



# Tahoe In Brief

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

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December 2022

## TRPA CALENDAR AT-A-GLANCE

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### ***JANUARY 2023***

- January 11: TRPA Advisory Planning Commission Meeting
- January 25: TRPA Governing Board Meeting

### ***FEBRUARY 2023***

- February 8: TRPA Advisory Planning Commission Meeting
- February 22: TRPA Governing Board Meeting

### ***MARCH 2023***

- March 8: TRPA Advisory Planning Commission Meeting
- March 22: TRPA Governing Board Meeting

### ***APRIL 2023***

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

## 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**

## KEEPING TAHOE MOVING: TRANSPORTATION & DESTINATION STEWARDSHIP STRATEGIC INITIATIVE

This initiative includes an update of the Regional Transportation Plan/Sustainable Communities Strategy, which encompasses greenhouse gas (GHG) reduction, the work of the Bi-State Consultation on Transportation, destination stewardship planning, and ongoing transportation corridor planning.

### Implementing the Regional Transportation Plan – One Corridor at a Time

“Corridors and Communities”, complete transportation planning that incorporates improving safety, connecting trails for bike and pedestrian travel options, parking management and transit improvements all come together in the US50 East Corridor Management Plan. Nevada Department of Transportation (NDOT) and partners have held nearly 50 stakeholder meetings and almost 700 public/stakeholder interactions to gather input on the plan. NDOT has gathered public feedback through three rounds of public listening tours, held in June 2021, March/April 2022, and, most recently, October/November 2022. The initial listening sessions gathered public feedback on the plan, including community concerns about speeding, on-highway parking, emergency evacuation, access to and from the highway, and more.

With great attendance at the recent sessions and an abundance of comments, the plan schedule is being updated. The plan will be back at TRPA Governing Board in February or March. Follow the progress and check out the revised frequently asked questions here: <https://www.dot.nv.gov/projects-programs/programs-studies/u-s-50-tahoe-east-shore-corridor-management-plan#:~:text=The%20U.S.%2050%20East%20Shore,within%20the%20Lake%20Tahoe%20Basin>



## **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.

### **Tahoe Housing Catalyst Program/Regional Early Action Planning Grant (REAP 2.0)**

TRPA is preparing to submit the region's applications to both the "Metropolitan Planning Organization allocation" of the REAP 2.0 program and the "Higher Impact Transformative" (HIT) allocation of the REAP program. The funds will be used to advance the priority actions identified by the Tahoe Living Working Group, and for an in-depth analysis of several TRPA's programs with respect to social equity, environmental sustainability, and housing choice and affordability. The State of California has extended the deadline for authorizing resolutions in support of the HIT grant; thus, staff will return to the Governing Board in early 2023 with a request for authorization to apply for this competitive grant.

**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.

## **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 Staff Contact:** Ken Kasman, Research & Analysis Department Manager  
775-589-5253, [kkasman@trpa.org](mailto:kkasman@trpa.org)

### TRPA Applications by Project Type through November 30, 2022

TRPA Applications by Project Type	2020	2021	2022 YTD
Residential Projects	220	242	242
Commercial Projects	9	11	17
Recreation/Public Service Projects	30	44	47
Environmental Improvement Projects	6	13	6
Shorezone/Lakezone Projects	48	130	64
Buoy and Mooring Projects	119	48	15
Grading Projects	38	37	31
Verifications and Banking	374	427	369
Transfers of Development	29	55	55
Other	97	150	207
<b>Grand Total</b>	<b>970</b>	<b>1,157</b>	<b>1,053</b>

### Completeness Review Performance

	<u>September 30, 2022</u>	<u>October 31, 2022</u>	<u>November 30, 2022</u>
<b>Completeness Reviews Finished During Period</b>	<b>108</b>	<b>100</b>	<b>101</b>
Reviewed within 30 Days of Submission	108	100	101
Over 30 Days from Submission	0	0	0
Percent Over 30 Days	0%	0%	0%
<b>Applications Not Yet Reviewed for Completeness</b>	<b>38</b>	<b>40</b>	<b>20</b>
Under 30 Days since submission	38	40	20
Over 30 Days since submission	0	0	0

## Application Review Performance

	<u>September 30, 2022</u>	<u>October 31, 2022</u>	<u>November 30, 2022</u>
<b>Issued Permits</b>	<b>113</b>	<b>70</b>	<b>50</b>
Issued within 120 Days of Complete Application	111	66	47
Issued over 120 Days from Complete Application	2	4	3
Percent Over 120 Days	2%	6%	6%
Files with Issued Permits - Over 120 Days:			
	ERSP2021-1083 (Grading; 121 days)	MOOR2021-1469 (Mooring Permit; 132 days)	ERSP2021-1966 (Shore- Lakezone; 309 days)
	ERSP2022-0001 (Shorezone; 196 days)	ERSP2021-1906 (Shorezone; 251 days)	ERSP2022-1062 (Shore- Lakezone; 154 days)
		ERSP2022-0041 (Shorezone; 242 days)	
		ERSP2022-0327 (Shorezone; 226 days)	

	<u>September 30, 2022</u>	<u>October 31, 2022</u>	<u>November 30, 2022</u>
<b>Applications in Review</b>	<b>140</b>	<b>166</b>	<b>159</b>
Under 120 Days in TRPA Review	131	154	129
Over 120 Days in TRPA Review	9	12	30
Percent Over 120 Days	6.4%	7.2%	18.9%
Files In Review - Over 120 Days:			
	ERSP2021-1966 (Shore- Lakezone; 268 days)	ERSP2021-1966 (Shore- Lakezone; 300 days)	ERSP2022-0242 (Shore- Lakezone; 271 days)
	MOOR2021-1899 (Mooring Permit; 234 days)	ERSP2022-0242 (Shore- Lakezone; 242 days)	MOOR2021-1908 (Mooring Permit; 239 days)
	MOOR2021-1680 (Mooring Permit; 215 days)	MOOR2021-1908 (Mooring Permit; 210 days)	MOOR2021-1889 (Mooring Permit; 237 days)
		MOOR2021-1889 (Mooring Permit; 208 days)	MOOR2021-1798 (Mooring Permit; 177 days)
	ERSP2022-0242 (Shore- Lakezone; 210 days)		

ERSP2022-0327 (Shore-Lakezone; 199 days)	ERSP2022-1029 (Shore-Lakezone; 154 days)	MOOR2021-1894 (Mooring Permit; 169 days)
MOOR2021-1908 (Mooring Permit; 178 days)	ERSP2022-1062 (Shore-Lakezone; 151 days)	ERSP2022-1124 (Shore-Lakezone; 168 days)
MOOR2021-1889 (Mooring Permit; 176 days)	MOOR2021-1798 (Mooring Permit; 148 days)	MOOR2021-1930 (Mooring Permit; 147 days)
MOOR2021-1565 (Mooring Permit; 122 days)	MOOR2021-1894 (Mooring Permit; 140 days)	ERSP2022-0097 (Shore-Lakezone; 147 days)
ERSP2022-1029 (Shore-Lakezone; 122 days)	ERSP2022-1124 (Shore-Lakezone; 139 days)	MOOR2021-0768 (Mooring Permit; 128 days)
	ERSP2022-1063 (Shore-Lakezone; 131 days)	MOOR2021-1075 (Mooring Permit; 128 days)
	ERSP2022-0401 (Shore-Lakezone; 125 days)	MOOR2021-1299 (Mooring Permit; 129 days)
	ERSP2022-1117 (Shore-Lakezone; 125 days)	MOOR2021-1690 (Mooring Permit; 128 days)
		MOOR 2021-1777 (Mooring Permit; 128 days)
		MOOR2021-1819 (Mooring Permit; 128 days)
		MOOR2021-1822 (Mooring Permit; 128 days)
		MOOR2021-1830 (Mooring Permit; 128 days)
		MOOR2021-1831 (Mooring Permit; 128 days)
		MOOR2021-1832 (Mooring Permit; 128 days)
		MOOR2021-1844 (Mooring Permit; 128 days)
		MOOR2021-1845 (Mooring Permit; 128 days)
		MOOR2021-1857 (Mooring Permit; 128 days)

MOOR2021-1866 (Mooring Permit; 128 days)  
 MOOR2021-1872 (Mooring Permit; 128 days)  
 MOOR2021-1887 (Mooring Permit; 128 days)  
 MOOR2021-1891 (Mooring Permit; 128 days)  
 MOOR2021-1896 (Mooring Permit; 128 days)  
 MOOR2021-1901 (Mooring Permit; 128 days)  
 MOOR2021-1902 (Mooring Permit; 128 days)  
 MOOR2021-1907 (Mooring Permit; 128 days)  
 MOOR2021-1909 (Mooring Permit; 128 days)

**Applications Requiring Additional Information  
 from Applicants to Complete TRPA Review**

	<u>August 31, 2022</u>	<u>September 30, 2022</u>	<u>October 31, 2022</u>
<b>Additional Information</b>	<b>97</b>	<b>69</b>	<b>86</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).



## ADDITIONAL UPCOMING ITEMS OF INTEREST

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### Area Plan Amendments

TRPA staff will be reviewing initial environmental checklists and conducting Regional Plan conformance reviews for three proposed area plan amendments. These proposed amendments are scheduled to go before the Governing Board in the coming months.

Douglas County is proposing an amendment to the South Shore Area Plan to include religious assemblies as an allowed use in the Kingsbury Commercial Town Center District. The Regional Plan Implementation Committee (RPIC) hearing for this amendment is scheduled for January with APC and Governing Board hearings in February.

Placer County proposes a series of amendments to the Tahoe Basin Area Plan aimed at addressing economic sustainability and housing needs. The proposed amendments are scheduled for an RPIC hearing in January followed by Governing Board and APC hearings in February.

Washoe County is proposing an amendment which will allow condominiums as a use in Special Area 1 of the Incline Village Commercial town center. The proposal is scheduled for a February RPIC hearing with Governing Board and APC hearings in March.

### Upper Truckee River Restoration & Golf Course Reconfiguration Project

There's nothing like seeing a project in person! TRPA's Advisory Planning Commission toured the Lake Tahoe Gold Course in Meyers recently. Representatives from California State Parks and TRPA staff explained the proposed project to restore the Upper Truckee River, modernize the golf course, and enhance public access to the state park.



Commissioners saw deeply eroded banks that would be restored through the project, protecting Tahoe's clarity by reducing erosion and sediment input. They learned that the golf course is a community hub for fundraising and events, along with the training grounds for the South Tahoe High School golf teams, and



that it generates revenue to help keep other Tahoe parks like Bliss and Emerald Bay open.

The draft Environmental document will be released for public review this winter, and you can learn more about this high priority Environmental Improvement Program project at <https://restoreuppertruckee.net/>

