TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

# Tahoe Regional Planning Agency (TRPA) &

# Tahoe Metropolitan Planning Agency (TMPO)
# Governing Board and Committee Meetings

## PUBLIC MEETING NOTICE & AGENDAS

| | | |
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| 10:15 a.m. TRPA Governing Board Meeting* | **Wednesday, March 25, 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 Regional Planning Committee
**10:15 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 Legal 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 | January 28, 2026 Legal Committee Minutes | For Possible Action | 13 |

5. **AGENDA ITEMS**

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | Discussion and possible recommendation for approval of Resolution of Enforcement Action SDA Corp., Off-Season Grading, Vegetation Disturbance, Failure to Maintain BMPs, and Unauthorized Tree Removal, 6458 Donner Road, Placer County, California, Assessor's Parcel Number (APN) 112-070-021, TRPA File Number CODE2025-0058 | Steve Sweet | For Possible Action | 89 |

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 | February 25, 2026 Operations & Governance Committee Minutes | For Possible Action | 17 |

## 5. AGENDA ITEMS

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | Discussion and possible recommendation for approval of the February Financials | Chad Cox | For Possible Action | 55 |
| B | Discussion and possible recommendation for approval for Release of $460,200 in Excess Coverage Mitigation (ECM) Funds to the California Tahoe Conservancy for Land Bank Acquisition (EIP No. 01.02.02.0001) | Tracy Campbell | For Possible Action | 71 |
| C | Discussion and possible recommendation for approval for Release of $50,000 in Washoe County Water Quality (WQ) Mitigation Funds towards the Burnt Cedar/Lakeshore Boulevard Water Quality Improvement Project (EIP No. 01.01.01.0211) | Tracy Campbell | For Possible Action | 77 |
| D | Discussion and possible recommendation for approval for Release of $40,000 Washoe County Stream Environmental Zone (SEZ) Mitigation | Tracy Campbell | For Possible Action | 83 |

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|---|---|---|---|---|
| | Funds towards the Lower Rosewood Creek Aquatic Organism Passage Project (EIP No. 01.02.01.0093) | | | |
| E | Upcoming Topics | Chad Cox | Informational | |

**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 REGIONAL PLANNING COMMITTEE

Beginning no earlier than 9:15 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 Regional Planning 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 | November 19, 2025 Regional Planning Committee Minutes | For Possible Action | 29 |

## 5. AGENDA ITEMS

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | Public Scoping for a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed Tahoe El Dorado (TED) Area Plan, a new area plan encompassing the entire unincorporated area of the El Dorado County within the Lake Tahoe Basin | Alyssa Bettinger | For Possible Action | 209 |
| B | Briefing on the Tahoe Keys Marina Redevelopment and Expansion Project and associated code amendments to TRPA Code of Ordinances Chapters 37 and 90, 2435 Venice Drive, City of South Lake Tahoe, El Dorado County, California, Assessor's Parcel Numbers (APNs) 022-210-021, -032, -040, -041, & -044, TRPA File Number ERSP2025-0602 | Julie Roll | Informational | 227 |

6. **COMMITTEE MEMBER COMMENTS;** Chair – Hoenigman, Vice Chair – Settelmeyer, Aldean, Gustafson, Kieckhefer, Leumer

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

8. **ADJOURNMENT**

TAHOE REGIONAL PLANNING AGENCY

# AGENDA

# TRPA GOVERNING BOARD MEETING

Beginning no earlier than 10:15 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 | February 25, 2026 Governing Board Minutes | For Possible Action | 35 |

**6. TRPA CONSENT CALENDAR**

See TRPA Consent Calendar Agenda below for specific items.

**7. APPEAL**

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | Appeal of Denial of Moody Boat Ramp/Pier Conversion and Transfer Project, 181 Yellow Jacket Road, Douglas County, Nevada, Assessor's Parcel Number (APN) 1418-10-401-004, TRPA File Number ERSP2023-1834, Appeal File Number ADMIN2025-0016 | Marsha Burch | For Possible Action | 157 |

## 8. PLANNING MATTERS

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | Incline Village General Improvement District Beach House and Guard Shack demolition and Rebuild Project, 967 Lakeshore Boulevard, Washoe County, Nevada, Assessor's Parcel Number (APN) 127-280-01, TRPA File Number ERSP2025-1343 | Brandy McMahon | For Possible Action | 189 |

## 9. EXECUTIVE REPORTS

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

## 10. GOVERNING BOARD MEMBER REPORTS

## 11. COMMITTEE REPORTS

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

## 12. 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.

**13. ADJOURNMENT**

TAHOE REGIONAL PLANNING AGENCY

## 6. TRPA CONSENT CALENDAR

*Click the listed item for full packet details*

| | Item | Staff | Purpose | Page |
|---|---|---|---|---|
| A | February Financials | Chad Cox | For Possible Action | 55 |
| B | Release of $460,200 in Excess Coverage Mitigation (ECM) Funds to the California Tahoe Conservancy for Land Bank Acquisition (EIP No. 01.02.02.0001) | Tracy Campbell | For Possible Action | 71 |
| C | Release of $50,000 in Washoe County Water Quality (WQ) Mitigation Funds towards the Burnt Cedar/Lakeshore Boulevard Water Quality Improvement Project (EIP No. 01.01.01.0211) | Tracy Campbell | For Possible Action | 77 |
| D | Release of $40,000 Washoe County Stream Environmental Zone (SEZ) Mitigation Funds towards the Lower Rosewood Creek Aquatic Organism Passage Project (EIP No. 01.02.01.0093) | Tracy Campbell | For Possible Action | 83 |
| E | Resolution of Enforcement Action SDA Corp., Off-Season Grading, Vegetation Disturbance, Failure to Maintain BMPs, and Unauthorized Tree Removal, 6458 Donner Road, Placer County, California, Assessor's Parcel Number (APN) 112-070-021, TRPA File Number CODE2025-0058 | Steve Sweet | For Possible Action | 89 |
| F | Lake Tahoe Unified School District modernization of existing facilities and construction of a new classroom building at Tahoe Valley Elementary School, 943 Tahoe Island Drive, South Lake Tahoe, California, Assessor's Parcel Number (APN) 023-700-008, TRPA File Number ERSP2025-1586 | Brandy McMahon | For Possible Action | 95 |
| G | Middle Mile Broadband Underground Fiber Optic Cable Junction Point Facility, Tilson Technology Management Inc., 1128 Shakori Drive, Meyers, El Dorado County, California, | Paul Nielsen | For Possible Action | 113 |

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|---|---|---|---|---|
| | Assessor's Parcel Number (APN) 035-183-019, TRPA File Number ERSP2025-0673 | | | |
| H | Caltrans Meeks Creek Bridge Project, which would replace the existing bridge on Hwy 89 in Meeks Bay, California. TRPA File Number EIPC2026-0001, Environmental Improvement Program Number 03.02.02.0103 | Shannon Friedman/ Rebecca Cremeen | For Possible Action | 137 |
| I | Advisory Planning Commission (APC) Lay Member appointments for Brad Altman, Placer County and Harry Swenson, Washoe County | John Hester | For Possible Action | 155 |

**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:** Submit comments by 4 p.m. the day before the meeting for distribution and posting in advance; later submissions may be posted after the meeting.
  - 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 or fax to (775) 588-4527.
- **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 à comment period at the beginning of the meeting.
  - Comment on any topic à 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
James Settelmeyer, Nevada Dept. of Conservation & Natural Resources Representative

Julie W. Regan

Julie W. Regan, TRPA Executive Director