's housing goals and TRPA Regional Plan updates. The Governing Board approved an MOU in October 2017. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in May 2018.



## Washoe County, Nevada

### Washoe County Tahoe Area Plan

The Washoe County Tahoe Area Plan includes all property within the Tahoe Basin portion of Washoe County, Nevada, nearly 20,000 acres. The Governing Board approved the Area Plan in May of 2021. The plan guides growth by recognizing critical conservation areas, establishing existing and future land use and transportation patterns, and identifying current and future public service and facility needs. This is the most recently adopted Area Plan in the Tahoe Basin.



Based on an annual audit of the adopted area plans and implementation of delegated permitting authority, the TRPA Governing Board reviewed and recertified all existing area plans and associated MOUs on December 15, 2021, meeting the benchmark of 100 percent area plan recertifications.

Table 12 summarizes the number of public meetings that occurred in 2021 related to the development and update of area plans. Public meetings were held by TRPA and local jurisdictions in 2021 for amendments to the City of South Lake Tahoe's Tourist Core Area Plan and Tahoe Valley Area Plan, amendments to the Placer County Tahoe Basin Area Plan, and the draft Washoe County Area Plan.

<b>Table 12: Number of public meetings and workshops held in 2021 in support of the development and update of area plans</b>	
<b>Area Plan</b>	<b>Number of Public Meetings/Workshops</b>
Washoe County Area Plan	4 <sup>1</sup>
Placer County Tahoe Basin Area Plan Amendment	3 <sup>2</sup>
CSLT, Tourist Core Area Plan Amendments	3
CSLT, Tahoe Valley Area Plan Amendments	1 <sup>2</sup>

1 Additional public meetings held between 2018 and 2020.

2 Additional public meetings held in 2020

### PERFORMANCE MEASURE #13

#### Complete mitigation measures identified in the Regional Plan Update EIS

This measure is related to the mitigation measures called for in the 2012 Regional Plan Update Environmental Impact Statement (EIS). The mitigation measures address construction best practices for air quality and noise, Region-wide traffic noise reduction, noise policy for mixed-use development, and greenhouse gas emissions reduction. The benchmark for this performance measure is to develop and adopt the mitigation measure identified in the Regional Plan Update EIS.

<b>Performance Measure #13: Summary</b>	<b>2021 Level-1 Benchmark</b>	<b>2021 Level-2 Benchmark</b>
Complete mitigation measures identified in the Regional Plan Update EIS	Met	Met

Mitigation programs for all the specified categories were developed and the TRPA Governing Board adopted these programs in November 2013.

### PERFORMANCE MEASURE #14

#### Increase rate of redevelopment

An objective of the 2012 Regional Plan is to improve economic vitality through accelerated property improvement and redevelopment associated with environmental improvement. This

performance measure tracks the average annual rate of permits issued for rebuild, addition, and remodel projects (Table 13). The level-1 benchmark requires an increase in redevelopment from the 2002 to 2012 baseline. The level-2 benchmark seeks a 10 percent increase in redevelopment from the baseline.

<b>Performance Measure #14: Summary</b>	<b>2021 Level-1 Benchmark</b>	<b>2021 Level-2 Benchmark</b>
Approve more than 108.2 redevelopment permits (level-1) and 119 redevelopment permits (level-2)	Met	Met

\* Close to target indicates that the performance measure is within 5% of the benchmark.

TRPA approved 115 redevelopment permits in 2021, including 110 residential permits and 5 commercial/tourist accommodation permits. The 2013 to 2021 average of 130.3 redevelopment projects exceeds the level-1 and level-2 benchmarks.

<b>Table 13: Annual average of TRPA permits issued for additions/modifications/rebuilds after 2012</b>				
<b>Additions/Modifications/Rebuilds</b>	<b>2021</b>	<b>2013-2021 Average</b>	<b>Level-1 Pre-2012 Baseline Average (2002 – 2012)</b>	<b>Level-2 10% Increase from Level 1</b>
Residential Permits	110	122.2	n/a	n/a
Commercial/Tourist Permits	5	8.1	n/a	n/a
<b>Total</b>	<b>115</b>	<b>130.3</b>	<b>108.2</b>	<b>119</b>

**Table 13: Summary of regional plan performance measures and indicators with 2021 status**

Category	Performance Measure	Indicator	Level-1 Benchmark	2021 Level-1 Results	2021 Level-1 Status	Level-2 Benchmark	2021 Level-2 Results	2021 Level-2 Status
Regional Land Use Patterns	PM1. Distribution of development for land-use types	Increase the percent of commercial floor area located within centers to more than 63.13% (level-1) and 63.23% (level-2)	63.13%	64.84%	103% = Met	63.23%	64.84%	103% = Met
		Decrease the percent of commercial floor area in remote areas to less than 26.32% (level-1) and 26.22% (level-2)	26.32%	25.77%	102% = Met	26.22%	25.77%	102% = Met
		Increase the percent of residential units located within centers to more than 3.84% (level-1) and 4.24% (level-2)	3.84%	4.70%	122% = Met	4.24%	4.70%	111% = Met
		Decrease the percent of residential units in remote areas to less than 67.66% (level-1) and 67.26% (level-2)	67.66%	66.78%	101% = Met	67.26%	66.78%	101% = Met
		Increase the percent of tourist accommodation units located within centers to more than 83.37% (level-1) and 83.47% (level-2)	83.37%	82.64%	99% = Close to Target	83.47%	82.64%	99% = Close to Target
		Decrease the percent of tourist accommodation units in remote areas to less than 10.44% (level-1) and 10.34% (level-2)	10.44%	13.29%	79% = Not Met	10.34%	13.29%	78% = Not Met
		Increase the value of property improvements within centers to more than 10.94% (level-1) and 11.14% (level-2)	10.94%	11.00%	101% = Met	11.14%	11.00%	99% = Close to Target
		Decrease the value of property improvements in remote areas to less than 71.38% (level-1) and 71.18% (level-2)	71.38%	71.54%	99% = Close to Target	71.18%	71.54%	99% = Close to Target
	PM2. Annual average number of units transferred to town centers from sensitive and remote land	Transfer more than zero residential units to centers from SEZs	>0	46 units since 2013; annual average of 5.1 units	Met	No Level 2 Benchmark		
		Transfer more than 414.18 square feet of commercial floor area to centers from SEZs	>414.18 sf	0 sf since 2013; annual average of 0	Not Met	No Level 2 Benchmark		

**Table 13: Summary of regional plan performance measures and indicators with 2021 status (continued)**

Regional Land Use Patterns	PM2. Annual average number of units transferred to town centers from sensitive and remote land	Transfer more than 0.36 tourist accommodation units to centers from SEZs	>0.36	12 units since 2013; annual average of 1.3 units	Met	No Level 2 Benchmark
		Transfer more than zero potential residential units* to centers from SEZs	>0	8 units since 2013; annual average of 1 unit	Met	No Level 2 Benchmark
		Transfer more than zero residential units to centers from other sensitive lands	>0	0 units since 2013; annual average of 0 units	Not Met	No Level 2 Benchmark
		Transfer more than 959.55 square feet of commercial floor area to centers from other sensitive lands	>959.55 sf	6,500 sf since 2013; annual average of 812.5 sf	Not Met	No Level 2 Benchmark
		Transfer more than zero tourist accommodation units to centers from other sensitive lands	>0	0 units since 2013; annual average of 0 units	Not Met	No Level 2 Benchmark
		Transfer more than 0.18 potential residential units* to centers from other sensitive lands	>0.18	2 units since 2013; annual average of 0.22 units	Met	No Level 2 Benchmark
		Transfer more than 0.09 residential units to centers from remote areas	>0.09	0 units since 2013; annual average of 0 units	Not Met	No Level 2 Benchmark

		Transfer more than 470.18 square feet of commercial floor area to centers from remote areas	>470.18 sf	0 sf since 2013; annual average of 0	Not Met	No Level 2 Benchmark		
		Transfer more than zero tourist accommodation units to centers from remote areas	>0	12 units since 2013; annual average of 1.3 units	Met	No Level 2 Benchmark		
		Transfer more than 0.09 potential residential units* to centers from remote areas	>0.09	11 units since 2013; annual average of 1.2 units	Met	No Level 2 Benchmark		
	PM3. Removal rate for existing non-residential units of use	Remove existing tourist units of use from sensitive lands (Develop and fund a program to acquire and retire tourist units of use within 4 years – level 1) (acquire 10 TAUs – level 2)	Develop/ fund program	Program developed, not funded	Partially Met	Remove 10 TAUs	94 TAUs have been removed from SEZs since 2012. None have been permanently retired.	Partially Met
Regional Land Use Patterns	PM3. Removal rate for existing non-residential units of use	Remove existing commercial floor area from sensitive lands (Develop and fund a program to acquire CFA within 4 years – level 1) (acquire 5,000 sf of CFA – level 2)	Develop/ fund program	Program developed, not funded	Partially Met	Remove 5K sf CFA	Nearly 29,000 sf of CFA have been removed and banked from SEZs since 2012. None have been	Partially Met

							permanently retired.	
	PM4. Housing availability for residents and workers	Average annual rate of multi-residential bonus unit utilization 20.23 units per year (level-1) and 21.24 units per year (level-2)	20.23 units/year	316 units since 2013; annual average of 35 units	173% = Met	21.24 units/year	316 units since 2013; annual average of 35 units	165% = Met
Travel Behavior	PM5. Percentage of all trips using non-automobile modes of travel (transit, bicycle, pedestrian)	Increase percentage of trips by non-auto modes (transit, bicycle, pedestrian) above 19.07% (level-1) and above 19.32% (level-2)	19.07%	24.50%	128% = Met	19.32%	24.50%	127% = Met
	PM6. Automobile vehicle miles traveled per capita (excluding through trips)	Decrease per-capita VMT below baseline average of 33.7 miles per day (level-1) and 33.4 miles per day (level-2)	33.7 miles/day	Not Evaluated	Not Evaluated	33.4 miles/day	Not Evaluated	Not Evaluated
	PM7. Construction of pedestrian and bicycle improvements	Construction of pedestrian and bicycle improvements: 4.15 miles per year (level-1) and 9 miles per year (level-2)	4.15 miles/year	35.8 miles since 2013; annual average of 4.0 miles	96% =Close to Target	9 miles/year	35.8 miles since 2013; annual average of 4.0 miles	44% = Not Met
Environmental Restoration Environmental Restoration	PM8. Coverage removal from Stream Environment Zones and other sensitive lands (privately-funded)	Increase the amount of coverage removed and transferred from SEZs to more than 0.14 acres/year (level-1) and 0.17 acres/year (level-2)	0.14 acres/year	2.8 acres since 2013; annual average of 0.31 acres/year	222% = Met	0.17 acres/year	2.8 acres since 2013; annual average of 0.31 acres/year	183% = Met
		Increase the coverage removed and transferred from other sensitive areas to more than 0.17 acres/year (level-1) and 0.2 acres/year (level-2)	0.17 acres/year	0.04 acres since 2013; annual average of 0.005 acres/year	Not Met	0.2 acres/year	0.04 acres since 2013; annual average of 0.005 acres/year	Not Met

		Increase the collection of excess coverage mitigation fees: more than \$693,738/year (level-1) and \$728,425/year (level-2)	\$693,738 /year	\$830,812 /year	120% = Met	\$728,425 /year	\$830,812 /year	114% = Met
	PM9. Issuance of best management practices (BMP) certificates in conjunction with property improvements and area-wide BMP installations	Increase the rate of BMP Certificates issued in conjunction with property improvements: issue BMP certificates to 1% of outstanding properties through permitting (level-1) and 1.25% (level-2)	1.00%	1.0%	100% = Met	1.25%	1.0%	80% = Not Met
	PM10. Lake Tahoe Total Maximum Daily Load (TMDL) performance benchmarks	Completion of required TMDL load reductions as established by State TMDL programs	Achieve Reductions	Achieved Reductions	Met	No Level 2 Benchmark		
	PM11. Scenic improvement rate on urban roadways	Accelerate scenic improvement on urban roadways by increasing annual scenic scores for urban roadway units by 1.45 points/year (level-1) and 1.74 points/year (level-2)	1.45	Increase of 3 points from 2015 to 2019 evaluation; annual average of 0.75 points	Not Met	1.74	Increase of 3 points from 2015 to 2019 evaluation; annual average of 0.75 points	Not Met
	PM12. Prepare and maintain area plans in conformance with the 2012 Regional Plan	Include 20% of private land in new area plans (level-1 and -2)	20%	34%	170% = Met	No Level 2 Benchmark		
		100% recertification rate for area plans (level-1 and -2)	100%	100%	100% = Met	No Level 2 Benchmark		

Effective Regional Plan Implementation	PM12. Prepare and maintain area plans in conformance with the 2012 Regional Plan	At least two public meetings for each area plan under development (level-1 and -2)	2	21	Met	No Level 2 Benchmark		
	PM13. Complete mitigation measures identified in the Regional Plan Update environmental impact statement	Complete mitigation measures identified in the Regional Plan Update EIS	Complete Measures	Completed Measures	Met	No Level 2 Benchmark		
Economic Vitality	PM14. Rate of redevelopment	Approve more than 108.2 redevelopment permits (level-1) and 119 redevelopment permits (level-2)	108.2	130.3	120% = Met	119	130.3	110% = Met

Note: Close to target indicates that the performance measure is within 5% of the benchmark.

## Report on the Net Changes in Development in the Lake Tahoe Region for the past two years

The TRPA Governing Board adopted amendments to the TRPA Regional Plan in October 2018 to implement proposed changes to the development rights system.

As a requirement of these changes, TRPA tracks development right transfer transactions in accordance with TRPA Code Chapter 6: Tracking, Accounting, and Banking and prepares an annual report of transfer activity.

This report includes the total net changes in development rights for each jurisdiction over the previous two years, including:

- Total number of existing development rights built or approved for a project within each jurisdiction as of the date of the report
- The net change of existing development rights being used within each jurisdiction for the past two years.
- Total number of banked development rights within each jurisdiction as of the date of the report.
- Total number of development rights transferred out of each jurisdiction in the past two years.
- Total number of development rights transferred into each jurisdiction in the past two years.
- Total number of development rights converted by development type and quantity within each jurisdiction in the past two years.

### Existing, Banked, and Transacted Development Rights by Jurisdiction

As of December 2021, there are an estimated 47,905 residential units, 11,262 tourist accommodation units, and 6,353,592 square feet of commercial floor area in the Lake Tahoe Region. Table 14 below shows the net change in existing development in 2020 and 2021, including new construction, and any development removed during the past two years for banking, conversions, and transfers. The current qualities of banked development rights are also included in Table 1, as well as a summary of the net of transfer activity into/out of each jurisdiction and the net of conversions from 2020 and 2021.

Table 15 provides additional detail on the inter-jurisdictional transfers into and out of each jurisdiction, and the net changes for 2020-2021. The total net change is also displayed as a percentage of the existing development. Interjurisdictional transfers between 2020-2021 did not result in significant changes in any development types or jurisdictions. The largest net change was in commercial floor area, where Douglas County, NV declined during this period by -1.9% of existing development, as commercial floor area was transferred to the City of South Lake Tahoe and Washoe County, resulting in an +0.8% increase in Washoe County.

Table 16 details the conversion activity for development rights in 2020 and 2021. Conversion information is shown by jurisdiction and by the original and converted development right type. During 2020-2021, the net conversion of development rights resulted in 56 additional residential units, while tourist accommodation units in the Tahoe Region were reduced by 12 units and commercial floor area was reduced by 11,600 square feet. This shift is consistent with TRPA's Tahoe Living Workforce Housing and Community Revitalization Working Group reports detailing the need for greater housing availability,

and BAE recommendations after the 2012 Regional Plan update to address housing shortages through providing greater flexibility in the development rights system, including conversions and transfers. These recommendations were implemented through the 2018 development rights initiative and although the changes are small, the expected shifts away from commercial and tourist to residential that were hypothesized in the Regional Plan EIS, BAE report, and other information, appear to be what is happening on the ground.

Table 14. Tahoe Region by Jurisdiction - Estimated Existing, Banked, and Transacted Development Rights

As of December 31, 2021

<b>Residential Units</b>						
<b>Jurisdiction</b>	<b>Existing Residential Units 2021</b>	<b>Net Development Change, 2020 and 2021</b>	<b>Current Banked Inventory (ERU)</b>	<b>Current Banked Inventory (PRU)</b>	<b>Net Transfers Since 2020 (ERU+PRU)</b>	<b>Net Conversions Since 2020</b>
Carson City	1	+ 0	0	0	0	0
City/South Lake Tahoe	15,725	+ 24	89	73	+ 12	+ 25
Douglas	4,462	+ 7	83	22	0	0
El Dorado	8,796	+ 34	19	88	- 2	+ 1
Placer	11,391	+ 31	37	117	0	+ 18
Washoe	7,530	+ 12	23	3	- 10	+ 12
<b>Grand Total</b>	<b>47,905</b>	<b>+ 108</b>	<b>251</b>	<b>303</b>	<b>0</b>	<b>+ 56</b>

<b>Tourist Accommodation Units</b>					
<b>Jurisdiction</b>	<b>Existing Tourist Accommodation Units 2021</b>	<b>Net Development Change, 2020 and 2021</b>	<b>Current Banked Inventory</b>	<b>Net Transfers Since 2020</b>	<b>Net Conversions Since 2020</b>
Carson City	0	+ 0	0	0	0
City/South Lake Tahoe	5,606	- 16	818	0	- 12
Douglas	3,551	+ 0	0	0	0
El Dorado	112	+ 0	0	0	0
Placer	1,034	+ 0	146	0	0
Washoe	959	+ 0	34	0	0
<b>Grand Total</b>	<b>11,262</b>	<b>- 16</b>	<b>998</b>	<b>0</b>	<b>- 12</b>

**Commercial Floor Area**

Jurisdiction	Existing Commercial Floor Area 2021	Net Development Change, 2020 and 2021	Current Banked Inventory	Net Transfers Since 2020	Net Conversions Since 2020
Carson City	0	+ 0	0	0	0
City/South Lake Tahoe	2,867,693	- 2,700	104,441	- 1,088	- 4,200
Douglas	702,496	+ 3,310	14,953	- 9,500	0
El Dorado	328,923	- 124	7,245	+ 1,000	- 300
Placer	1,291,158	- 6,323	50,208	0	- 3,700
Washoe	1,163,322	- 8,353	56,400	+ 9,588	- 3,400
<b>Grand Total</b>	<b>6,353,592</b>	<b>- 14,190</b>	<b>233,247</b>	<b>0</b>	<b>- 11,600</b>

Table 15. Interjurisdictional Transfers and Net Change by Jurisdiction for Residential Units, Tourist Accommodation Units and Commercial Floor Area for 2020-2021

Existing/Potential Residential Unit of Use (PRU and ERU) - Transfers 2020-2021						
From/To Jurisdiction	To DG	To CSLT	To EL	To PL	To WA	To Total
From DG	1	0	1	0	0	2
From CSLT	1	6	6	0	0	13
From EL	0	8	0	0	0	8
From PL	0	0	0	3	0	3
From WA	0	11	0	0	0	11

Interjurisdictional Total
1
7
8
0
11

Residential Unit of Use (RUU) and Potential Residential Units (PRU) - Net Transfers Since 2020-2021				
From/To Jurisdiction	Out	In	Net Change	Net Change % of Existing
From DG	-1	+1	0	0.0%
From CSLT	-7	+19	+12	+0.1%
From EL	-8	+7	-1	-0.0%
From PL	0	0	0	0.0%
From WA	-11	0	-11	-0.1%

From Total	2	25	7	3	0	37
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27
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From Total	-27	+27	0	0.0%
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Tourist Accommodation Units - Transfers 2020-2021						
From/To Jurisdiction	To DG	To CSLT	To EL	To PL	To WA	To Total
From DG	0	0	0	0	0	0
From CSLT	0	6	0	0	0	6
From EL	0	0	0	0	0	0
From PL	0	0	0	0	0	0
From WA	0	0	0	0	0	0
From Total	0	6	0	0	0	6

Interjurisdictional Total
0
0
0
0
0
0
0

Tourist Accommodation Units - Net Transfers Since 2020-2021				
From/To Jurisdiction	Out	In	Net Change	Net Change % of Existing
From DG	0	0	0	0.0%
From CSLT	0	0	0	0.0%
From EL	0	0	0	0.0%
From PL	0	0	0	0.0%
From WA	0	0	0	0.0%
From Total	0	0	0	0.0%

Commercial Floor Area - Transfers 2020-2021						
From/To Jurisdiction	To DG	To CSLT	To EL	To PL	To WA	To Total
From DG	0	6,500	0	0	6,500	13,000
From CSLT	0	5,430	0	0	3,200	8,630
From EL	0	0	0	0	0	0
From PL	0	0	0	0	0	0
From WA	0	112	0	0	0	112
From Total	0	12,042	0	0	9,700	21,742

Interjurisdictional Total
13,000
3,200
0
0
112
16,312

Commercial Floor Area - Net Transfers 2020-2021				
From/To Jurisdiction	Out	In	Net Change	Net Change % of Existing
From DG	-13,000	0	-13,000	-1.9%
From CSLT	-3,200	+6,612	+3,412	+0.1%
From EL	0	0	0	0.0%
From PL	0	0	0	0.0%
From WA	-112	+9,700	+9,588	+0.8%
From Total	-16,312	16,312	0	0.0%

Table 16. Conversions by Jurisdiction and Development Right Type, 2020-2021.

Jurisdiction	Residential Units of Use		Tourist Accommodation Units		Commercial Floor Area (sq. ft.)	
	From Residential	To Residential	From TAU	To TAU	From CFA	To CFA
Carson City	0	0	0	0	0	0
City/South Lake Tahoe	- 3	+ 28	- 13	+ 1	- 4,200	0
Douglas	0	0	0	0	0	0
El Dorado	0	+1	0	0	- 300	0
Placer	0	+ 18	0	0	- 3,700	0
Washoe	0	+ 12	0	0	- 3,400	0
<b>Grand Total</b>	<b>- 3</b>	<b>+ 59</b>	<b>- 13</b>	<b>+ 1</b>	<b>- 11,600</b>	<b>0</b>