TAHOE REGIONAL PLANNING AGENCY

TRPA Governing Board, Item 7.B

Reporting & Accountability Permit Tracking Update

Jeanne McNamara

Reporting & Accountability Department

May 27, 2026

Permit Digitization

TAHOE REGIONAL PLANNING AGENCY

Mail: PO Box 5310, Stateline, NV 89449-5310
Location: 128 Market Street, Stateline, NV 89449
Contact: Phone: 775-588-4547, Fax: 775-588-4527, www.trpa.gov

July 18, 2022

WILIAMS - NEW SINGLE-FAMILY DWELLING
941 TYNER WAY, INCLINE VILLAGE, WASHOE COUNTY, NV
ASSESSOR'S PARCEL NUMBER (APN) 125-161-41, TRPA FILE NUMBER ERSP2022-0149

Dear Mr. Kuelper:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please email a written response explaining how the special conditions of the permit have been addressed, along with a final set of plans to be stamped electronically.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Please feel free to call me if you have any questions.

Sincerely,

Bridget K. Cornell

Bridget K. Cornell
Associate Planner
Current Planning

Enclosure

imagine. plan. achieve.

APN 125-161-41
FILE NO. ERSP2022-0149

Additional Application Fee (1): Amount $ 867.10 Paid 08/29/22 Receipt No. 146613

Water Quality Mitigation Fee (2): Amount $ 455.70 Paid 08/29/22 Receipt No. 146613

Offsite Coverage Mitigation Fee (3): Amount $ 2,620.00 Paid

Mobility
~~Air Quality~~ Mitigation Fee (4): Amount $ 6,670.80 Paid

Security Posted (5): Amount $ 5,000.00 Type: ACH Paid

Security Administrative Fee (5): Amount $ 223.00 Paid

Notes:

(1) See Special Condition 3.G., below.
(2) See Special Condition 3.H., below.
(3) See Special Condition 3.I., below.
(4) See Special Condition 3.J., below.
(5) See Special Condition 3.K., below.

Required plans determined to be in conformance with approval:

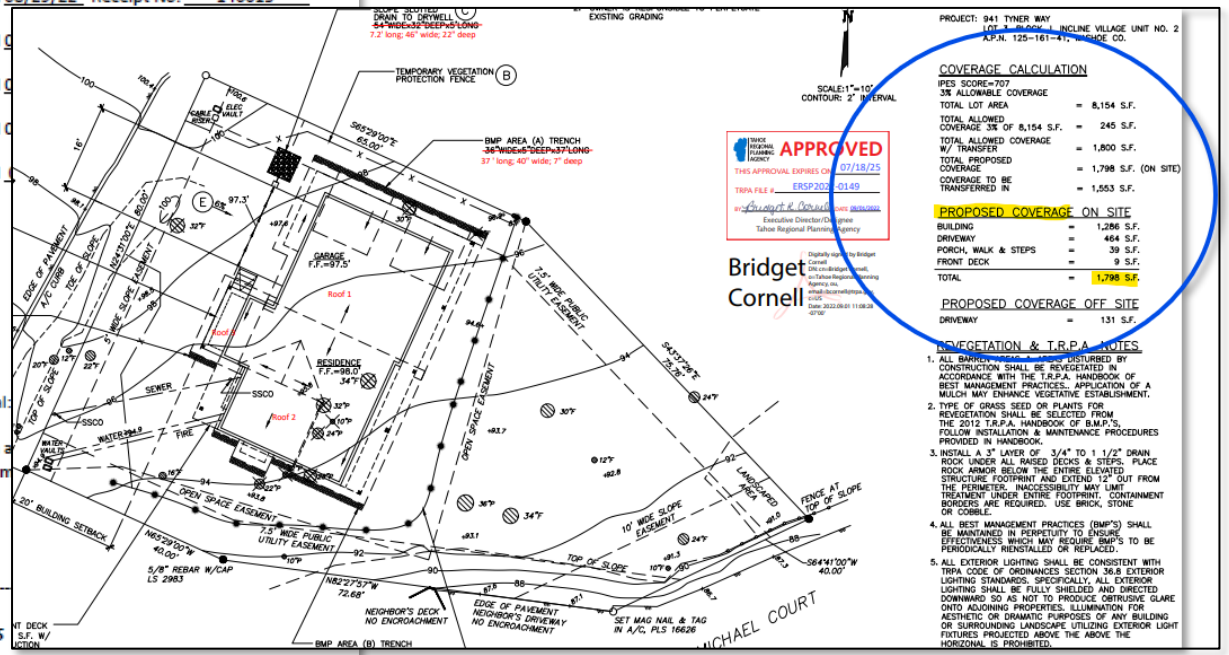
TRPA ACKNOWLEDGEMENT: The permittee has complied with a
approval as of this date and is eligible for a county building perm

Bridget Cornell
Digitally signed by Bridget Cornell
DN: cn=Bridget Cornell, o=Tahoe Regional Planning Agency, ou, email=bcornell@trpa.gov, c=US
Date: 2022.09.01 10:45:54 -07'00'

TRPA Executive Director/Designee

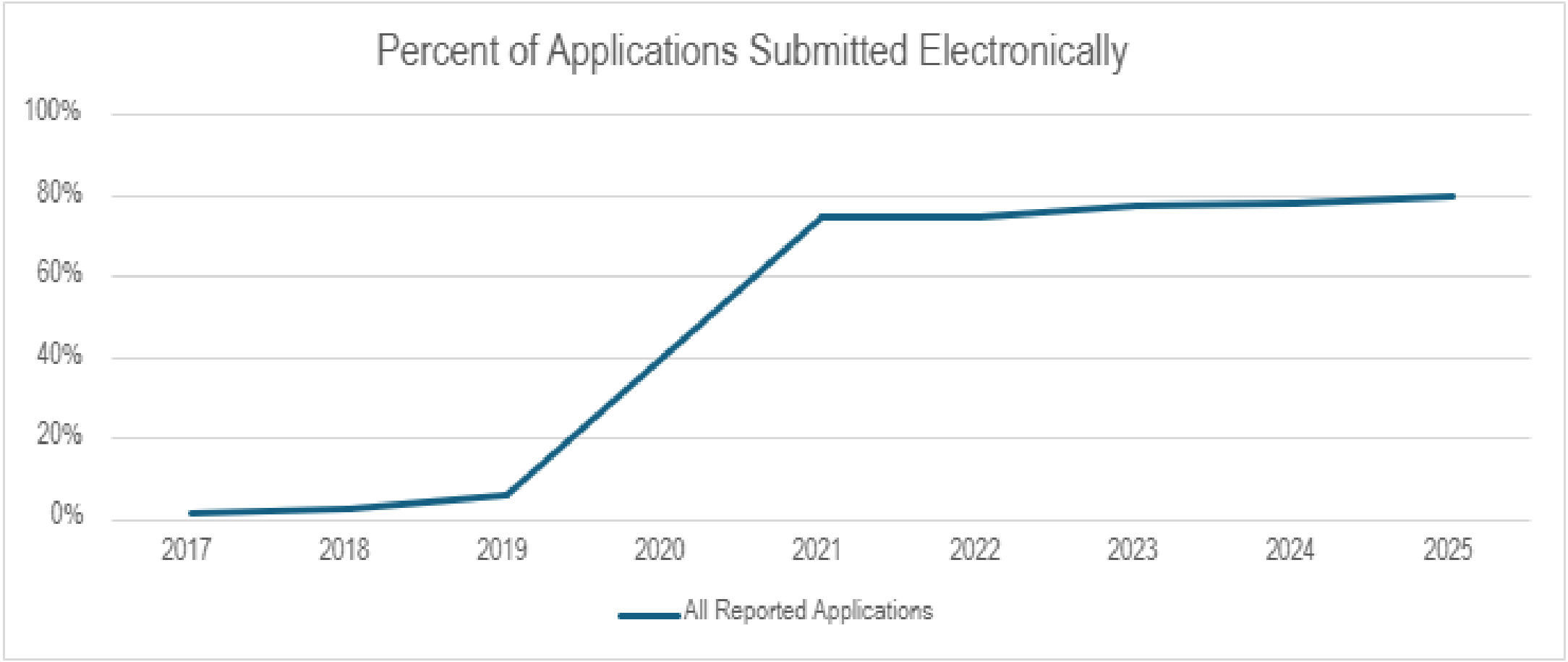
SPECIAL CONDITIONS

1. This permit specifically authorizes the construction of a new two-story, single-family dwelling. The parcel has an Individual Parcel Evaluation System (IPES) score of 707, with a base allowable coverage of 3% (245 square feet). The maximum allowable coverage is 1,800 square feet. Project proposes 1,798 square feet of land coverage. 1,553 square feet of land coverage shall be transferred to this parcel, pursuant to Special Condition 3.F., below. Project includes 131 square feet of offsite coverage associated with the driveway, which shall be mitigated pursuant to Special Condition 3.I., below. Seven trees are proposed for removal, six of which are greater than 24" diameter at breast height (dbh). All excess excavated material shall be removed from site to a location approved by TRPA. Best Management Practices (BMPs) will be installed with the project. Project will utilize Washoe County Residential Building Allocation WA-13-0-4. BMPs are represented on the Proposed Site Plan. The BMP calculation spreadsheet is provided separately.



TAHOE REGIONAL PLANNING AGENCY

Electronic Application Submittals



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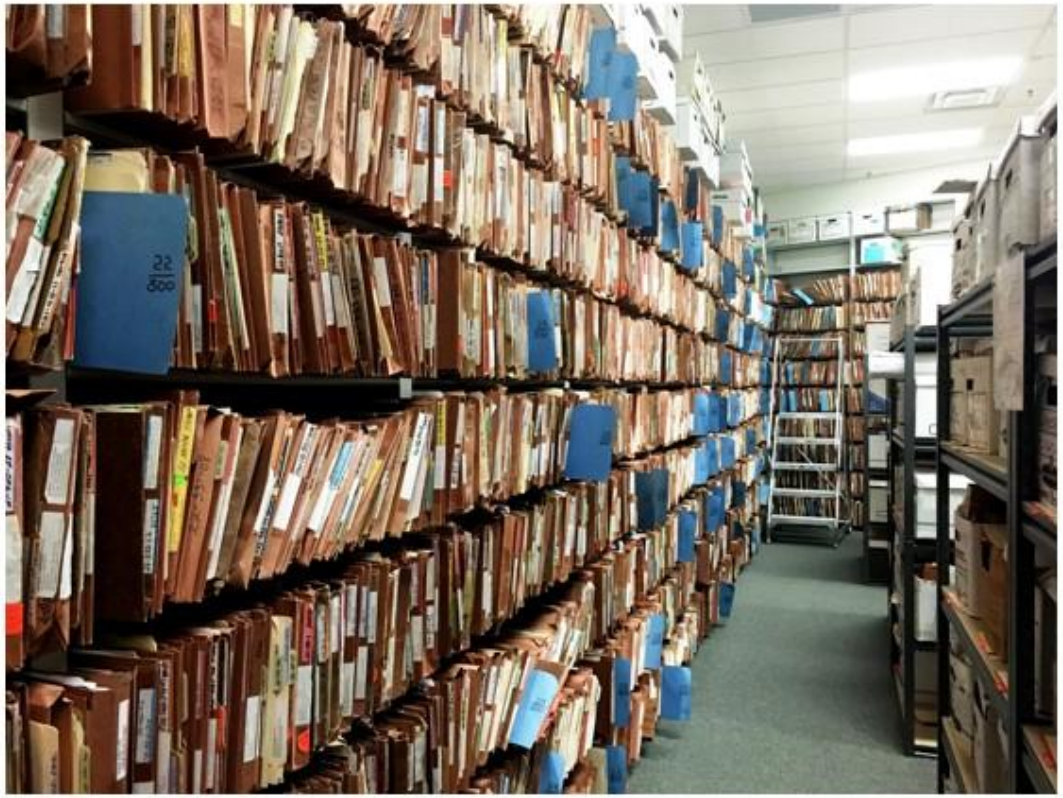
TRPA File Room



2016

2026

Permit Requirements

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

March 31, 2020

Feldman Thiel LLC
Attn: Ms. Kara Thiel
P.O. Box 1309
Zephyr Cove, NV 89448

TAHOE DOUGLAS VISITORS AUTHORITY, TAHOE SOUTH EVENT CENTER, CHANGE IN USE, 931 PARK AVE., CITY OF SOUTH LAKE TAHOE, CALIFORNIA, ASSESSOR'S PARCEL NUMBER 1318-27-002-006, FILE NO. ERSP2017-1212

Dear Kara:

Enclosed please find two (2) copies of the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please sign the "Permittee's Acceptance" block on the first page of both copies of the Permit and return one (1) copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit shall be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit. Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,

Paul Nielsen
Special Projects Manager

Enclosures

APN 1318-27-002-006
FILE NO. ERSP2017-1212

SECURITY AND MITIGATION FEE INFORMATION

Excess Coverage Mitigation Fee(1): Amount $544,664.00 Paid 4.7.21 Receipt No. 139540

Project Security(2): Amount $43,092.50 Type Check Posted 7.6.20 Receipt No. 136444Phases 1&2

Security Administration Fee: Amount $206.00 Posted 7.6.20 Receipt No. 136444

Project Monitoring Fee(3): Amount $10,000.00 Paid 4.7.21 Receipt No. 139540

Capacity Exceedance Security(4): Amount $25,000 Type ___ Posted ___ Receipt No. _____

Security Administration Fee: Amount $206.00 Posted ____ Receipt No._____

Notes:
(1) See Special Condition 5.B, below.
(2) See Special Condition 5.A, below.
(3) See Special Condition 5.C, below.
(4) See Special Condition 5.E, below. To be posted by 5.1.23 - PN 4.14.21

Required plans determined to be in conformance with approval: Date: 4.14.21 -Phase Two 7.6.20 - Phase One site improvement plans only.

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date: Paul Nielsen Phase Two

Paul Nielsen 7.6.20 - Phase One site improvement plans only - All remaining conditions, securities and fees must be paid prior to acknowledgement of Phase 2 building plans.

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit authorizes construction of the Tahoe South Events Center ("Events Center"). The building consists of two levels: an event floor level and a suites and offices level. The building footprint is approximately 88,000 square feet and the total floor area is approximately 138,500 square feet. The approved building height is 85 feet. The proposed design would repurpose the space between the Events Center and MontBleu for use as an event lawn, public plaza and pedestrian paths connecting the Events Center with the adjacent streetscape. Streetscape improvement consist of a transit pull-off with shelters to maximize the benefit of public transportation opportunities, sidewalks, landscaping and lighting consistent with the Main Street streetscape design. This permit requires the placement of 615 linear feet of overhead utility lines to be placed underground. The facility's is authorized to host conventions and conferences, sports, trade shows, performing arts and musical concerts.

   The maximum seating capacity is approximately 6,000, which would include floor seating for a parking structure consistent with the requirements of the Nevada Division of Environmental Protection (NDEP).

   U. The permittee shall submit three sets of final construction drawings and site plans to TRPA.

6. The permittee may not commence construction of the Events Center unless it demonstrates to TRPA that financing through construction of the building shell and exterior and for the initial transit service required by the Adaptive Management Plan (Years 1 through 3) has been secured. Notwithstanding this provision, the permittee may commence installation of BMPs and utility work that does not require foundation excavation (such as utility undergrounding) prior to securing the financing referenced in the prior sentence.

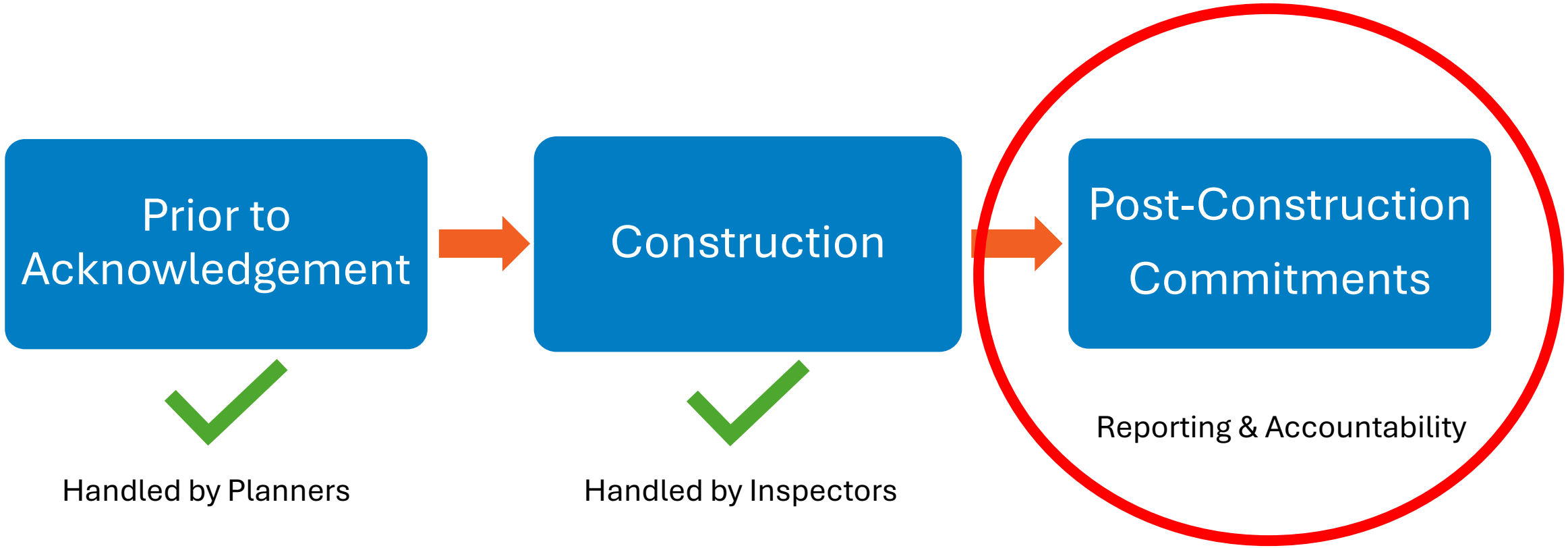
7. From June 15 through Labor Day of each year, no event or combination of events shall exceed 2,500 attendees per day. No later than May 1 of each year, the permittee shall submit a list of events scheduled for the upcoming June 15 through Labor Day period, including the maximum attendance for each event. Should additional events subsequently be scheduled for that period, the permittee shall submit an updated event list to TRPA no later than 10 days prior to the subsequently scheduled event(s). No later than October 1 of each year, the permittee shall submit a report of all events held during the prior year, separating out the June 15 through Labor Day period, including actual attendance counts for each individual event. The total number of events is limited to 130 events and 220 event days. Not less than three years after operations of the Events Center commence, the Permittee may, after consultation with and recommendation of the stakeholder group created by the Adaptive Management Plan, propose to the TRPA Executive Director to amend the above limitations on event number and days if monitoring results from implementation of the Adaptive Management Plan establish sufficient and sustained VMT reductions to offset any change in VMT produced by an amendment to the event number and day limitations. The Executive Director's decision is subject to appeal to the TRPA Governing Board pursuant to Article XI of the TRPA Rules of Procedure.

8. The Permittee shall ensure that the attendee arrival or departure shall not occur at peak hour for large events, defined as more than 2,000 in the summer and 4,000 in other seasons.

9. The Permittee shall require than the operator of the Events Center include a surcharge of at least $4.00 for each participant contracted or ticket issued for every Events Center event. At least 75 percent of the surcharge shall be dedicated to transit enhancements above and beyond the transit operations required by the Adaptive Management Plan (Attachment A). The funds collected may be used to further reduce the VMT generated by the Events Center. The Permittee may use up to 25 percent of the surcharge for monitoring required by this permit with any unused portion dedicated to transit enhancements above and beyond the transit operations required by the Adaptive Management Plan. After review and recommendation by the stakeholder group, the Permittee shall, on or before May 1 of each operational year, submit for TRPA review and approval an annual plan for the use and distribution of the funds generated by the surcharge required by this condition.

10. Prior to commencement of operations, the Permittee shall submit for TRPA review and approval an Employer Transportation Plan, pursuant to TRPA Code of Ordinances Section 65.5.2.B.2, to reduce automobile trips associated with TDVA's commuting employees. The Employer Transportation Plan's Transportation Control Measures pursuant to 65.5.3 shall include the

Phases of Permit Conditions

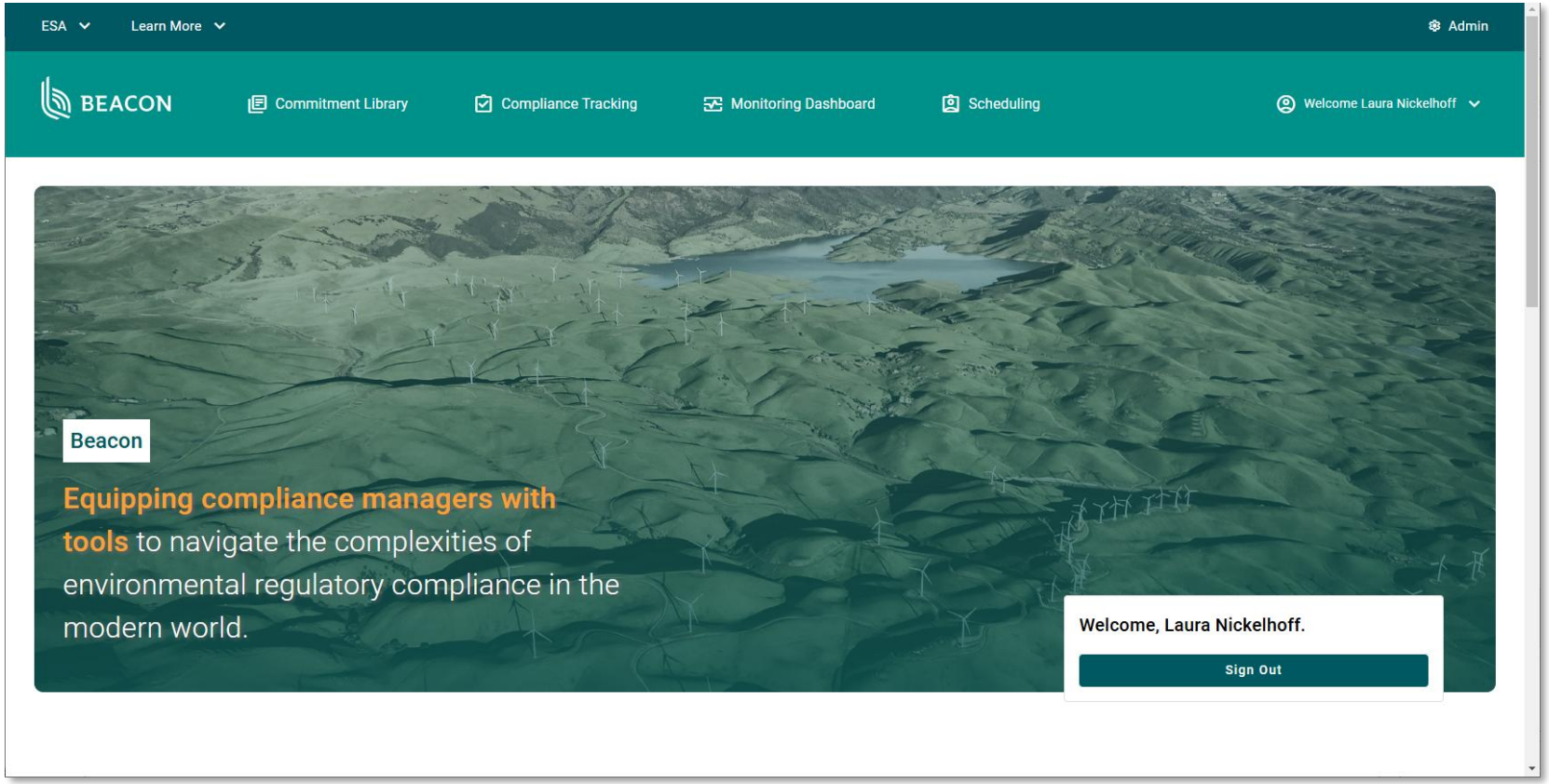


TAHOE REGIONAL PLANNING AGENCY

Beacon Tracker

BEACON™

Beacon is ESA's software platform that provides tools to track and manage environmental compliance across the lifespan of a project.



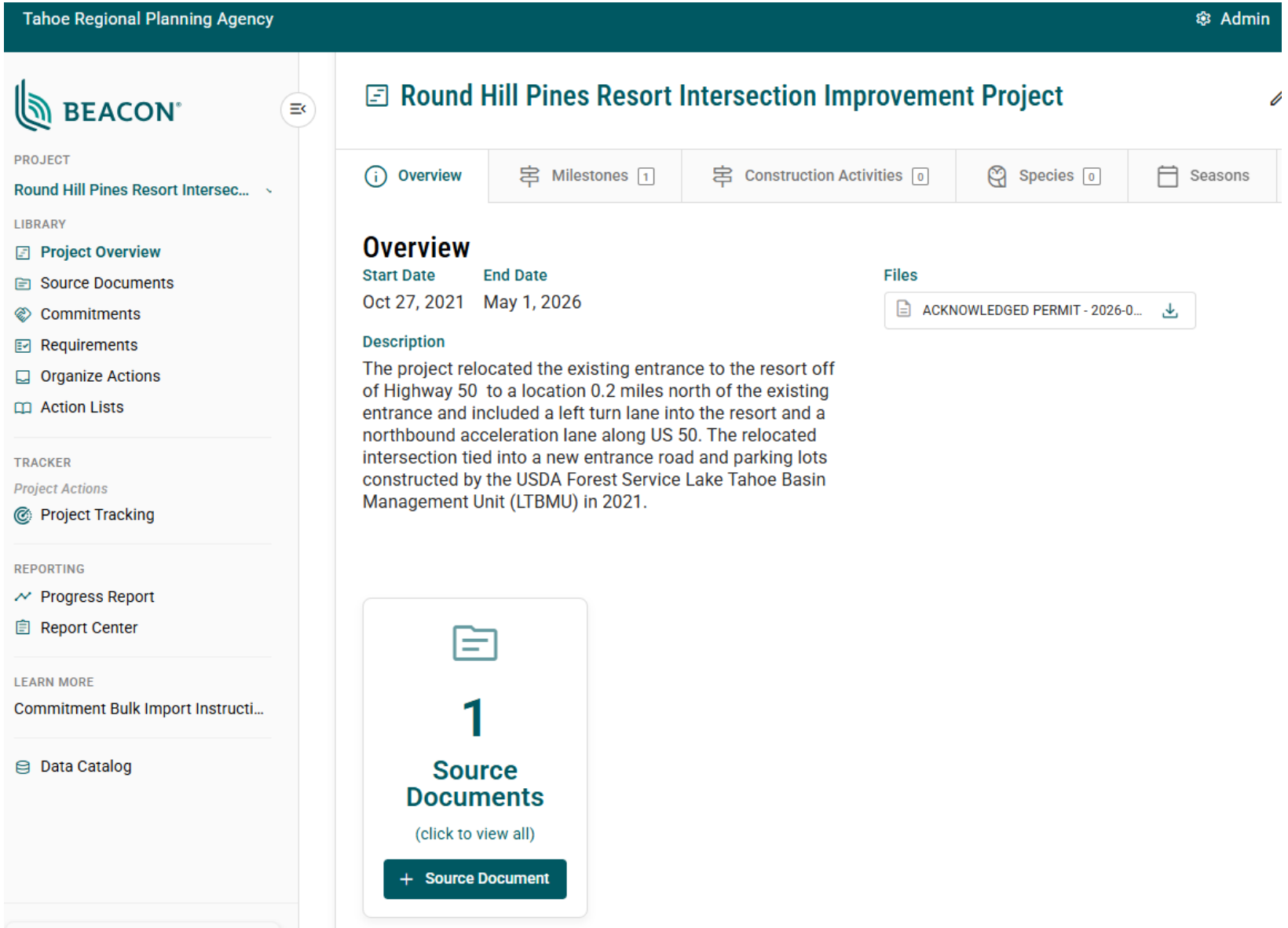
TAHOE REGIONAL PLANNING AGENCY

Structure of Tracking System

Catalog	Libraries • Source documents • Requirements
Plan	Organize requirements into actions
Execute	Tracking and reporting • Tracking actions • Notifications of upcoming due dates

TAHOE REGIONAL PLANNING AGENCY

- Project Example : **Round Hill Pines Resort Intersection Project**
- Requirement to report back to the TRPA Governing Board *one-year post construction*



TAHOE REGIONAL PLANNING AGENCY

Report Findings of Traffic and Safety Monitoring to TRPA Governing Board

Overview | Requirements 1 | Revision History

Full Commitment Text (Edit)

Complete traffic and safety monitoring to identify any adverse impacts to Sierra Sunset Lane. One-year post project report the findings of the traffic and safety monitoring to the TRPA board.

Species 0

Construction A

N

Seasons 0

TAHOE REGIONAL PLANNING AGENCY

Round Hill Pines Resort Intersection Improvement Project

Tracker | Evidence of Compliance 1

Tracker

View: Kanban | Timeline

Search: Search...

Action Filters: Commitment | Action Lists

All 1 | Report 1

Not Started 0

In Progress 0

Completed 1

Report Findings to TRPA Governing Board — Report

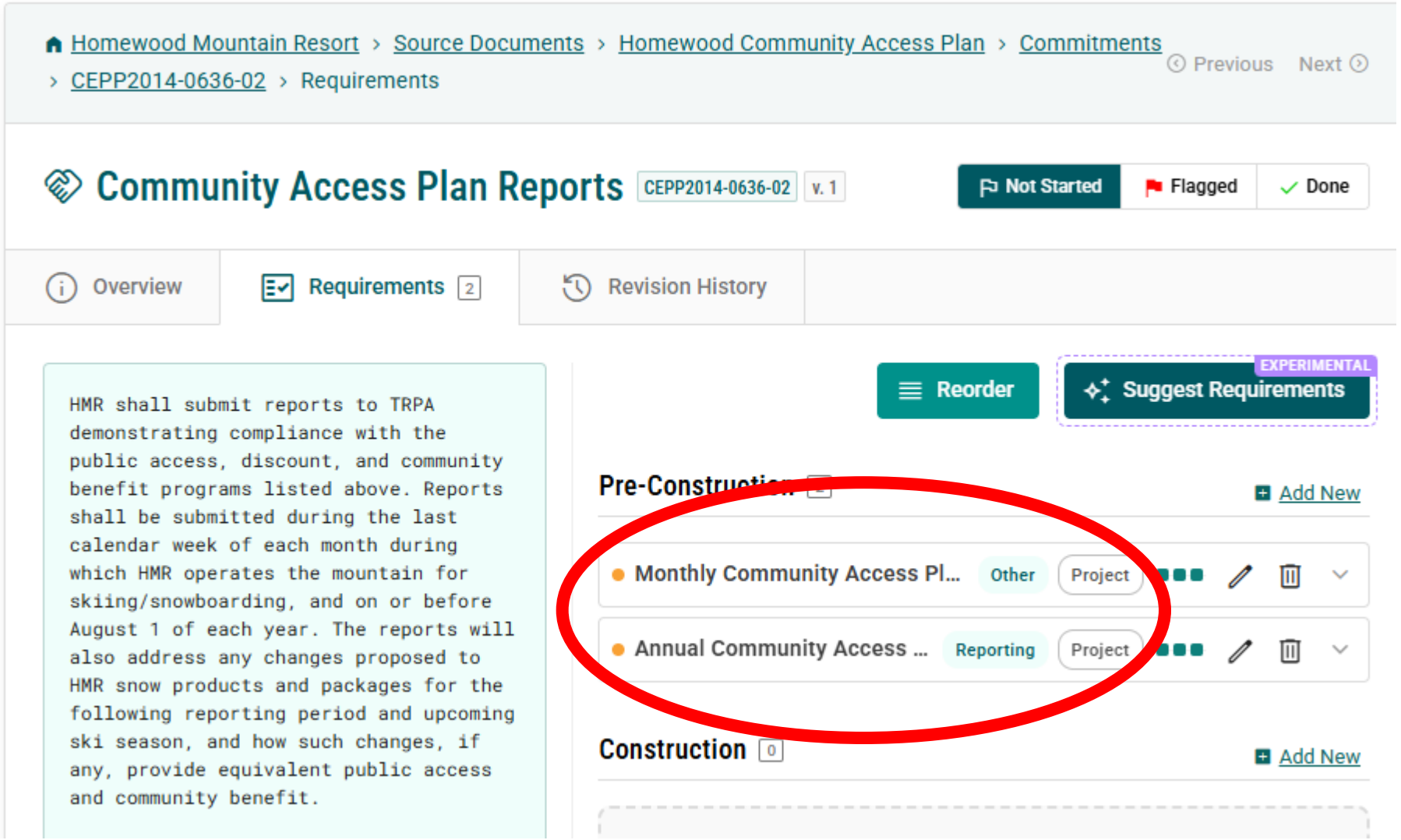
5 — One-time

#1 *Completed* — 1 comment Jun 1, 2024

P

TAHOE REGIONAL PLANNING AGENCY

- Project Example : **Homewood Gondola**
- Requirement to submit <u>monthly</u> and <u>annual</u> Community Access Plan reports as soon as the resort started winter operation



Homewood Mountain Resort

Tracker | Evidence of Compliance 4

	Title ↑
⬇	December 2025 CAP Monitoring Report
⬇	February 2026 CAP Monitoring Report
⬇	January 2026 CAP Monitoring Report
⬇	March 2026 CAP Monitoring Report

Tracker

View: Kanban | Timeline

N/A

Search: Search...

Action Filters: Commitment | Action Lists

All 2

Not Started 2

Monthly Community Access Plan Reports — None

CEPP2014-0636-02 — Recurring

▲ 120 actions

- #5 *Not Applicable* — 1 comment May 31, 2026
- #6 *Not Applicable* — 1 comment Jun 30, 2026
- #7 *Not Applicable* — 1 comment Jul 31, 2026
- #8 *Not Applicable* — 1 comment Aug 31, 2026

In Progress 0

Completed 1

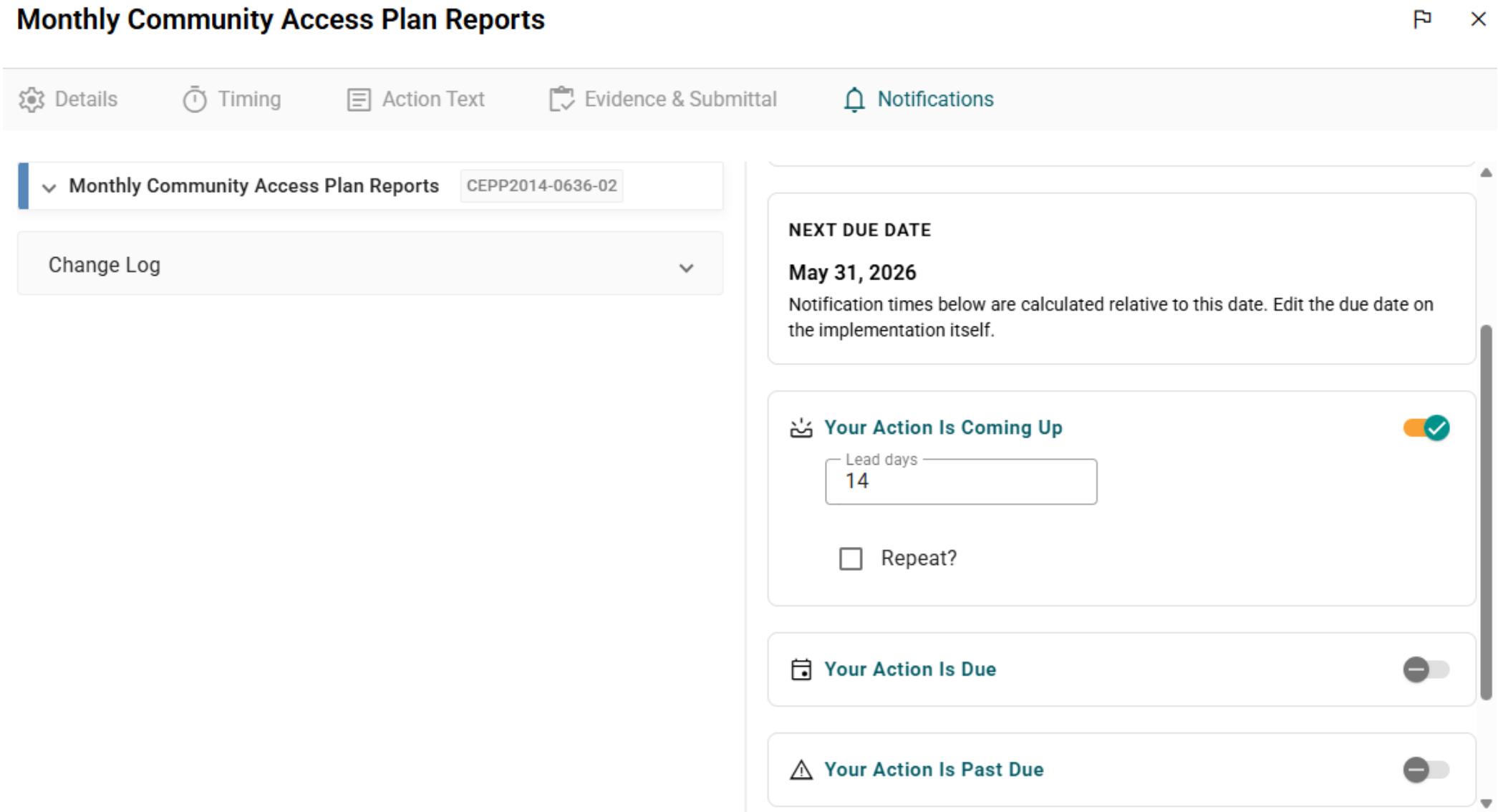
Monthly Community Access Plan Reports — None

CEPP2014-0636-02 — Recurrin

▲ 4 actions

- #1 *Completed* — Dec 31, 2025
- #2 *Completed* — Jan 31, 2026
- #3 *Completed* — Feb 28, 2026
- #4 *Completed* — Mar 31, 2026

Notifications



Tracking System Progress & Next Steps

- Requirement tracking system is up and running and staff is inputting requirements
- New centralized email (PermitReporting@trpa.gov) for submittal of required documents – centralizes instead of going to individual staff emails.
- Refining system workflows with ESA
- Finish building the external/email notification system.
- Create web services to export key data to public dashboards to display off system
- Future: Expand tracking to other types of projects (rental concessionaires, settlement agreements, etc.)

TAHOE REGIONAL PLANNING AGENCY

Questions and Comments