Tahoe In Brief

Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

August 2023

TRPA CALENDAR AT-A-GLANCE

AUGUST 2023
- August 23: TRPA Governing Board Meeting at the North Tahoe Event Center in Kings Beach, CA. (Note that a walking tour is planned for after the meeting.)

SEPTEMBER 2023
- September 13: TRPA Advisory Planning Commission Meeting
- September 27: TRPA Governing Board Meeting

OCTOBER 2023
- October 11: TRPA Advisory Planning Commission Meeting
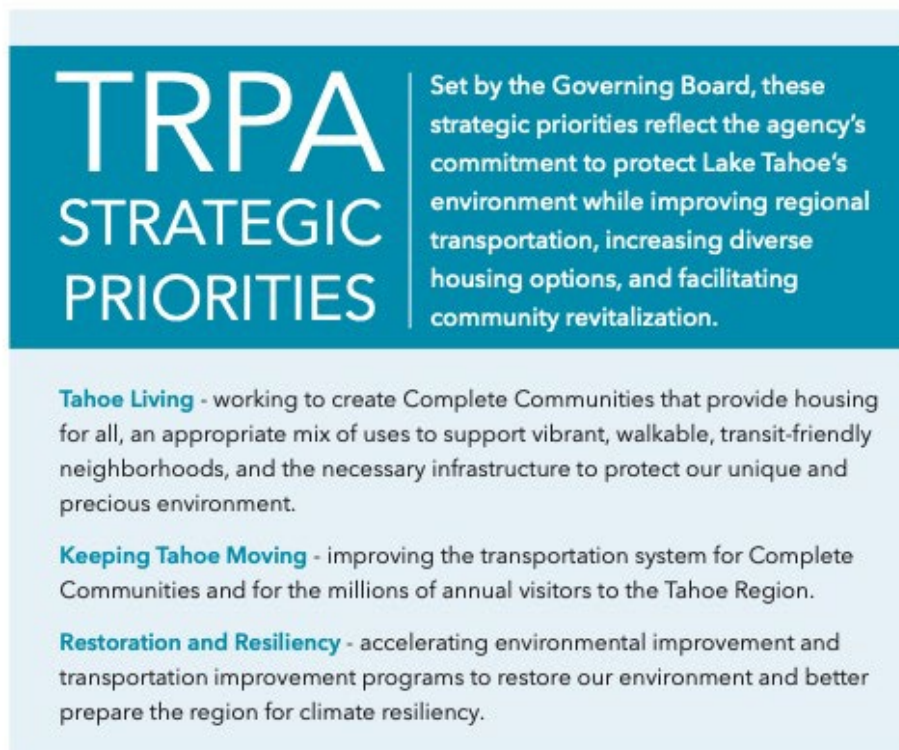- October 25: TRPA Governing Board Meeting and Retreat

NOVEMBER 2023
- November 8: TRPA Advisory Planning Commission Meeting
- November 15: TRPA Governing Board Meeting

Potential agenda items September to January could include:
- Tahoe Living Phase 2: Land Use Code Innovation to Promote Affordable and Workforce Housing Solutions informational and consideration hearings.
- Amendments to the TRPA Code, Rules of Procedure, Design Review Guidelines, and Fee Schedule necessary to implement permitting improvements.
- Homewood Master Plan amendment
- Tahoe Valley and Tourist Core Area Plan amendments
- Washoe Tahoe Area Plan Woodcreek Regulatory Zone Amendment informational hearing

TRPA STRATEGIC PRIORITIES

TAHOE LIVING STRATEGIC PRIORITY

This priority implements the housing and community revitalization goals of the Regional Plan by developing region-wide strategies that most effectively deliver needed housing and walkable, compact development. Activities included in this strategic priority include updating TRPA development standards to encourage deed-restricted multi-unit, compact residential development, launching an equity and climate assessment to inform the update of the region's land use and growth management system, development of a Community Engagement and Capacity Building Plan, and establish and report data to measure progress toward regional housing goals.

Higher Impact Transformative Grant: Phase 3 of the Tahoe Living Housing and Community Revitalization Strategic Priority

The California Department of Housing and Community Development announced the award of a $2.4 million grant to TRPA in July. The grant focus was crafted with the assistance of regional partners to help make housing, equity, and climate goals a central focus of land use and water quality programs. TRPA will be developing Requests for Proposals this fall with the goal of having a contractor on board to begin work on the grant by the end of the year.

TRPA Staff Contact: Karen Fink, Housing and Community Revitalization Program Manager
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Associated Working Group(s)/Committee(s):
- Tahoe Living Working Group
- TRPA Governing Board Local Government & Housing Committee

Website(s):
- Meeting materials are posted on the Tahoe Living Working Group page: https://www.trpa.gov/tahoe-living-housing-and-community-revitalization-working-group-2/
- Tahoe Housing Story Map: https://storymaps.arcgis.com/stories/62ae9110d85c43ecb381eb3f3ccec196

Newsletter: Sign up to receive housing news by sending an email to enews@trpa.gov and put "Housing" in the subject line.

RESTORATION AND RESILIENCY STRATEGIC PRIORITY

This initiative focuses on Environmental Improvement Program (EIP) implementation to keep pace with current threats and to build resiliency to climate change. The EIP has a proven track record of success over 27 years. This bi-state, cross-boundary restoration partnership has implemented nearly 800 projects to improve the environmental and economic health of the Tahoe Basin. To build on the program's success, TRPA staff are accelerating project implementation on multiple fronts including streamlining EIP project permitting by "Cutting the Green Tape," augmenting program funding, and building partnerships at the national and regional levels.

Aquatic Invasive Species Program Update

At the September Governing Board meeting, staff will provide an overview of aquatic invasive species (AIS) work completed or in progress since last year. This will include updates on prevention, control, and findings from AIS monitoring. Prevention updates will highlight new tools for non-motorized watercraft cleaning as well as progress toward permanent inspection stations. Staff previously provided an update to the Governing Board on the Tahoe Keys project in May; this upcoming presentation will focus on the Taylor Tallac project and other control projects currently being implemented. Upcoming monitoring will include diver transects, high resolution aerial imagery, and a scaled comparison of different Sonar methods.

Chimney Beach Trailhead Parking Lot Upgrade

An upgrade to the Chimney Beach Trailhead parking lot is coming before the Governing Board for consideration at the August meeting. The project, proposed by the USDA Forest Service Lake Tahoe Basin Management Unit, will construct 130 replacement parking spaces. The spaces will replace existing State Route 28 shoulder parking. The existing parking lot only has 21 parking spaces which is not adequate for the number of people who recreate along this corridor.

The project implements one project identified in the State Route 28 Corridor Management Plan. Replacing highway shoulder parking with off-highway parking facilities that include supporting infrastructure like adequate restrooms, trash receptacles, and transit access is a primary goal of the plan. This project will achieve that goal, improve safety, and protect environmental resources along the State Route 28 Corridor.
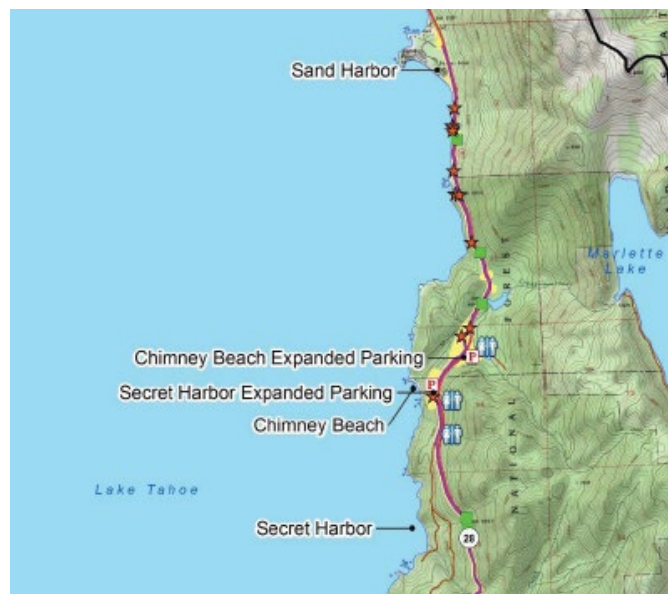
Map showing the location of the Chimney Beach Trailhead parking lot on Tahoe's East Shore.

TRPA Staff Contact: Kat McIntyre, Department Manager, Environmental Improvement Program

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Associated Working Group(s)/Committee(s):
- Governing Board Environmental Improvement Program Committee
- Tahoe Interagency Executives Steering Committee

Website(s):
- EIP Project Tracker: https://eip.laketahoeinfo.org/
- Cutting the Green Tape: https://resources.ca.gov/Initiatives/Cutting-Green-Tape

ADDITIONAL ITEMS OF INTEREST

TRPA Permitting System Improvements

The Permitting Improvement Project started in early 2022 to evaluate and improve TRPA's processes and ordinances. These improvements are paired with technology investments and online tools aimed to streamline TRPA's application processing, provide clarity on complex regulations, reduce review times, and operate more efficiently and effectively. Recommended improvements were developed by a third-party consultant, Stockham Consulting, in collaboration with staff, agency partners, and stakeholders. These recommendations are summarized in the project's Action Plan and Implementation Report, which was endorsed by the TRPA Governing Board in August 2022 and March 2023.

The first round of improvements is scheduled for implementation this Fall. A set of amendments to the TRPA Code, Rules of Procedure, Design Review Guidelines, and Fee Schedule necessary to implement the improvements is scheduled for consideration at the Regional Plan Implementation Committee in August, and the Advisory Planning Committee and Governing Board in September. The next phase of identifying and developing additional improvements will begin in November 2023.

Recommended improvements include:
- Streamlined permitting for minor activities.
- A procedural manual with standard operation procedures, permitting guidance, and standardized templates.
- Dedicated customer service staff and project review teams.
- Improved navigation on the www.trpa.gov website.
- Expanded list of projects to be reviewed at staff level.
- Permitting help tools.

- Fee adjustments and a cost recovery monitoring system.

The Permitting Improvement Project aims to provide excellent customer service. TRPA is committed to regularly evaluating our policies, ordinances, and procedures to remove barriers to environmentally beneficial redevelopment.

For more information on the project and to view key deliverables, visit https://www.trpa.gov/permitting-improvement-project/.

Project Permitting
See tables on the next pages for permitting details.

TRPA Applications by Project Type through July 31, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	155
Commercial Projects	11	18	17
Recreation/Public Service Projects	44	48	26
Environmental Improvement Projects	13	5	5
Shorezone/Lakezone Projects	130	66	19
Buoy and Mooring Projects	48	15	9
Grading Projects	37	35	22
Verifications and Banking	427	379	181
Transfers of Development	55	59	21
Other	142	233	102
Grand Total	**1,149**	**1,125**	**557**

Completeness Review Performance

	May 31, 2023	June 30, 2023	July 31, 2023
Completeness Reviews Finished During Period	**99**	**117**	**91**
Reviewed within 30 Days of Submission	99	116	91
Over 30 Days from Submission	0	1	0
Percent Over 30 Days	0%	1%	0%
Files with Completeness Over 30 Days	N/A	ERSP2023-0473 (Shore-Lakezone, 33 days)	N/A

	May 31, 2023	June 30, 2023	July 31, 2023
Applications Not Yet Reviewed for Completeness	**49**	**30**	**55**
Under 30 Days Since Submission	49	30	55
Over 30 Days Since Submission	0	0	0
Percent Over 30 Days	0%	0%	0%

Application Review Performance

	May 31, 2023	June 30, 2023	July 31, 2023
Issued Permits	**82**	**70**	**85**
Issued within 120 Days of Complete Application	75	62	81
Issued over 120 Days from Complete Application	7	7	4
Percent Over 120 Days	9%	10%	5%
Files with Issued Permits - Over 120 Days:	ERSP2021-1814 (Shore-Lakezone; 306 days)	ERSP2021-1373 (Shore-Lakezone; 355 days)	MOOR2022-1808 (Mooring Permit; 209 days)
	MOOR2021-1907 (Mooring Permit; 257 days)	ERSP2022-1117 (Shore-Lakezone; 337 days)	MOOR2022-1834 (Mooring Permit; 192 days)
	ERSP2022-1557 (Res Dwelling; 231 days)	MOOR2021-1930 (Mooring Permit; 252 days)	MOOR2021-1869 (Mooring Permit; 146 days)
	MOOR2022-1579 (Mooring Permit; 169 days)	MOOR2021-1866 (Mooring Permit; 228 days)	MOOR2021-01872 (Mooring Permit; 145 days)
	ERSP2022-0107 (Shore-Lakezone; 163 days)	MOOR2021-1909 (Mooring Permit; 212 days)	
	MOOR2021-1892 (Mooring Permit; 143 days)	MOOR2021-1887 (Mooring Permit; 197 days)	
	MOOR2022-1826 (Mooring Permit; 141 days)	MOOR2022-1835 (Mooring Permit; 163 days)	

	May 31, 2023	June 30, 2023	July 31, 2023
Applications in Review	**80**	**117**	**134**
Under 120 Days in TRPA Review	80	117	134
Over 120 Days in TRPA Review	0	0	0
Percent Over 120 Days	0%	0%	0%
Files In Review - Over 120 Days:	N/A	N/A	N/A

AGENDA ITEM NO. VII.A.1

	May 31, 2023	June 30, 2023	July 31, 2023
Applications Requiring Additional Info. From Applicants for TRPA Review	**101**	**105**	**94**

For detailed information on the status of any application listed here please contact Wendy Jepson, Permitting and Compliance Department Manager, at wjepson@trpa.gov or Tiffany Good, Permitting Program Manager, at tgood@trpa.gov.