TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: December 7, 2022

To: TRPA Governing Board

From: TRPA Staff

Subject: Local Government Coordination Report

Summary and Staff Recommendation:
This Local Government Coordination Report (Report) was developed to inform the Governing Board on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOU) in the Tahoe Region. In addition, this Report was prepared, pursuant to Tahoe Regional Planning Agency (TRPA) Code, Section 13.8: *Monitoring, Certification, and Enforcement of Area Plans*, to provide the Governing Board a recommendation to either certify, certify with conditions, or revoke all or part of a permit delegation MOU based on audit results. The City of South Lake Tahoe, Placer County, and El Dorado County all have MOUs in effect. Pursuant to TRPA Code, Section 13.8.3: *Annual Review*, TRPA audited a sample of permits issued by MOU partners. Based on the information in the Report, TRPA staff recommends that the Governing Board recertify the MOUs. The Report is provided as Attachment A.

Required Motion:
In order to recertify the MOUs, the Governing Board must make the following motion based on the staff report:

1) A motion to find that the City of South Lake Tahoe, Placer County, and El Dorado County are meeting the requirements of their MOUs and to recertify the MOUs.

In order for the motion to pass, an affirmative vote of any eight Board members is required.

Background:
TRPA as a regional agency guides and oversees the implementation of its adopted Regional Plan. Local jurisdictions through adopted Area Plans play a key role in meeting local community needs while accomplishing the broader goals for the Tahoe Region. The Regional Plan specifies TRPA will periodically review the implementation of adopted Area Plans and associated permit delegation MOUs for continuing conformance with the Regional Plan. Based on the review, TRPA may then recertify, recommend adaptive actions to improve Area Plan implementation, or revoke local government Area Plan delegation. The Report gathers the information needed for the Board to consider the review and recertification of adopted local government Area Plans to date and reports the status of other local government planning matters supported by TRPA. Based on experience so far, the Report also reviews and recommends ways to improve coordination between TRPA and local jurisdictions.

Regional Plan Compliance:
Regional Plan Land Use Goals and Policies encourage local jurisdictions to develop area plans and take on additional permitting through MOUs (Regional Plan Goal LU-4 and Policies LU 4.1 – 4.13).

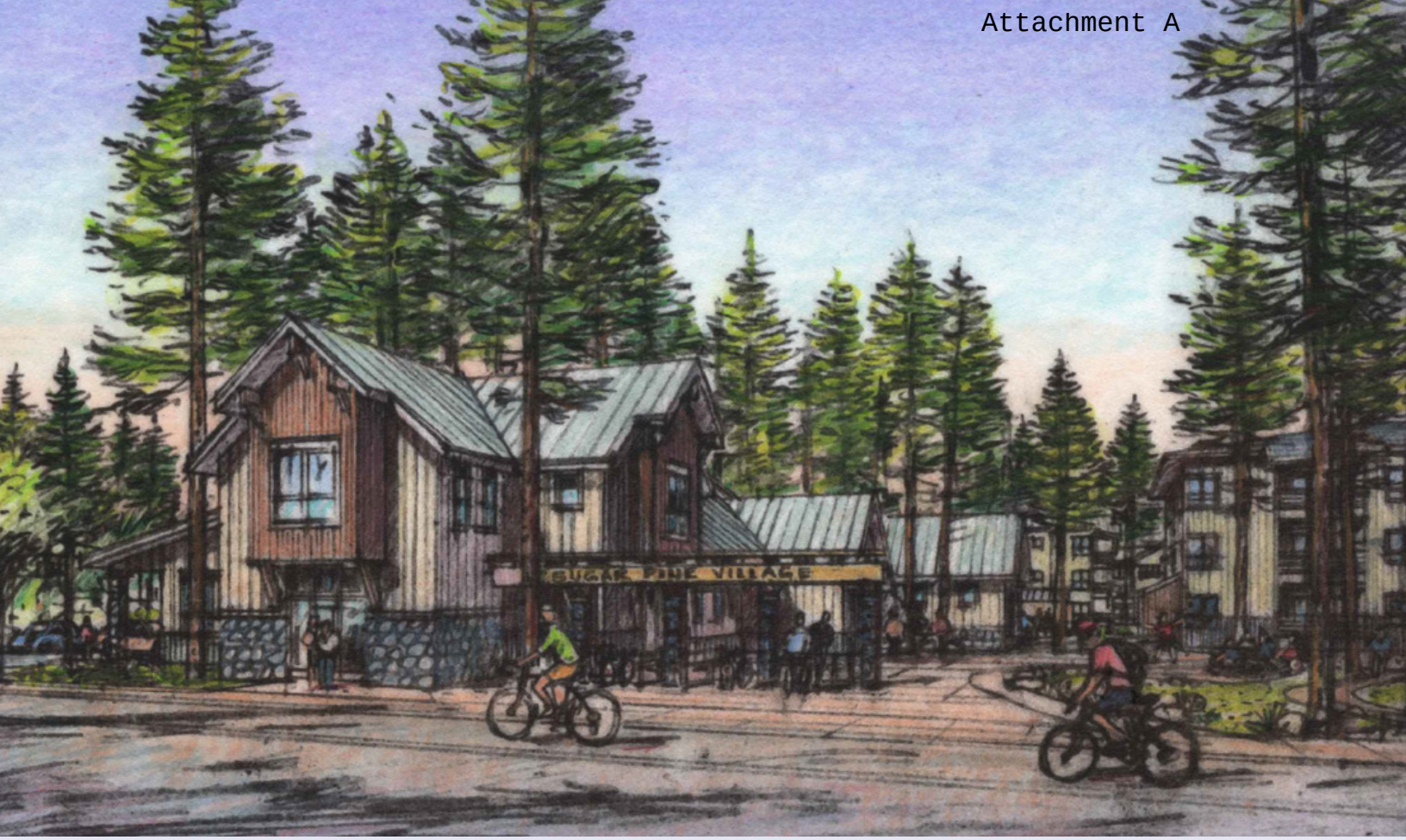
Contact Information:
If you have questions regarding this item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcmahon@trpa.gov.

Attachment:

A. Local Government Coordination Report

Attachment A

Local Government Coordination Report



Local Government Coordination Report

TAHOE REGIONAL PLANNING AGENCY

December 2022

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INTRODUCTION

This Local Government Coordination Report was developed by the Tahoe Regional Planning Agency (TRPA) to inform the Advisory Planning Commission and Governing Board on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOUs) in the Tahoe Region.

BACKGROUND

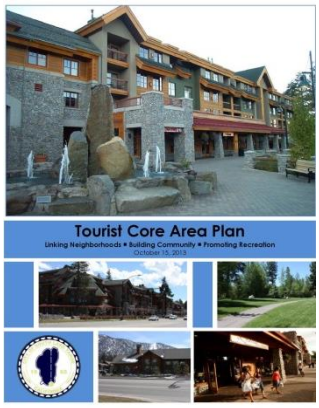
TRPA's Regional Plan Goals and Policies serve as a guide for future land use decisions within the Tahoe Region. To further the Goals and Policies, the 2012 Regional Plan encourages local jurisdictions to develop Area Plans to supersede and bring current the Plan Area Statements and Community Plans developed to implement the 1987 Regional Plan. The majority of Community Plans and Plan Area Statements are over 20 years old. The Area Plan process was developed to give local jurisdictions the ability to develop their own sub-regional plans within the "sideboards" established under the Regional Plan, incentivize the environmental redevelopment of Town Centers, streamline the permitting process, and make further progress towards environmental threshold attainment.

ADOPTED AREA PLANS

With the adoption of the Washoe County Tahoe Area Plan in 2021, there are now six Area Plans covering approximately 71,913 acres, or 34 percent of the land area of the Tahoe Region and 89 percent of Town Centers. This section includes an overview of Area Plans and associated permit delegation MOUs.

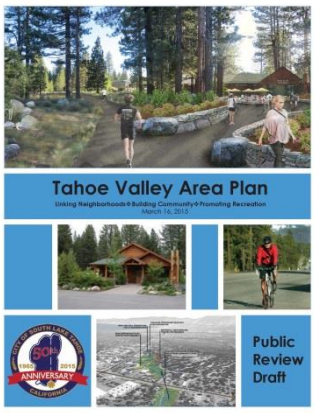
CITY OF SOUTH LAKE TAHOE, CA

Tourist Core Area Plan



This 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

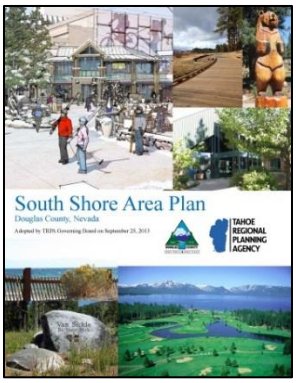


This Area Plan includes 337 acres near the intersection of Highways 50 and 89 ("Y" area) in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in July 2015. In 2020, the Governing Board approved updates to the Area Plan to facilitate the development of the Sugar Pine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

DOUGLAS COUNTY, NV

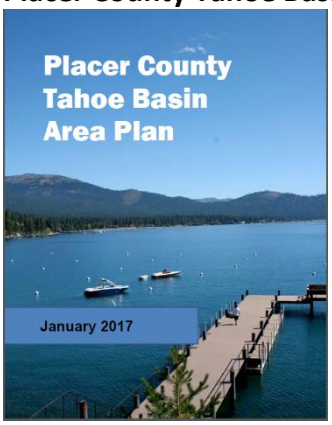
South Shore Area Plan

This 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. Due to staffing constraints at the County, the MOU never went into effect. TRPA currently reviews all permit applications in the Tahoe Basin portion of Douglas County.



PLACER COUNTY, CA

Placer County Tahoe Basin Area Plan

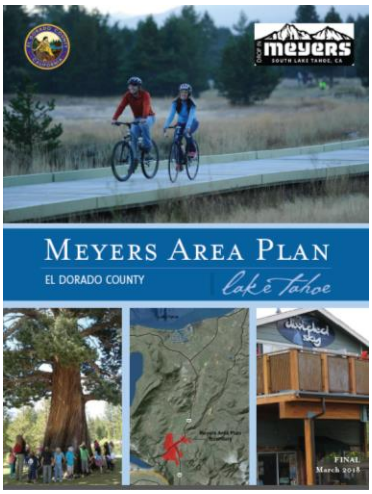


This Area Plan includes all property under the jurisdiction of TRPA in Placer County, California. The Governing Board originally adopted the Area Plan in February 2017. In 2021, the Governing Board approved updates to the Area Plan to better align the Area Plan with the County's housing goals and TRPA Reginal 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.

EL DORADO COUNTY, CA

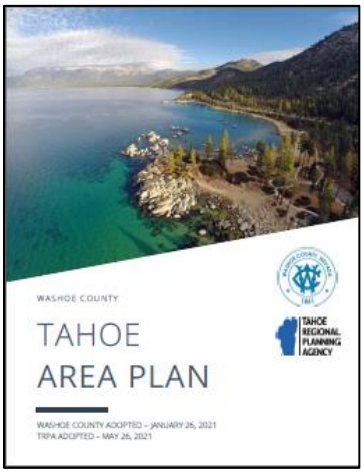
Meyers Area Plan

This 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 of 2018. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in January 2020.



WASHOE COUNTY, NV

Washoe County Tahoe Area Plan



This Area Plan includes all property within the Tahoe Basin portion of Washoe County, Nevada. 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. TRPA is currently working with Washoe County on a new MOU.

Area Plans and associated permit delegation MOUs are available on the TRPA website (trpa.gov). The location of adopted Area Plans are shown in Exhibit 1.

ANNUAL AREA PLAN PERMITTING ACTIVITY

This section includes an overview of permitting activity from 2019 to 2021 and other highlights that have occurred within the geographic areas covered by Area Plans.

CITY OF SOUTH LAKE TAHOE - TOURIST CORE AREA PLAN

During 2021, 22 project applications were submitted to TRPA and 2 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tourist Core Area Plan. A summary of these applications is shown in Table 1.

Table 1: Permit Activity within the Geographic Area of the Tourist Core Area Plan, Calendar Year 2019-2021						
	2019		2020		2021	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
Applications Received[1]	**18**	**25**	**5**	**25**	**2**	**22**
Residential Projects[2]	0	0	0	2	0	2
Commercial Projects[2]	6	0	4	0	2*	1
Recreation/Public Service Projects[2]	0	0	1	0	0	1
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects[2]	0	1	0	0	0	1
Grading Projects	0	2	0	2	0	0
Verification and Banking[3]	0	19	0	19	0	10
Development Rights Transfers and Conversions	0	0	0	1	0	3
Other[4]	12	3	0	1	0	4

Notes:

[1] Does not include Exempt Activities, Qualified Exempt Declarations, Tree Removal Applications, or Administrative Applications.

[2] Includes New Development and Additions/Modifications.

[3] Includes Soils/Hydrology Verifications, IPES Applications, Land Capability Verifications, Land Capability Challenges, Verifications of Coverage, Verifications of Uses, Site Assessments and Standalone Banking Applications.

[4] 'Other' includes Historic Determinations, Lot Line Adjustments, Resource Management, Temporary Activities, Projects, and Structures, Scenic, Underground Tank Removal, Subdivision of Existing Uses, Signs, Allocation Assignments, and other miscellaneous project types.

* Includes 933 & 943 Poplar Tourist Accommodation project.

Sources: TRPA Accela Permit Records, Local Jurisdiction Permitting System Data, & Correspondence with Local Jurisdiction Staff.

Area Plan highlights:

- The Bijou Market Place (Whole Foods) Project is complete. This project included the removal of the old Knights Inn, a new Whole Foods, restaurants, and retail stores, “daylighting” Bijou Creek, and stream environment zone (SEZ) restoration at the intersection of Ski Run and Hwy 50.
- The 20-unit Gondola Vista (under the Gondola) residential project is complete.
- The Novus Select building was remodeled on Ski Run.
- The bi-state US 50/South Shore Revitalization Project was approved.
- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project was approved.
- The City approved a 4-unit multi-family housing project at 3794 Montreal Road.
- The City approved Phase II of Hotel Desolation at 933 and 943 Poplar Avenue.

Bijou Market Place
"Whole Foods & SEZ Restoration"

CITY OF SOUTH LAKE TAHOE - TAHOE VALLEY AREA PLAN

During 2021, 23 project applications were submitted to TRPA and 2 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tahoe Valley Area Plan. A summary of these applications is shown in Table 2.

Table 2: Permit Activity within the Geographic Area of the Tahoe Valley Area Plan, Calendar Year 2019-2021

	2019		2020		2021	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
Applications Received[1]	**16**	**2**	**7**	**8**	**2**	**23**
Residential Projects[2]	1	0	2	3	2**	0
Commercial Projects[2]	6	0	5	0	1**	0
Recreation/Public Service Projects[2]	1	0	0	0	0	2
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects[2]	0	0	0	0	0	0
Grading Projects	0	0	0	0	0	1
Verification and Banking[3]	0	0	0	3	0	6
Development Rights Transfers and Conversions	0	1	0	2	0	12
Other[4]	8	1	0	0	0	2

*Notes and Sources are shown under Table 1.
**941 Emerald Bay Road is a mixed-use project and is included in the residential and commercial rows.

Area Plan highlights:

Sugar Pine Village Affordable Housing Project

- The Sugar Pine Village Project, a 248-unit affordable multi-family housing project with a childcare facility and non-profit office space, was approved and the first phase of the project has commenced.
- Blue Granite Climbing Gym was constructed near the “Y”.
- A facilities Master Plan for Barton Memorial Hospital was completed.
- The Center of Excellence at the Barton Memorial Hospital, a 25,000-square foot orthopedic, sports performance, rehabilitation and wellness center, is now open. Mitigation for the project included the retirement of more than 33,600 square feet of land coverage previously removed from an SEZ at the Lake Tahoe Airport.
- The City approved three new multi-family units over South Shore Bikes.
- "The Factory Stores at the Y" went through a major remodel and were transformed into "The Crossings at Tahoe Valley.”
- Six EV charging stations were recently constructured at The Crossisings at Tahoe Valley.
- An old hardware store was turned into the South Lake Brewing Company near the “Y”.
- The McDonald’s at the “Y” was rebuilt.
- The Toyota Dealership underwent an expansion/remodel.
- The City approved and has started the design of the Tahoe Valley Greenbelt.
- The City approved six new multi-family housing units at 906 Emerald Bay Road.
- The City approved a mixed-use project at 941 Emerald Bay Road.
- The City approved a 14-unit multi-family project at 3rd Street and Barton Avenue
- The City approved the AleWorx backyard grill.

DOUGLAS COUNTY - SOUTH SHORE AREA PLAN

During 2021, 17 project applications were submitted to TRPA within the South Shore Area Plan. A summary of these applications is shown in Table 3. TRPA currently reviews all project applications within the Douglas County portion of the Tahoe Basin.

Table 3: Permit Activity within the Geographic Area of the South Shore Area Plan, Calendar Year 2019-2021

	2019		2020		2021	
	DC	TRPA	DC	TRPA	DC	TRPA
Applications Received[1]	**0**	**15**	**0**	**6**	**0**	**17**
Residential Projects[2]	0	2	0	0	0	0
Commercial Projects[2]	0	1	0	1	0	1
Recreation/Public Service Projects[2]	0	6	0	1	0	1
Environmental Improvement Construction Projects	0	3	0	0	0	0
Shorezone/Lakezone Projects[2]	0	0	0	0	0	0
Grading Projects	0	0	0	0	0	5
Verification and Banking[3]	0	1	0	2	0	3
Development Rights Transfers and Conversions	0	0	0	0	0	0
Other[4]	0	2	0	2	0	7

*Notes and Sources are shown under Table 1.

Area Plan highlights:

- The Tahoe Blue Event Center is under construction.
- The new Lake Link microtransit shuttle system is now in operation on the south shore. The Lake Link microtransit is mitigation for trips generated from the new Tahoe Blue Event Center.
- Improvements were made to both the exterior and interior at the Bally's Lake Tahoe, including modified signage, color upgrades to building exterior, landscaping, parking lot refurbishment, and the removal of 4,898 square feet of coverage.

Tahoe South Event Center

- The old Horizon Casino/Hotel went through a substantial interior and exterior remodel and was transformed into the Hard Rock Casino/Hotel.
- The Lake Tahoe Epic Curling Facility was completed by a tenant in the TRPA Office building.
- Construction of the Edgewood Lodge which contains 154 tourist accommodation units, a restaurant and spa as well as the associated water quality improvement

projects is complete. The current phase under construction consists of four new detached buildings that will contain a total of 14 new tourist accommodation units (TAUs). Future phases include the construction of an additional 26 TAUs in several detached "cottage" structures, expansion of the golf course clubhouse and several threshold improvement projects, such as enhancements to Golf Course Creek.

- The casinos implemented a paid parking program to encourage the use of alternative modes of transportation.
- The bi-state US 50/South Shore Revitalization Project was approved.
- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project was approved.
- An application has been submitted to TRPA to demolish the older Wells Fargo Bank building next to the Hard Rock Casino/Hotel and redevelop the property with a mixed-use 40-unit residential condominium and commercial project.
- The Lakeside Inn Casino property was purchased by Barton Hospital and the buildings on the site are in the process of being demolished to accommodate a future medical facility.

PLACER COUNTY – TAHOE BASIN AREA PLAN

During 2021, 233 project applications were submitted to TRPA and 148 project applications were submitted to Placer County within the Placer County Tahoe Basin Area Plan. A summary of these applications is shown in Table 4.

Table 4: Permit Activity within the Geographic Area of the Placer County Tahoe Basin Area Plan, Calendar Year 2019-2021

	2019		2020		2021	
	PC	TRPA	PC	TRPA	PC	TRPA
Applications Received[1]	**169**	**253**	**151**	**194**	**148**	**233**
Residential Projects[2]	85	44	89	39	80	47
Commercial Projects[2]	0	8	0	7	0	4
Recreation/Public Service Projects[2]	0	7	0	7	0	10
Environmental Improvement Construction Projects	8	0	0	1	0	0
Shorezone/Lakezone Projects[2]	0	88	0	18	0	63
Grading Projects	0**	5	0**	8	0**	11
Verification and Banking[3]	71	77	58	90	64	74
Development Rights Transfers and Conversions	0	4	0	4	0	2
Other[4]	5	20	4	20	0	22

*Notes and Sources are shown under Table 1.

**Placer County did not issue any grading permits. All grading was permitted as part of a project.

In some cases, a "0" is indicated because Placer County does not have MOU authority to review a permit.

Area Plan highlights:

- The Tahoe City Lodge Project, a redevelopment project in Tahoe City, has been approved and the original building was demolished in 2021. The applicant delayed

construction in 2021/2022 due to material and labor costs. An extension of time for the project was approved in October 2022 with an anticipated construction start in the spring of 2023.

- 39˚ North (formerly the Kings Beach Center Project), proposes the redevelopment of two non-contiguous project sites in Kings Beach, totaling 5.15 acre. The proposed project includes a 153 key hotel, 36 market-rate townhomes, 10,500 square feet of retail and restaurant space and a 74-unit deed restricted achievable multi-family development. The project description is being refined in anticipation of a Notice of Preparation and scoping for a joint EIR/EIS in 2023.
- The Boatworks Redevelopment project is a joint EIR/EIS mixed-use project in Tahoe City. The project proposal includes 80 to 85 hotel units, 31 residential condominiums, conference facilities, full-service spa, swimming pool/hot tubs, fitness center, food and beverage outlets and retail space. The project description is being refined in anticipation of a Notice of Preparation and scoping in 2023.
- Planning for the proposed Dollar Creek Crossing Affordable Housing Project, a multi-family affordable housing project, is underway with an application submittal anticipated in winter 2023.
- Lake View Development is a mid-size mixed use project including 10 market rate multi-family units, 10 tourist accommodation units and 1,455 square feet of professional office in Kings Beach. The project is undergoing a joint review with Placer County and TRPA.
- Tahoe Basin Area Plan Updates to accelerate the production and supply of affordable-achievable housing in the North Tahoe-Placer area were adopted in February 2021.
- Current Tahoe Basin Area Plan updates are under review with the intent of providing more development incentives and flexibility to encourage economic redevelopment and housing in the North Tahoe-Placer area.
- Several Placer County Department of Public Works projects that support Area Plan implementation were either started or completed in 2020/2021, including:
    - SR 28/Hwy 267 Roundabout project / Griff creek watershed restoration.
    - SR 89/Fanny Bridge Revitalization (second phase with roundabout at the “wye,” Fanny bridge replacement and complete streets improvements).
    - TART Connect Micro-shuttle service pilot program was successful and extended for another year.
    - Free TART services pilot program was successful and extended for another year.
    - Resort Triangle Transportation Plan adopted by Board of Supervisors as an ordinance to expand parking waiver and exemption opportunities with project contribution to transit, shared parking, etc. (expires April 2023 with option to extend). Implementation of Adaptive Corridor Management and Parking Management continues.
    - Dollar Creek Shared Use Trail completed and North Tahoe Bike Trail segments 1 and 3.
    - West Shore Pedestrian Improvements
    - Lakeside Trail – Commons Beach to Fanny Bridge

- Kings Beach Water Quality Project – Secline Beach Project

EL DORADO COUNTY – MEYERS AREA PLAN

During 2021, 3 project applications were submitted to TRPA and no project applications were submitted to El Dorado County within the Meyers Area Plan. A summary of these applications is shown in Table 5.

Table 5: Permit Activity within the Geographic Area of the Meyers Area Plan, Calendar Year 2019-2021

	2019		2020		2021	
	ED	TRPA	ED	TRPA	ED	TRPA
Applications Received[1]	**1**	**8**	**1**	**6**	**0**	**3**
Residential Projects[2]	0	0	0	0	0	0
Commercial Projects[2]	0	1	1**	0	0	0
Recreation/Public Service Projects[2]	0	0	0	0	0	0
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects[2]	0	0	0	0	0	0
Grading Projects	0	0	0	0	0	0
Verification and Banking[3]	0	4	0	3	0	2
Development Rights Transfers and Conversions	0	0	0	0	0	0
Other[4]	1	3	0	3	0	1

*Notes and Sources are shown under Table 1.

**This was for a commercial change of use in an existing building.

Area Plan highlights:

- The California Department of Transportation (CalTrans) constructed a roundabout at US Highway 50 and State Route 89 in Meyers. El Dorado County is planning to construct a second roundabout at US Highway 50 and Pioneer Trail.
- El Dorado County is beginning construction on the San Bernardino Class 1 Bike Path and plans to complete construction in 2023.
- El Dorado County is in the design phase of the Apache Avenue Pedestrian Safety and Connectivity Project.
- El Dorado County completed Phase I of the Meyers Stream Environment Zone/Erosion Control Project and Phase II of the Project is in the design phase and will most likely be constructed in 2023.

WASHOE COUNTY - TAHOE AREA PLAN

During 2021, 282 project applications were submitted to TRPA within the geographic area of the Washoe County Tahoe Area Plan. The Area Plan was adopted in 2021. TRPA currently reviews all project applications within the Washoe County portion of the Tahoe Basin.

Table 6: Permit Activity within the Geographic Area of the Washoe County Tahoe Area Plan, Calendar Year 2020 -2021				
	2020		2021	
	WC	TRPA	WC	TRPA
Applications Received[1]	**0**	**252**	**0**	**282**
Residential Projects[2]	0	106	0	110
Commercial Projects[2]	0	0	0	4
Recreation/Public Service Projects[2]	0	3	0	8
Environmental Improvement Construction Projects	0	2	0	0
Shorezone/Lakezone Projects[2]	0	7	0	16
Grading Projects	0	11	0	10
Verification and Banking[3]	0	97	0	101
Development Rights Transfers and Conversions	0	1	0	6
Other[4]	0	25	0	27

*Notes and Sources are shown under Table 1.

Area Plan highlight:

- Site work has started for new natural grocery shop. It will replace three legacy commercial buildings. This is one of the first projects to take advantage of additional redevelopment incentives that were adopted under the Washoe County Tahoe Area Plan.

Rendering of Natural Grocers

ANNUAL REVIEW AND AUDIT

RESIDENTIAL AUDIT FINDINGS

In 2021, TRPA completed residential project review and code compliance audits for each jurisdiction (City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, and Washoe County) in the Tahoe Basin, as required by TRPA Code of Ordinances, Section 50.5.2.E: *Distribution and Administration of Residential Allocations*. The purpose of these audits is to (1) ensure residential projects reviewed and inspected by Memorandum of Understanding (MOU) partners on behalf of TRPA comply with the TRPA Code and Rules of Procedure, (2) identify project review training and education opportunities for MOU partners, and (3) provide the Performance Review Committee[1] with a summary of MOU performance for the distribution of residential allocations. The vast majority of permits reviewed and issued by local jurisdictions on behalf of TRPA under an MOU in the Tahoe Region fall under the residential category. As shown in Table 7 (below), four of the five local jurisdictions received a score of 90% percent or greater on project review and compliance in 2021.

Table 7: 2021 MOU Residential Project & Compliance Review Audits

Jurisdiction	Project Review	Compliance	Average
City of South Lake Tahoe	93.5	93.2	93.35
Douglas County	97	92.2	94.6
El Dorado County	93	85.2*	89.1
Placer County	96	87.65	91.83
Washoe County	93	95.7	94.35

*The average security return score was 93.8 and the average winterization score was 76.6, for an average compliance score of 85.2 in El Dorado County. The average winterization score was lower than normal due to the Caldor Fire which happened in the fall of 2021. Areas within the Tahoe Basin and in El Dorado County were evacuated towards the end of construction season and many El Dorado County staff members were reassigned to assist with fire related matters.

TRPA staff also completed a project review audit for projects permitted by the City of South Lake Tahoe within adopted Area Plans in 2021, as required by TRPA Code of Ordinances, Section 13.8.3: *Annual Review*. The annual Area Plan audit includes projects reviewed by local jurisdictions in Area Plans that are not covered in the annual single-family residential audit, such as commercial, tourist, public service or multi-family housing projects. During the audit, TRPA found that the City of South Lake Tahoe approved two projects in the Tourist Core Area Plan and two projects within the Tahoe Valley Area Plan. Placer County and El Dorado County did not review or approve any projects within their Area Plans that required an additional audit by TRPA.

[1] *The Performance Review Committee, comprised of staff from each participating local jurisdiction and TRPA, is tasked with providing a recommendation on the proposed distribution of residential allocations to the Advisory Planning Commission and Governing Board every two years.*

Pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, the Governing Board may certify, conditionally certify, or revoke part or all of an MOU associated with an Area Plan based on an audit.

CITY OF SOUTH LAKE TAHOE AUDIT FINDINGS AND RECOMMENDATIONS

During this year's audit, TRPA staff found once again that the projects being implemented in the City's Area Plans are helping to further the Goals and Policies of the Regional Plan and that delegation of permitting is working. TRPA also found that procedural improvements, including providing trainings, attending Development Review Team meetings to provide input on projects early on in the process, and having MOU Liaison meetings has improved coordination between the City and TRPA. Overall, TRPA has found that City staff is dedicated to working with TRPA to ensure successful implementation of the MOU. **Based on the audit results and recommended procedural improvements, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify the City's MOU.**

PLACER COUNTY AUDIT FINDINGS AND RECOMMENDATIONS

During a review of projects reviewed and issued by Placer County on behalf of TRPA, TRPA found the vast majority of projects reviewed and issued by Placer County were residential (Phase I of MOU). The new activities taken on by Placer County (Phase II of MOU) include land coverage and use verifications, qualified exempt activities, and signs. Placer County has chosen not to take on commercial, tourist or public service projects at this time (Phase III of MOU). Following a review of projects issued by Placer County in 2021, TRPA staff found that the projects reviewed and approved by Placer County were in the residential category and already covered in the residential audit. As a result, no additional audits were required. Placer County does an excellent job of coordinating with TRPA on the permitting of projects. **As a result, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify Placer County's MOU.**

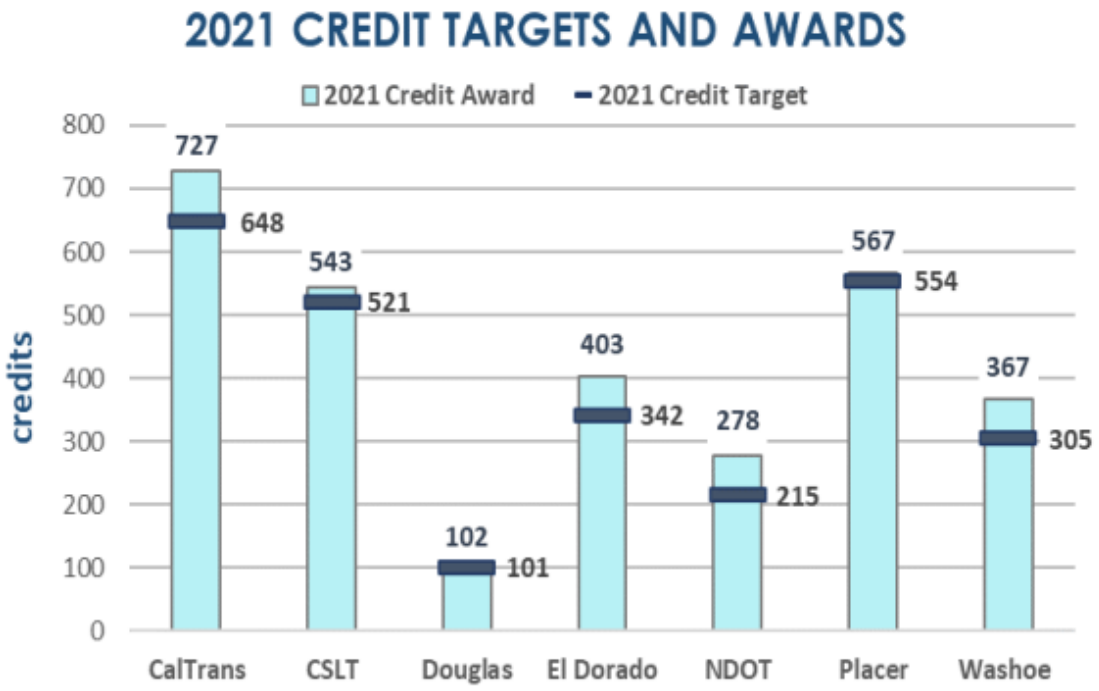
EL DORADO COUNTY AUDIT FINDINGS AND RECOMMENDATIONS

Under the El Dorado County 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, adopted by the Governing Board in 2018, the County reviews and issues residential permits (Phase I of MOU) on behalf of TRPA. The new activities taken on by El Dorado County (Phase II of MOU) includes use verifications, qualified exempt activities, signs, and temporary activities. El Dorado County has chosen not to take on commercial, tourist or public service projects at this time (Phase III of MOU). Since the County did not approve any projects outside of residential projects that required an audit, no additional audits beyond the residential audit were required. Similar to other MOU partners, TRPA staff has found that El Dorado County does an excellent job of coordinating with TRPA on the permitting of projects and ensuring trainings provided by TRPA are well attended. **As a result, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify El Dorado County's MOU.**

MOUs are available at: www.trpa.gov/where-to-apply-for-a-permit.

TMDL LOAD REDUCTION AND FOUR-YEAR RECERTIFICATION

The California Lahontan Regional Water Quality Control Board (Water Board) and Nevada Division of Environmental Protection (NDEP), together with Total Maximum Daily Load (TMDL) Management Agencies, administer the Lake Tahoe TMDL Program. The program is a long-term process that guides efforts to restore Lake Tahoe's clarity to depths of nearly 100 feet. To meet this goal, the program aims to reduce fine sediment particles by 65 percent; total nitrogen loads by 10 percent; and total phosphorous loads by 35 percent. To ensure Area Plans are in conformance with the Lake Tahoe TMDL, TRPA Code, Section 13.8.5: *Four-Year Recertification,* requires TRPA use catchment data and all reports to inform the four-year Area Plan recertification. The last four-year recertification was in 2021. The Lake Tahoe TMDL Program 2022 Performance Report summarizes TMDL Program accomplishments through 2021 and found that all local jurisdictions were meeting or exceeding their credit targets for 2021 (see below). The Report is available at: laketahoeinfo.org.



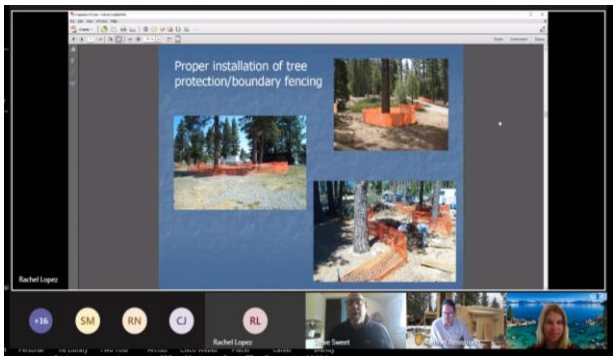
Source: Lake Tahoe TMDL Program 2022 Performance Report

PROCESS IMPROVEMENTS

This section includes recommended process improvements.

TRAININGS

In 2021 and 2022, TRPA provided virtual and in person trainings to MOU Partners on a wide range of topics, including Project Review, Best Management Practices, Coverage, Development Rights, Defensible Space, and Inspections. Since these trainings have proven to be extremely beneficial, TRPA staff plans to provide additional trainings next year.



Virtual Permit Review Training

PERMITTING IMPROVEMENTS

In 2022, the Governing Board endorsed a TRPA Permitting Improvements Action Plan. The Action Plan outlines a strategy and work program to improve TRPA's permitting system. The Action Plans was developed to address challenges the agency has faced in recent years, including the COVID-19 Pandemic requiring a shift to remote work, a multi-year real-estate boom, increasingly complicated project applications, funding limitations, and an influx of applications following the approval of new ordinances. Recommended changes include process improvements and code amendments focused on the following priority topics:

- Establish more efficient, consistent, and predictable application review processes.
- Simplify and shorten review processes for minor applications and sequential approvals.
- Update code standards that are difficult to interpret, do not add value, or are unduly cumbersome.
- Prioritize public communication and customer services.
- Expand tools for staff development and training.
- Maintain adequate and dependable funding to support quality application reviews.

TRPA will be reaching out to local jurisdiction staff in the coming months to get feedback on the proposals. The Action Plan is available at: https://www.trpa.gov/wp-content/uploads/documents/Action-Plan-for-TRPA-Permitting-Improvements_approved_2022-08-24.pdf

HOUSING

In 2020, TRPA formed the Tahoe Living: Housing and Community Revitalization Working Group. This committee, made up of members from local agencies and organizations, housing developers, and community members, has and continues to develop policy recommendations to address critical housing issues and further the availability of affordable, moderate-income,

and local achievable workforce housing. Information on the Working Group is available on trpa.gov.

DESIRED OUTCOME

Overall, the desired outcome is that TRPA and local jurisdictions work together to develop and implement Area Plans and strategic initiatives that accelerate environmental threshold gain and realize the Goals and Policies of the Regional Plan and streamline permitting through the implementation of permit delegation MOUs.

ACTION ITEMS

The following Action Items have been identified to improve the local government coordination process:

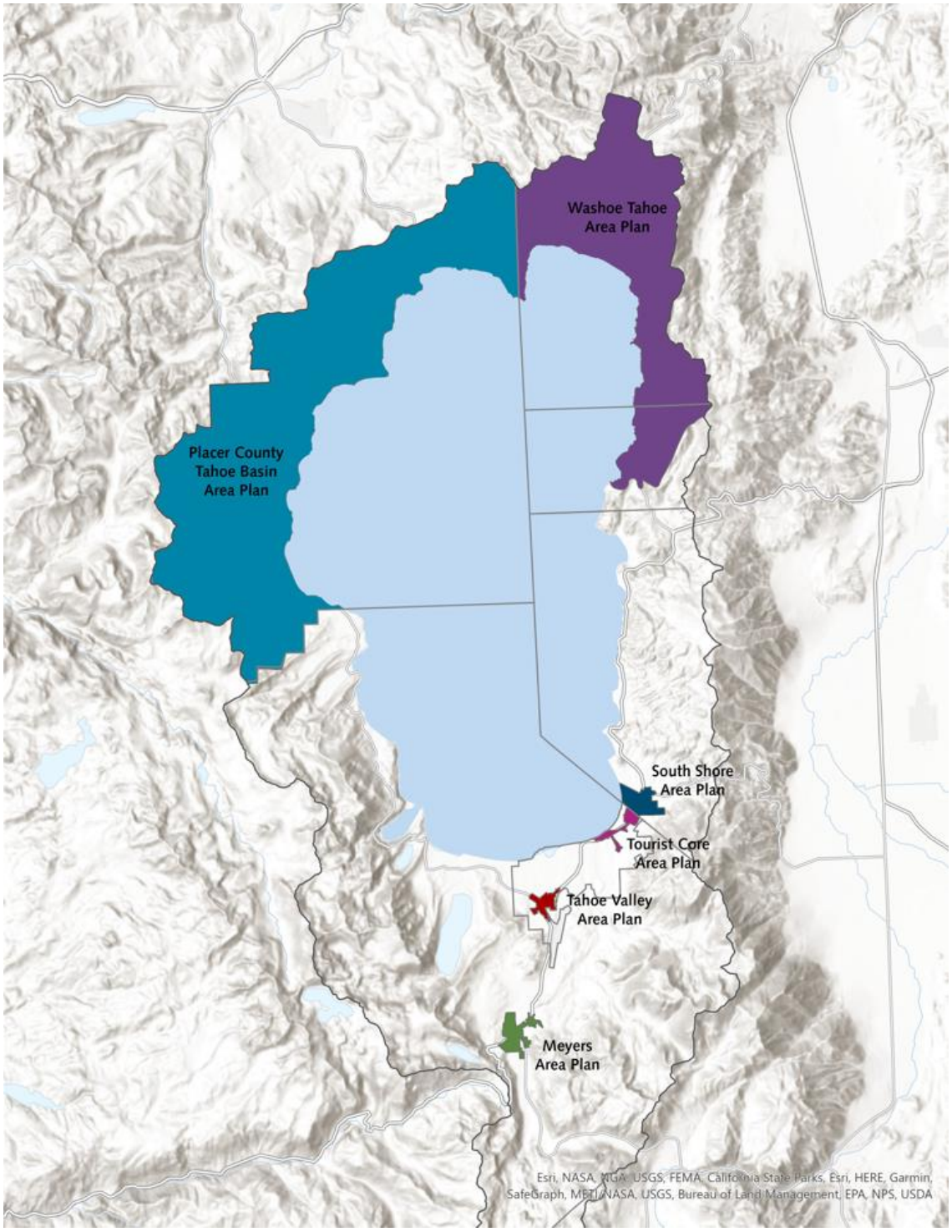
1.1 Continue to work with local jurisdictions to accelerate environmental threshold gain through the development and implementation of Area Plans;

1.2 Continue to work with local jurisdictions on implementing delegation MOUs associated with adopted Area Plans to streamline permit processing;

1.3 Enter into a new MOU with Washoe County;

1.4 Work with local jurisdictions on integrating permit data into Lake Tahoe Info; and

1.5 Streamline the TRPA permitting process through implementation of the Permitting Improvements Action Plan.

Exhibit 1

Adopted Area Plans