# Tahoe In Brief

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

November 2022

# TRPA CALENDAR AT-A-GLANCE

## NOVEMBER 2022
- November 16: TRPA Governing Board Meeting*

## DECEMBER 2022
- December 7: TRPA Advisory Planning Commission Meeting, 9:30 a.m.
- December 14: TRPA Governing Board Meeting*

## JANUARY 2023
- January 11: TRPA Advisory Planning Commission Meeting, 9:30 a.m.
- January 25: TRPA Governing Board Meeting

## FEBRUARY 2023
- February 8: TRPA Advisory Planning Commission Meeting, 9:30 a.m.
- February 22: TRPA Governing Board Meeting

*Each month from July to December the meeting theme will relate to one of the strategic initiatives in the 2022-2023 Annual Work Plan. The themes by month are:
- July: Housing
- August: Innovation
- September: Transportation and Destination Stewardship
- October: Climate Change
- November: Environmental Improvement Program and Forest Health
- December: Thresholds

# TRPA STRATEGIC INITIATIVES



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 Smart Code:** TRPA staff received feedback from the Governing Board at the October meeting on priority Code of Ordinances updates to create a more climate smart Code of Ordinances. Board priorities will be incorporated with other stakeholder input that has been received. A proposed work program for implementing the proposed changes will be presented to the Governing Board in early 2023.

**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/

## *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 application to the "Metropolitan Planning Organization allocation" sub-grant of the REAP 2.0 program by the due date of December 31, 2022. The Tahoe allocation of the REAP funds will be used to advance the priority actions identified by the Tahoe Living Working Group. At the November Governing Board meeting, staff will ask the board for authorization to apply for these funds. TRPA is also working with partners to determine whether the region will apply to the larger, competitive "Higher Impact Transformative" (HIT) sub-grant of the REAP program. If TRPA decides to proceed as the lead entity on a HIT grant application, staff will return to the board in December with a request for authorization to apply.

### Coverage, Density, and Height Development Right Standards Amendments
As part of Phase 2 of the Tahoe Living Housing and Community Development Strategic Initiative, staff is completing consultant contracts for draft code language and development of an initial environmental checklist (IEC) for the coverage, density, and height changes discussed by the Governing Board in July. The IEC will determine the level of additional environmental review needed. Staff anticipates bringing discussion on this to the Tahoe Living Working Group in early 2023.

**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 and put "Housing" in the subject line.

## *MEASURING WHAT MATTERS:* THRESHOLD & MONITORING UPDATE STRATEGIC INITIATIVE

This initiative focuses on how information is collected, analyzed, and applied to support better decisions that accelerate environmental improvement. The initiative's scope includes review of the threshold standards that establish the basin's goals and updating the performance measures the Environmental Improvement Program uses to assess effectiveness of all components of the Regional Plan.

At the October meeting of the Threshold Update Initiative Stakeholders Working Group the discussion focused on revisions to the watershed and water quality standards, and the use of the state and federal aligned dataset for the Forest Health Threshold Standards. The group will next meet in December to review progress in all focus areas. More information about the working group meetings can be found at:
  - October meeting materials: https://www.trpa.gov/october-12-2022-threshold-update-initiative-working-group/
  - August meeting materials: https://www.trpa.gov/august-10-2022-threshold-update-initiative-stakeholders-working-group/
  - July meeting materials: https://www.trpa.gov/july-13-2022-threshold-update-initiative-stakeholders-working-group/

**TRPA Staff Contact:**   Dan Segan, Principal Natural Resource Analyst
775-589-5233
dsegan@trpa.gov

**Associated Working Group(s)/Committee(s):**
- Threshold Update Initiative Stakeholders Working Group
- Tahoe Science Advisory Council

**Website(s):**
- Tahoe Science Advisory Council: https://www.tahoesciencecouncil.org/
- Threshold Dashboard: https://thresholds.laketahoeinfo.org/

## *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

Through the first ten months of 2022, TRPA has received 975 permit applications, eight percent higher than were received during same period in 2021, when TRPA received the highest number of applications ever.

In the last month, 100 percent of applications received were reviewed for completeness within 30 days of application submittal. Ninety-four percent of permits were issued within 120 days of TRPA receiving a complete application. Out of the 167 applications currently in review, thirteen applications have exceeded 120 days in TRPA review time (all are shorezone or buoy applications). See tables on next page for more permitting details.

**TRPA Staff Contact:**   Ken Kasman, Research & Analysis Department Manager
775-589-5253, kkasman@trpa.org

**Website(s):** Not a direct website for the initiative but associated ones include:

- https://www.laketahoeinfo.org/

## TRPA Applications by Project Type through October 31, 2022

| TRPA Applications by Project Type | 2020 | 2021 | 2022 YTD |
|---|---|---|---|
| Residential Projects | 220 | 242 | 227 |
| Commercial Projects | 9 | 11 | 16 |
| Recreation/Public Service Projects | 30 | 44 | 46 |
| Shorezone/Lakezone Projects | 48 | 130 | 64 |
| Grading Projects | 38 | 37 | 28 |
| Verifications and Banking | 374 | 427 | 348 |
| Transfers of Development | 29 | 55 | 53 |
| Other | 97 | 150 | 193 |
| **Grand Total** | **845** | **1096** | **975** |

## Completeness Review Performance

| | August 31, 2022 | September 30, 2022 | October 31, 2022 |
|---|---|---|---|
| **Completeness Reviews Finished During Period** | **84** | **108** | **100** |
| Reviewed within 30 Days of Submission | 84 | 108 | 100 |
| Over 30 Days from Submission | 0 | 0 | 0 |
| Percent Over 30 Days | 0% | 0% | 0% |

| | | | |
|---|---|---|---|
| **Applications Not Yet Reviewed for Completeness** | **39** | **38** | |
| Under 30 Days since submission | 0 | 38 | **40** |
| Over 30 Days since submission | 0 | 0 | 40 |

## Application Review Performance

| | August 31, 2022 | September 30, 2022 | October 31, 2022 |
|---|---|---|---|
| **Issued Permits** | **82** | **113** | **70** |
| Issued within 120 Days of Complete Application | 78 | 111 | 34 |
| Issued over 120 Days from Complete Application | 4 | 2 | 4 |
| Percent Over 120 Days | 5% | 2% | 6% |
| Files with Issued Permits - Over 120 Days: | | | |
| | ERSP2020-0123 (Shorezone; 204 days) | ERSP2021-1083 (Grading; 121 days) | MOOR2021-1469 (Mooring Permit; 132 days) |
| | ERSP2021-0918 (Rec-Public Svc; 199 days) | ERSP2022-0001 (Shorezone; 196 days) | ERSP2021-1906 (Shorezone; 251 days) |
| | ERSP2019-1245-01 (Shorezone; 152 days) | | ERSP2022-0041 (Shorezone; 242 days) |
| | ERSP2022-0046 (Shorezone; 209 days) | | ERSP2022-0327 (Shorezone; 226 days) |

| | August 31, 2022 | September 30, 2022 | October 31, 2022 |
|---|---|---|---|
| **Applications in Review** | **141** | **140** | **167** |
| Under 120 Days in TRPA Review | 133 | 131 | 154 |
| Over 120 Days in TRPA Review | 8 | 9 | 13 |
| Percent Over 120 Days | 5.7% | 6.4% | 7.8% |
| Files In Review - Over 120 Days: | | | |
| | ERSP2021-1966 (Shore-Lakezone; 238 days) | ERSP2021-1966 (Shore-Lakezone; 268 days) | ERSP2021-1966 (Shore-Lakezone; 300 days) |
| | MOOR2021-1899 (Mooring Permit; 204 days) | MOOR2021-1899 (Mooring Permit; 234 days) | ERSP2022-0242 (Shore-Lakezone; 242 days) |
| | MOOR2021-1680 (Mooring Permit; 185 days) | MOOR2021-1680 (Mooring Permit; 215 days) | ERSP2022-0327 (Shore-Lakezone; 231 days) |
| | ERSP2022-0242 (Shore-Lakezone; 180 days) | ERSP2022-0242 (Shore-Lakezone; 210 days) | MOOR2021-1908 (Mooring Permit; 210 days) |

| August 31, 2022 | September 30, 2022 | October 31, 2022 |
|---|---|---|
| ERSP2022-0327 (Shore-Lakezone; 169 days) | ERSP2022-0327 (Shore-Lakezone; 199 days) | MOOR2021-1889 (Mooring Permit; 208 days) |
| ERSP2022-0001 (Shore-Lakezone, 168 Days) | MOOR2021-1908 (Mooring Permit; 178 days) | ERSP2022-1029 (Shore-Lakezone; 154 days) |
| MOOR2021-1908 (Mooring Permit; 148 days) | MOOR2021-1889 (Mooring Permit; 176 days) | ERSP2022-1062 (Shore-Lakezone; 151 days) |
| MOOR2021-1889 (Mooring Permit; 146 days) | MOOR2021-1565 (Mooring Permit; 122 days) | MOOR2021-1798 (Mooring Permit; 148 days) |
| | ERSP2022-1029 (Shore-Lakezone; 122 days) | MOOR2021-1894 (Mooring Permit; 140 days) |
| | | ERSP2022-1124 (Shore-Lakezone; 139 days) |
| | | ERSP2022-1063 (Shore-Lakezone; 131 days) |
| | | ERSP2022-0401 (Shore-Lakezone; 125 days) |
| | | ERSP2022-1117 (Shore-Lakezone; 125 days) |

| **Applications Requiring Additional Information from Applicants to Complete TRPA Review** | August 31, 2022 | September 30, 2022 | October 31, 2022 |
|---|---|---|---|
| **Additional Information** | **97** | **86** | **69** |

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

**Filing Fee Schedule Updated**
TRPA Permitting and Finance Departments secured the Governing Board's approval for an updated application filing fee schedule. Fees were adjusted for inflation and increased by 8.3 percent. The new fees will be effective January 23, 2023.

**Executive Director Recruitment**
The Governing Board voted unanimously at its October meeting to offer the position of executive director to Julie Regan following a national search and public evaluation process. The board will vote on the final agreement at its next regularly scheduled meeting November 16.