



# Tahoe In Brief

## Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

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April 2023

# TRPA CALENDAR AT-A-GLANCE

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## ***APRIL 2023***

- April 12: TRPA Advisory Planning Commission Meeting
- April 21: Tahoe Living: Housing and Community Revitalization Working Group Meeting
- April 26: TRPA Governing Board Meeting
- April 27: TRPA Governing Board Strategic Planning Session

## ***MAY 2023***

- May 10: TRPA Advisory Planning Commission Meeting
- May 24: TRPA Governing Board Meeting

## ***JUNE 2023***

- June 14: TRPA Advisory Planning Commission Meeting
- June 28: TRPA Governing Board Meeting

## ***JULY 2023***

- July 12: TRPA Advisory Planning Commission Meeting
- July 26: TRPA Governing Board Meeting

Potential agenda items May to August could include:

- Homewood plan amendment
- Washoe County Area Plan amendment
- TRPA's Transportation Equity Study
- Update on the Lake Tahoe Destination Stewardship Plan and regional partnership
- "Achievable" housing definition amendments
- Tahoe Living Phase 2: density, height, and coverage amendments informational hearings
- Tahoe Valley and Tourist Core Area Plan amendments
- Tahoe Keys Lagoons Aquatic Weed Control Methods Test status update
- Climate Smart Code Update
- Climate Resilience Dashboard

# TRPA STRATEGIC INITIATIVES

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## TRPA STRATEGIC INITIATIVES

Set by the Governing Board, these strategic initiatives reflect the agency's commitment to protect Lake Tahoe's environment while improving regional transportation, increasing diverse housing options, and facilitating community revitalization.

- **Building Resiliency: Climate Change and Sustainability**
- **Keeping Tahoe Moving: Transportation and Destination Stewardship**
- **Tahoe Living: Housing and Community Revitalization**
- **Restoration Blueprint: Environmental Improvement Program Implementation**
- **Measuring What Matters: Thresholds and Monitoring Update**
- **Digital First: Innovation**

### ***BUILDING RESILIENCY: CLIMATE CHANGE & SUSTAINABILITY STRATEGIC INITIATIVE***

Every TRPA initiative includes strategies to strengthen the resilience of Tahoe's environment, communities, and economy to the emerging stresses of climate change and to improve the region's sustainability. The Climate Change Strategic Initiative harmonizes the goals of both states and local governments in the Tahoe Region while maintaining the region's reputation as a global leader in sustainability.

#### **Climate Resilience Dashboard**

Staff has selected a consultant team to develop an updated climate resilience dashboard for the Tahoe Region. In coming months, the team will engage stakeholders and research best practices for tracking and measuring progress towards climate resilience.

#### **Climate Smart Code**

The UC Davis student team will present their preliminary findings and recommendations to the Governing Board in May before moving specific code changes for adoption later this year.

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**Associated Working Group(s)/Committee(s):**

- Tahoe Interagency Executive Steering Committee

**Website(s):**

- <https://www.trpa.gov/programs/climate-resilience/>
- <https://sustainability.laketahoeinfo.org/>

**TAHOE LIVING: HOUSING & COMMUNITY REVITALIZATION STRATEGIC INITIATIVE**

This initiative addresses strategies for implementing affordable and achievable workforce housing as a key component of healthy, sustainable communities in the region. The Tahoe Living initiative implements the Regional Plan, the Regional Transportation Plan/Sustainable Communities Strategy, the Regional Housing Needs Allocation, and other identified regional housing needs.

**Height, Density, and Coverage Development Right Standards Amendments**

TRPA has received input from the Tahoe Living Working Group, the Local Government and Housing Committee, and the TRPA Governing Board on changes to regional height, density, and coverage standards that would help make housing more affordable for local residents. The Tahoe Living Working Group will provide input on these code amendments on April 21, and staff anticipates bringing informational items related to these amendments forward to the TRPA Governing Board committees beginning in May or June.

**TRPA Staff Contact:** Karen Fink, Housing Program Manager/Housing Ombudsperson  
775-589-5258, [kfink@trpa.gov](mailto:kfink@trpa.gov)

**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](mailto:enews@trpa.gov) and put "Housing" in the subject line.

## **RESTORATION BLUEPRINT: ENVIRONMENTAL IMPROVEMENT PROGRAM**

This initiative focuses on accelerating the pace and scale of 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 over 25 years. This bi-state, cross-boundary restoration partnership has implemented more than 700 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.



### **Increasing Pace and Scale for AIS Control**

TRPA staff released a Request for Qualifications seeking bids for aquatic invasive species (AIS) control and surveillance. To achieve program goals in invasive aquatic plant reductions, the pace and scale of control projects must increase. Having multiple qualified contractors available for reduction work is necessary. Eight proposals were submitted, and staff is preparing work order contracts with several contractors with more interviews scheduled to take place. Control and surveillance work under these new contracts is anticipated for the 2023 season and beyond.

### **Spanish Language AIS Outreach**

The Bipartisan Infrastructure Law (BIL) is providing funds to develop Spanish language AIS outreach materials including non-motorized vessel rack cards and an informational video on the AIS program website. These new outreach tools will be available for the 2023 boating season.

### **Paddle-Craft Cleaning Units**

In coordination with TRPA, the Washoe Tribe, USDA Forest Service, and the League to Save Lake Tahoe, with funding from the League and the BIL, new non-motorized watercraft cleaning equipment will be available at Meeks Bay Resort, Echo Lakes, Fallen Leaf Lake, and other locations in Tahoe throughout the boating season. The cleaning units will be placed on trailers to mobilize to priority locations and outfitted with tools to remove any potential AIS before launching. The units will include the ability to track usage to inform partners where the units are used most frequently to help forecast their future use.

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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>

***DIGITAL FIRST: INNOVATION INITIATIVE***

This initiative recognizes the agency's unique ability to address external events, technology changes, and pursue continuous improvement. It involves significantly improving the ability of the agency to provide services in a "digital first" way by rethinking processes and, using innovative technology.

**Project Permitting**

See tables on the next pages for permitting details.

### TRPA Applications by Project Type through March 31, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	65
Commercial Projects	11	18	15
Recreation/Public Service Projects	44	48	19
Environmental Improvement Projects	13	5	2
Shorezone/Lakezone Projects	130	66	4
Buoy and Mooring Projects	48	15	6
Grading Projects	37	35	6
Verifications and Banking	427	379	56
Transfers of Development	55	59	22
Other	142	233	32
<b>Grand Total</b>	<b>1,149</b>	<b>1,125</b>	<b>227</b>

### Completeness Review Performance

	<u>January 31, 2023</u>	<u>February 28, 2023</u>	<u>March 31, 2023</u>
<b>Completeness Reviews Finished During Period</b>	<b>73</b>	<b>82</b>	<b>74</b>
Reviewed within 30 Days of Submission	73	82	74
Over 30 Days from Submission	1	0	0
Percent Over 30 Days	1%	0%	0%
Files with Completeness Over 30 Days	HIST2022-1549 (Historic Det.; 31 days)	N/A	N/A
<b>Applications Not Yet Reviewed for Completeness</b>	<b>38</b>	<b>32</b>	<b>31</b>
Under 30 Days Since Submission	38	32	30
Over 30 Days Since Submission	0	0	1
Percent Over 30 Days	N/A	N/A	3%
Files with Completeness Over 30 Days	N/A	N/A	ALLOC2023-0187 (Allocation; 35 days)

## Application Review Performance

	<u>January 31, 2023</u>	<u>February 28, 2023</u>	<u>March 31, 2023</u>
<b>Issued Permits</b>	<b>59</b>	<b>56</b>	<b>60</b>
Issued within 120 Days of Complete Application	51	49	50
Issued over 120 Days from Complete Application	8	7	10
Percent Over 120 Days	14%	13%	17%
Files with Issued Permits - Over 120 Days:	ERSP2022-0242 (Shore-Lakezone; 311 days)	MOOR2021-1896 (Mooring Permit; 194 days)	MOOR2021-1798 (Mooring Permit; 277 days)
	MOOR2021-1777 (Mooring Permit; 135 days)	MOOR2021-1690 (Mooring Permit; 188 days)	MOOR2021-0768 (Mooring Permit; 226 days)
	ERSP2022-0097 (Shore-Lakezone; 176 days)	MOOR2021-1823 (Mooring Permit; 187 days)	MOOR2021-1819 (Mooring Permit; 212 days)
	MOOR2021-1832 (Mooring Permit; 176 days)	MOOR2021-1831 (Mooring Permit; 158 days)	MOOR2022-0268 (Mooring Permit; 182 days)
	MOOR2021-1689 (Mooring Permit; 198 days)	MOOR2021-1822 (Mooring Permit; 143 days)	ERSP2022-1029 (Shore-Lakezone; 182 days)
	ERSP2022-1688 (Residential Dwelling; 127 days)	MOOR2021-1845 (Mooring Permit; 138 days)	MOOR2021-1299 (Mooring Permit; 180 days)
	ERSP2022-1601 (Residential Dwelling; 121 days)	ERSP2022-0939 (Residential; 126 days)	MOOR2022-1668 (Mooring Permit; 161 days)
	LLAD2022-1063 (Lot Line Adj., 121 days)		MOOR2021-1891 (Mooring Permit; 158 days)
			ERSP2021-0044 (Sign; 143 days)
			SUBD2022-1184 (Subdivision, 131 days)

	<u>January 31, 2023</u>	<u>February 28, 2023</u>	<u>March 31, 2023</u>
<b>Applications in Review</b>	<b>99</b>	<b>97</b>	<b>80</b>
Under 120 Days in TRPA Review	83	82	79
Over 120 Days in TRPA Review	16	15	1
Percent Over 120 Days	16.2%	15.5%	1.3%
Files In Review - Over 120 Days:	MOOR2021-1798 (Mooring Permit; 239 days)	MOOR2021-1798 (Mooring Permit; 267 days)	MOOR2021-1820 (Mooring Permit; 289 days)
	ERSP2022-1124 (Shore-Lakezone; 230 days)	MOOR2021-1820 (Mooring Permit; 258 days)	



MOOR2021-1930 (Mooring Permit; 209 days)	MOOR2021-0768 (Mooring Permit; 218 days)
MOOR2021-0768 (Mooring Permit; 190 days)	MOOR2021-1075 (Mooring Permit; 218 days)
MOOR2021-1075 (Mooring Permit; 190 days)	MOOR2022-1635 (Mooring Permit; 166 days)
MOOR2021-1819 (Mooring Permit; 190 days)	ERSP2022-1772 (Shore-Lakezone; 161 days)
MOOR2021-1830 (Mooring Permit; 190 days)	MOOR2022-1579 (Mooring Permit; 158 days)
MOOR2021-1887 (Mooring Permit; 190 days)	MOOR2022-1808 (Mooring Permit; 152 days)
MOOR2021-1902 (Mooring Permit; 190 days)	MOOR2022-1668 (Mooring Permit; 151 days)
MOOR2021-1907 (Mooring Permit; 190 days)	MOOR2021-1847 (Mooring Permit; 137 days)
MOOR2021-1909 (Mooring Permit; 190 days)	MOOR2021-1869 (Mooring Permit; 137 days)
MOOR2022-1635 (Mooring Permit; 138 days)	ERSP2022-0065 (Shore-Lakezone; 132 days)
ERSP2022-1772 (Shore-Lakezone; 133 days)	MOOR2022-1826 (Mooring Permit; 127 days)
MOOR2022-1579 (Mooring Permit; 130 days)	MOOR2022-1834 (Mooring Permit; 127 days)
MOOR2022-1808 (Mooring Permit; 124 days)	MOOR2022-1835 (Mooring Permit; 127 days)
MOOR2022-1668 (Mooring Permit; 123 days)	

	<u>January 31, 2023</u>	<u>February 28, 2023</u>	<u>March 31, 2023</u>
<b>Applications Requiring Additional Info. From Applicants for TRPA Review</b>	<b>111</b>	<b>104</b>	<b>121</b>

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