TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

Tahoe Regional Planning Agency (TRPA) & Tahoe Metropolitan Planning Organization (TMPO) Governing Board and Committee Meetings

PUBLIC MEETING NOTICE & AGENDAS

9:15 a.m. TRPA Governing Board Meeting*	**Wednesday, June 24, 2026**	Join at 128 Market St., Stateline, NV or trpa.gov/public-meeting-zoom

Agenda Outline:

8:30 a.m. TRPA Legal Committee
8:30 a.m. TRPA Operations & Governance Committee
9:15 a.m. TRPA Governing Board

**Agenda times are approximate and will commence no earlier than the time stated, unless otherwise noted.*

Jump to → TRPA Governing Board Meeting Agenda

This agenda has been posted at the TRPA office and at the following locations and/or websites: Post Office, Stateline, NV, North Tahoe Event Center, Kings Beach, CA, IVGID Office, Incline Village, NV, North Lake Tahoe Chamber/Resort Association, Tahoe City, CA, and Lake Tahoe South Shore Chamber of Commerce, Stateline, NV.

TRPA Mission

Established in 1969, the Tahoe Regional Planning Agency was the nation's first bi-state regional environmental planning agency. Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment.

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA LEGAL COMMITTEE

Beginning at 8:30 a.m.

1. **CALL TO ORDER AND DETERMINATION OF QUORUM**

2. **PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS**

   Any member of the public wishing to address the Operations and Governance Committee on an agenda item may do so at this time. Comments will be limited to three minutes per person for a maximum period of 45 minutes. This comment period is reserved for items on the agenda. Comments on other matters may be directed to the public interest comment period before adjournment of the meeting.

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MEETING MINUTES**

	Item	Purpose	Page
A	April 22, 2026 Legal Committee Minutes	For Possible Action	11

5. **AGENDA ITEMS**

	Item	Staff	Purpose	Page
A	Closed Session with Counsel to Discuss Existing Litigation (Bryan v. TRPA) and Potential Initiation of Litigation (1 case)	Graham St. Michel	For Possible Action	__
B	Potential Direction Regarding Agenda Item No. A	Graham St. Michel	For Possible Action	__

6. **COMMITTEE MEMBER COMMENTS;** Chair – Williamson, Vice Chair – Aldean, Faustinos, Kieckhefer, Leumer

7. **PUBLIC INTEREST COMMENTS – ON ANY ITEM**

8. **ADJOURNMENT**

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA OPERATIONS AND GOVERNANCE COMMITTEE

Beginning at 8:30 a.m.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Operations and Governance Committee on an agenda item may do so at this time. Comments will be limited to three minutes per person for a maximum period of 45 minutes. This comment period is reserved for items on the agenda. Comments on other matters may be directed to the public interest comment period before adjournment of the meeting.

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

	Item	Purpose	Page
A	May 27, 2026 Operations and Governance Committee Minutes	For Possible Action	13

5. AGENDA ITEMS

	Item	Staff	Purpose	Page
A	Discussion and possible recommendation for approval of the May Financials	Chad Cox	For Possible Action	63
B	Discussion and possible recommendation for approval for Release of El Dorado County Water Quality (WQ) Mitigation Funds ($50,000) towards the Fallen Leaf Road Rehabilitation Project	Tracy Campbell	For Possible Action	81
C	Discussion and possible recommendation for approval for Release of El Dorado County Operations and Maintenance (O&M) Mitigation Funds ($35,000) towards the Cattlemans Basin/Black Bart Retrofit Project	Tracy Campbell	For Possible Action	87
D	Discussion and possible recommendation for approval for Release of El Dorado County Mobility	Tracy Campbell	For Possible Action	93

	Mitigation Funds (MMF) ($38,000) to the Tahoe Transportation District for the 2026 Emerald Bay Shuttle & Parking Management Pilot Project			

6. **COMMITTEE MEMBER COMMENTS;** Chair – Laine, Vice Chair – Rice, Aguilar, Bass, Gustafson, Hill

7. **PUBLIC INTEREST COMMENTS – ON ANY ITEM**

8. **ADJOURNMENT**

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA GOVERNING BOARD MEETING

Beginning no earlier than 9:15 a.m.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Governing Board on an agenda item, including items on the Consent Calendar, may do so at this time. Comments will be limited to three minutes per person for a maximum period of 45 minutes. This comment period is reserved for items on the agenda. Comments on other matters may be directed to the public interest comment period before adjournment of the meeting.

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

	Item	Purpose	Page
A	May 27-28, 2026 Governing Board Minutes	For Possible Action	23

6. TRPA CONSENT CALENDAR

See TRPA Consent Calendar Agenda below for specific items.

Adjourn as the TRPA and convene as the TMPO

7. TMPO CONSENT CALENDAR

See TMPO Consent Calendar Agenda below for specific items.

Adjourn as the TMPO and reconvene as the TRPA

TAHOE REGIONAL PLANNING AGENCY

8. APPEALS

	Item	Staff	Purpose	Page
A	Appeal of Denial of Application for Existing Mooring Buoy, 225 Rubicon Avenue, Placer County, California, Assessor's Parcel Number (APN) 085-252-001, TRPA File Number BUOY2025-0665, Mooring Registration Submission Number 11309	Jack Mensik	For Possible Action	109

9. PUBLIC HEARINGS

	Item	Staff	Purpose	Page
A	Proposed amendments to the TRPA Code of Ordinances Chapter 37 (to allow additional height for specified marina uses and buildings) and Chapter 90 (to exclude Venice Drive East from the definition of "Major Arterial"); and Proposed Tahoe Keys Marina Redevelopment Project, 2435 Venice Drive East, City of South Lake Tahoe, California, Assessor's Parcel Numbers (APNs) 022-210-021, 022-210-032, 022-210-040, 022-210-041, 022-210-044, TRPA File Number ERP2025-0602	Julie Roll	For Possible Action	231
B	Proposed amendments to TRPA Code of Ordinances Chapter 36 regarding stealthing requirements for wireless telecommunications facilities, including standards for stealthing materials, maintenance, and other measures to address material deterioration	Paul Nielsen	For Possible Action	279

10. PLANNING MATTERS

	Item	Staff	Purpose	Page
A	Kuelper Commercial Warehouse Rebuild/Expansion, 1063 Magua St., El Dorado County, California, Assessor's Parcel Number (APN) 034-322-006, TRPA File Number ERSP2024-0821	Theresa Avance	For Possible Action	317
B	Fiscal Year 2026-2027 Annual Work Plan	Julie Regan	For Possible Action	363
C	Fiscal Year 2027 Annual Operating Budget	Chad Cox	For Possible Action	423

11. EXECUTIVE REPORTS

	Item	Purpose	Staff
A	Executive Director Status Report	Informational	Julie Regan
B	General Counsel Status Report	Informational	Graham St. Michel

12. GOVERNING BOARD MEMBER REPORTS

13. COMMITTEE REPORTS

	Item	Purpose
A	Legal Committee	Report
B	Operations & Governance Committee	Report
C	Environmental Improvement Program Committee	Report
D	Transportation Committee	Report
E	Regional Planning Committee	Report
F	Local Government Committee	Report
G	Tahoe Living Working Group	Report

14. PUBLIC INTEREST COMMENTS – ON ANY ITEM

Any member of the public wishing to address the Governing Board on any item listed or not listed on the agenda may do so at this time. Comments will be limited to three minutes per person. TRPA encourages (but does not require) public comment on items agendized for possible action to be provided at the period designated for comment on agenda items, prior to the Governing Board's consideration of the proposed action.

Individuals or groups who commented on items listed on the agenda during the prior comment period may be restricted from commenting again on the same item. The Governing Board may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. Responses from Governing Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Governing Board will consider, Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff clarification, or to ask that a matter be listed on a future agenda.

TAHOE REGIONAL PLANNING AGENCY

15. ADJOURNMENT

6. TRPA CONSENT CALENDAR

Click the listed item for full packet details

	Item	Staff	Purpose	Page
A	May Financials	Chad Cox	For Possible Action	63
B	Release of El Dorado County Water Quality (WQ) Mitigation Funds ($50,000) towards the Fallen Leaf Road Rehabilitation Project	Tracy Campbell	For Possible Action	81
C	Release of El Dorado County Operations and Maintenance (O&M) Mitigation Funds ($35,000) towards the Cattlemans Basin/Black Bart Retrofit Project	Tracy Campbell	For Possible Action	87
D	Release of El Dorado County Mobility Mitigation Funds (MMF) ($38,000) to the Tahoe Transportation District for the 2026 Emerald Bay Shuttle & Parking Management Pilot Project	Tracy Campbell	For Possible Action	93
E	Advisory Planning Commission (APC) Membership reappointments for the Tahoe Transportation District (TTD) primary representative, Steve Teshara and alternate Nick Speal	John Hester	For Possible Action	97

7. TMPO CONSENT CALENDAR

Click the listed item for full packet details

	Item	Staff	Purpose	Page
A	Adoption of resolution approving the 2027 Active Transportation Program Metropolitan Planning Organization Guidelines	Judy Weber	For Possible Action	99

Details:

Items on the Consent Calendar are expected to be routine and non-controversial and will be acted upon by the Board in a single motion unless removed for separate consideration. See TRPA Rule of Procedure 2.11 for procedures governing the Consent Calendar.

Board Meeting Instructions

To Participate:

- Join in-person at 128 Market Street, Stateline, NV 89449.
- Visit trpa.gov for all meeting resources, including:
  - Agendas and detailed packets – available at least seven days before each meeting.
  - Virtual and call-in details – available at least one day before each meeting.
- For questions, contact TRPA staff at virtualmeetinghelp@trpa.gov or (775) 588-4547.
- TRPA will make reasonable efforts to assist and accommodate handicapped persons that wish to participate. For assistance, contact Marja Ambler, mambler@trpa.gov, (775) 589-5287.

Contributing Public Comment:

- **Written:** Please submit comments by 3 p.m. the day before the meeting. Email: You may email comments to publiccomment@trpa.gov**.** Include meeting details and agenda item in the subject line or write "General Comment" for non-agenda items.
- You may also send by mail, fax to (775) 588-4527, or drop off in person at 128 Market Street.
- **Verbal:** Public comments are taken at the start and end of the meeting. Comments must be brief, non-repetitive, and within the time limits set by the Chair (usually three minutes per speaker/group, for a total maximum period of 45 minutes). Time may not be given to others. The Chair may further limit comments to keep the meeting on track.
- Comment on agenda items → comment period at the beginning of the meeting.
- Comment on any topic → comment period at the end of the meeting.

Article III (g) Public Law 96-551 Tahoe Regional Planning Agency Governing Board Members

Chair: Hayley Williamson, Nevada At-Large Member
Vice Chair: Vince Hoenigman, California Governor's Appointee
Francisco Aguilar, Nevada Secretary of State
Shelly Aldean, Carson City Supervisor Representative
Cody Bass, City of South Lake Tahoe Councilmember
Ashley Conrad-Saydah, California Governor's Appointee
Belinda Faustinos, California Assembly Speaker's Appointee
Cindy Gustafson, Placer County Supervisor Representative
Meghan Hays, Presidential Appointee
Alexis Hill, Washoe County Commissioner
Ben Kieckhefer, Nevada Governor's Appointee
Brooke Laine, El Dorado County Supervisor
Alexandra Leumer, California Senate Rules Committee Appointee
Wesley Rice, Douglas County Commissioner
Vinson Guthreau, Nevada Dept. of Conservation & Natural Resources Representative

Julie W. Regan

Julie W. Regan, TRPA Executive Director