



Tahoe In Brief

Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

February 2023

TRPA CALENDAR AT-A-GLANCE

FEBRUARY 2023

- February 16 West Shore Trail Cascade to Meeks feasibility report webinar
- February 22: TRPA Governing Board Meeting

MARCH 2023

- March 1: Tahoe Trails Strategy released
- March 8: TRPA Advisory Planning Commission Meeting
- March 21: Tahoe Trails Strategy webinar
- March 22: TRPA Governing Board Meeting

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

Potential Governing Board agenda items March to June could include:

- Boulder Bay – Waldorf Astoria permit revisions
- Homewood Master Plan amendment
- Washoe County Area Plan amendment
- TRPA’s Transportation Equity Study
- “Achievable” housing definition amendments
- Tahoe Living Phase 2: density, height, and coverage amendments informational hearings
- New permit delegation Memorandum of Understanding between TRPA and Washoe County
- Lake Tahoe Community College (LTCC) Student Housing Project, a two-story 33-unit/100 bed facility for low-income students enrolled full-time
- Performance review and two-year distribution of residential allocations to local jurisdiction partners

TRPA STRATEGIC INITIATIVES

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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 Code Updates

TRPA has begun work with students of the UC Davis Graduate Program of Environmental Policy and Management to develop climate code updates to improve the resilience of the Tahoe Region based on stakeholder and Governing Board input. The students will be developing recommended code changes with TRPA input that will be presented to the Governing Board for potential adoption this summer.

New Climate Resilience Dashboard

TRPA received six proposals for creating a new climate resilience dashboard for the Tahoe Region. The selected consultant will assist TRPA to develop relevant climate metrics and

build an interactive dashboard on the Lake Tahoe Info platform (<https://www.laketahoeinfo.org/>) over the next year.

TRPA Staff Contact: Devin Middlebrook, Sustainability Program Manager
775-589-5230, dmiddlebrook@trpa.gov

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

- Tahoe Interagency Executive Steering Committee

Website(s):

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

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.

Cascade to Meeks Trail: The Draft Cascade to Meeks Trail Feasibility Study is complete and now available for public review. TRPA staff, technical consultants, and agency partners will be hosting a webinar on February 16 to share the results of the study. The report divides the trail corridor into buildable segments, evaluates design and construction opportunities and constraints, and includes preliminary cost estimates and phasing. TRPA staff will present the report to the Environmental Improvement, Transportation, and Public Outreach Committee in March. Important next steps will include solidifying an approach to the environmental analysis and identifying champions to help TRPA drive implementation. This project is being closely coordinated with other recreation and restoration projects along the State Route 89 Corridor, including the Meeks Bay Restoration Project and bridge replacement. The Feasibility Study can be viewed at: <https://www.westshoretahoetrail.com/>



Lake Tahoe Destination Stewardship Plan

The core team of project partners are establishing key priorities and an action plan using the public input, situation analysis, and modeling data produced by consultants from the Center for Responsible Travel and partners throughout last year. Coordination will continue over the coming months with a draft Destination Stewardship Plan expected in the Spring/Summer.

TRPA Staff Contacts: Michelle Glickert, Principal Transportation Planner & Transportation Planning Program Manager
775-589-5204, mglickert@trpa.gov

Jennifer Self, Principal Planner & Long-Range Planning Program
Manager
775-589-5261, jself@trpa.gov

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

- Bi-State Consultation on Transportation
- Transportation Performance Technical Advisory Committee
- Tahoe Transportation Implementation Committee
- Lake Tahoe Destination Stewardship Plan Core Team and Executive Team
- Lake Tahoe-Truckee Destination Stewardship Coordinating Groups
- Regional Trails Plan Steering Committee

Website(s):

- <https://www.trpa.gov/transportation/#programs>
- <https://www.trpa.gov/programs/sustainable-recreation/>
- <https://stewardshiptahoe.org/>

Newsletter: Sign up to receive news by sending an email to enews@trpa.gov and put "Transportation" in the subject line.

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.

"Achievable" Housing Definition Amendments

On February 22, staff will provide an informational hearing to the Regional Plan Implementation Committee (RPIC) on updates to the definition of "achievable" housing that would include a local-employment component. In 2022, the Tahoe Living Working Group and Local Government and Housing Committee recommended advancing these updates for approval to the Governing Board. Staff anticipates bringing the draft amendments forward to the Advisory Planning Commission and RPIC in March for recommendations of approval and to the Governing Board for consideration in April.

Height, Density, and Coverage Development Right Standards Amendments

TRPA received input from the Tahoe Living Working Group, the Local Government and Housing Committee, and the 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 at its meeting April 21, and TRPA anticipates bringing these amendments forward to Governing Board committees in May or June.

TRPA Staff Contact: Karen Fink, Housing Program Manager/Housing Ombudsperson
775-589-5258, 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 with “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.

Document Scanning & Digitization Project

Action has begun on the records scanning project with the selection of a scanning contractor and the first batch of TRPA project files picked up for scanning. The contractor, SyTech Solutions, recently picked up over 100 boxes representing approximately 3,500 individual permit files or 28,000 pages. Staff will continue to prepare agency records for scanning and the contractor has scheduled monthly pick ups to continue scanning.

The agency has already digitized more than 15,000 paper files on its own. There are currently approximately 200,000 remaining files to scan. Additional funding for the project has been requested from California and Nevada through the regular budget processes.

Project Permitting

See tables on the next pages for permitting details.

TRPA Applications by Project Type through January 31, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	27
Commercial Projects	11	18	4
Recreation/Public Service Projects	44	48	5
Environmental Improvement Projects	13	5	1
Shorezone/Lakezone Projects	130	66	3
Buoy and Mooring Projects	48	15	3
Grading Projects	37	35	2
Verifications and Banking	427	379	23
Transfers of Development	55	59	4
Other	142	233	13
Grand Total	1,149	1,125	85

Completeness Review Performance

	<u>November 30, 2022</u>	<u>December 31, 2022</u>	<u>January 31, 2023</u>
Completeness Reviews Finished During Period	101	62	73
Reviewed within 30 Days of Submission	101	62	73
Over 30 Days from Submission	0	0	1
Percent Over 30 Days	0%	0%	1%
Files With Completeness Over 30 Days			HIST2022-1549 (Historic Det.; 31 days)
Applications Not Yet Reviewed for Completeness	20	39	38
Under 30 Days since submission	20	39	38
Over 30 Days since submission	0	0	0

Application Review Performance

	<u>November 30, 2022</u>	<u>December 31, 2022</u>	<u>January 31, 2023</u>
Issued Permits	50	43	59
Issued within 120 Days of Complete Application	48	41	51
Issued over 120 Days from Complete Application	2	2	8
Percent Over 120 Days	4%	5%	14%
Files with Issued Permits - Over 120 Days:	ERSP2021-1966 (Shore-Lakezone; 309 days) ERSP2022-1062 (Shore-Lakezone; 154 days)	ERSP2022-0015 (Shore-Lakezone, 263 days) MOOR2022-1989 (Mooring Permit, 189 days)	ERSP2022-0242 (Shore-Lakezone; 311 days) MOOR2021-1777 (Mooring Permit; 135 days) ERSP2022-0097 (Shore-Lakezone; 176 days) MOOR2021-1832 (Mooring Permit; 176 days) MOOR2021-1689 (Mooring Permit; 198 days) ERSP2022-1688 (Residential Dwelling; 127 days) ERSP2022-1601 (Residential Dwelling; 121 days) LLAD2022-1063 (Lot Line Adj.; 121 days)

	<u>November 30, 2022</u>	<u>December 31, 2022</u>	<u>January 31, 2023</u>
Applications in Review	159	133	99
Under 120 Days in TRPA Review	129	113	83
Over 120 Days in TRPA Review	30	20	16
Percent Over 120 Days	18.9%	15.0%	16.2%
Files In Review - Over 120 Days:	ERSP2022-0242 (Shore-Lakezone; 271 days) MOOR2021-1908 (Mooring Permit; 239 days)	ERSP2022-0242 (Shore-Lakezone; 302 days) MOOR2021-1889 (Mooring Permit; 268 days)	MOOR2021-1798 (Mooring Permit; 239 days) ERSP2022-1124 (Shore-Lakezone; 230 days)

MOOR2021-1889 (Mooring Permit; 237 days)	MOOR2021-1798 (Mooring Permit; 208 days)	MOOR2021-1930 (Mooring Permit; 209 days)
MOOR2021-1798 (Mooring Permit; 177 days)	MOOR2021-1894 (Mooring Permit; 200 days)	MOOR2021-0768 (Mooring Permit; 190 days)
MOOR2021-1894 (Mooring Permit; 169 days)	ERSP2022-1124 (Shore-Lakezone; 199 days)	MOOR2021-1075 (Mooring Permit; 190 days)
ERSP2022-1124 (Shore-Lakezone; 168 days)	MOOR2021-1930 (Mooring Permit; 178 days)	MOOR2021-1819 (Mooring Permit; 190 days)
MOOR2021-1930 (Mooring Permit; 147 days)	MOOR2021-1689 (Mooring Permit; 176 days)	MOOR2021-1830 (Mooring Permit; 176 days)
ERSP2022-0097 (Shore-Lakezone; 147 days)	MOOR2021-0768 (Mooring Permit; 159 days)	MOOR2021-0768 (Mooring Permit; 190 days)
MOOR2021-0768 (Mooring Permit; 128 days)	MOOR2021-1075 (Mooring Permit; 159 days)	MOOR2021-1887 (Mooring Permit; 190 days)
MOOR2021-1075 (Mooring Permit; 128 days)	MOOR2021-1299 (Mooring Permit; 159 days)	MOOR2021-1902 (Mooring Permit; 190 days)
MOOR2021-1299 (Mooring Permit; 128 days)	MOOR2021-1690 (Mooring Permit; 159 days)	MOOR2021-1907 (Mooring Permit; 190 days)
MOOR2021-1690 (Mooring Permit; 128 days)	MOOR2021-1819 (Mooring Permit; 159 days)	MOOR2021-1909 (Mooring Permit; 190 days)
ERSP2022-0242 (Shore-Lakezone; 271 days)	MOOR2021-1830 (Mooring Permit; 159 days)	MOOR2022-1635 (Mooring Permit; 138 days)
MOOR2021-1777 (Mooring Permit; 128 days)	MOOR2021-1832 (Mooring Permit; 159 days)	ERSP2022-1772 (Shore-Lakezone; 133 days)
MOOR2021-1819 (Mooring Permit; 128 days)	MOOR2021-1866 (Mooring Permit; 159 days)	MOOR2022-1579 (Mooring Permit; 130 days)
MOOR2021-1822 (Mooring Permit; 128 days)	MOOR2021-1887 (Mooring Permit; 159 days)	MOOR2022-1808 (Mooring Permit; 124 days)
MOOR2021-1830 (Mooring Permit; 128 days)	MOOR2021-1896 (Mooring Permit; 159 days)	MOOR2022-1668 (Mooring Permit; 123 days)
MOOR2021-1831 (Mooring Permit; 128 days)	MOOR2021-1902 (Mooring Permit; 159 days)	
MOOR2021-1832 (Mooring Permit; 128 days)	MOOR2021-1907 (Mooring Permit; 159 days)	
MOOR2021-1844 (Mooring Permit; 128 days)	MOOR2021-1909 (Mooring Permit; 159 days)	
MOOR2021-1845 (Mooring Permit; 128 days)	ERSP2022-0242 (Shore-Lakezone; 302 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>November 30, 2022</u>	<u>December 31, 2022</u>	<u>January 31, 2023</u>
Additional Information	78	85	111

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

ADDITIONAL UPCOMING ITEMS OF INTEREST

Placer County Tahoe Basin Area Plan Workshop

Tahoe Regional Planning Agency staff will participate in an evening workshop hosted by Placer County on the Tahoe Basin Area Plan proposed amendments. The in-person workshop will be held March 9th from 4-6 p.m. at the North Tahoe Event Center. The public is invited to engage Placer County and TRPA staff on building form such as height and length, achievable housing, density and TRPA development rights, and town center reinvestment.