



TRPA 103 for Real Estate Professionals

April 19, 2022





Victoria Ortiz

Community Engagement Manager

vortiz@trpa.gov

(775) 589-5251



WEBINAR GUIDELINES

- Everyone is muted.
- Use the Q&A box to submit questions.
- Questions may be summarized.
- Recording and slides will be sent after the presentation



What we do

The Tahoe Regional Planning Agency leads 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.



HELLO FROM SQUAW VALLEY CALIFORNIA
 SCENE OF THE 1960 WINTER OLYMPIC GAMES



Fifth Annual
 Edition
 7 SECTIONS
 82 PAGES

TAHOE '68 TODAY'S PROGRESS . . .
 TOMORROW'S SUCCESS

Tahoe Daily Tribune
 Serving All Lake Tahoe — America's All-Year Playground

Rain
 Some Nevada, occasional rain mostly north of Yosemite this evening with chance of more rain late Saturday. Mostly cloudy north.
 Yesterday's high, 42; overnight low, 26. Barometer reading at 8 a.m.—30.14.

SUBSCRIBERS
 If you have not received the Tahoe Daily Tribune by 5:30 p.m., please call circulation department, 541-2880, until 6:30 p.m., Monday through Friday.

Vol. 10 — No. 31 541-2880 SOUTH LAKE TAHOE, CALIFORNIA, FRIDAY, FEBRUARY 23, 1968 SEVEN SECTIONS PRICE 20 CENTS

Reagan, Laxalt Hail Tahoe Agency

Compact Is Adopted By 37-2 Vote

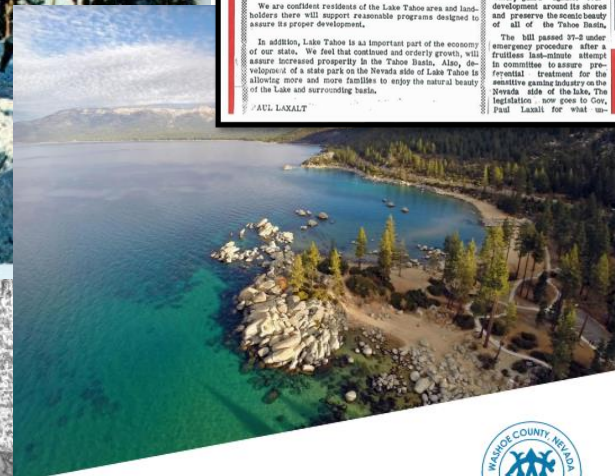
MESSAGE BY THE HONORABLE PAUL LAXALT GOVERNOR OF NEVADA
 Lake Tahoe is truly a "center of the world."
 This phrase, though often used, indeed reflects what Lake Tahoe is to Nevadans and people throughout the world.
 I think much credit is due to residents of the Lake Tahoe basin for their outstanding efforts in keeping Lake Tahoe beautiful and at the same time promoting the area as a most wonderful vacation spot.
 However, we share concern with many that as the Lake Tahoe basin area expands, pressures for development will become increasingly heavy. To meet these pressures we are giving our wholehearted support to a regional agency which will join Nevada and California. The agency's primary function will be to assure proper development of the area.
 We are confident residents of the Lake Tahoe area and landholders there will support reasonable programs designed to assure its proper development.
 In addition, Lake Tahoe is an important part of the economy of our state. We feel that continued and orderly growth will assure increased prosperity in the Tahoe Basin. Also, development of a state park on the Nevada side of Lake Tahoe is allowing more and more families to enjoy the natural beauty of the Lake and surrounding basin.
 PAUL LAXALT



THE HON. PAUL LAXALT THE HON. RONALD REAGAN

MESSAGE BY THE HONORABLE RONALD REAGAN GOVERNOR OF CALIFORNIA
 The lands and waters of the Tahoe Basin represent a natural resource of incomparable value to the citizens of California, Nevada, and indeed, the entire nation. With the great increase in both population and leisure time, there is a real need for quality recreational areas. Lake Tahoe and the lands of the Tahoe Basin will serve a significant portion of the recreational needs of our citizens for many years.
 The summer and winter recreational opportunities which are found in the Tahoe Basin distinguish it as a unique and valuable recreational asset. The basin is located within a four-hour drive of over three million people. It is a single day's drive for approximately 10 per cent of the total population of the United States, a great percentage of whom are residents of California.
 The Tahoe Basin must be protected for this and for future generations. Governor Paul Laxalt of Nevada recently stated, "Every possible step should be taken by all parties involved to assure that Lake Tahoe retains its crystal clear quality and the beautiful basin not be destroyed by so-called progress." I endorse Governor Laxalt's statement without qualification. We will work together, citizens of California and Nevada, to preserve the priceless treasure that is Lake Tahoe.
 The Tahoe Basin has been described by some writers as a polluted lake surrounded by ugly developments. Perhaps this is why people are surprised when they visit the region. Rather than the polluted waters and eroded landscapes which they were told to expect, they see the blue waters, clear and pure as they imagined, set in a wooded forest backdrop of majestic snow-capped mountains.
 "Tahoe" as Mark Twain described Tahoe, "the fairest picture the whole earth affords."
 Water quality records are available for Lake Tahoe from the year 1972. A comparison of historic data with that collected routinely by the state shows conclusively that no measurable change has taken place in the quality since first sampled. The clarity of Tahoe's waters is generally such that one can see a 8 inch white disc suspended from a rope to a depth of over 130 feet. Only one other lake in the world,

Compact Is Adopted By...
 This would have exempted from the governing body all authority over gambling except on matters of water quality not

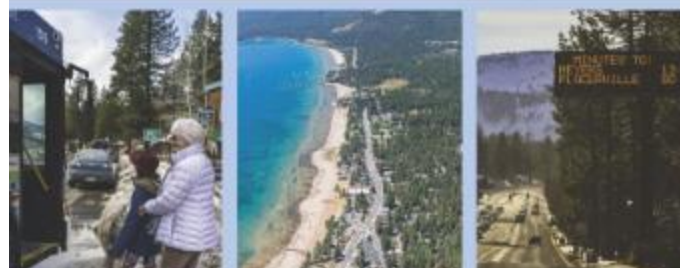


50 YEARS TAHOE REGIONAL PLANNING AGENCY
 Executive Summary
 REGIONAL TRANSPORTATION PLAN
 TAHOE REGIONAL PLANNING AGENCY lake tahoe



WASHOE COUNTY
TAHOE AREA PLAN

BOARD APPROVAL DRAFT // MARCH 2020





Overview

1. Online tools & contact
2. Housing updates
3. BMP requirements
4. Piers and Moorings
5. Permits
6. Coverage
7. Development Rights

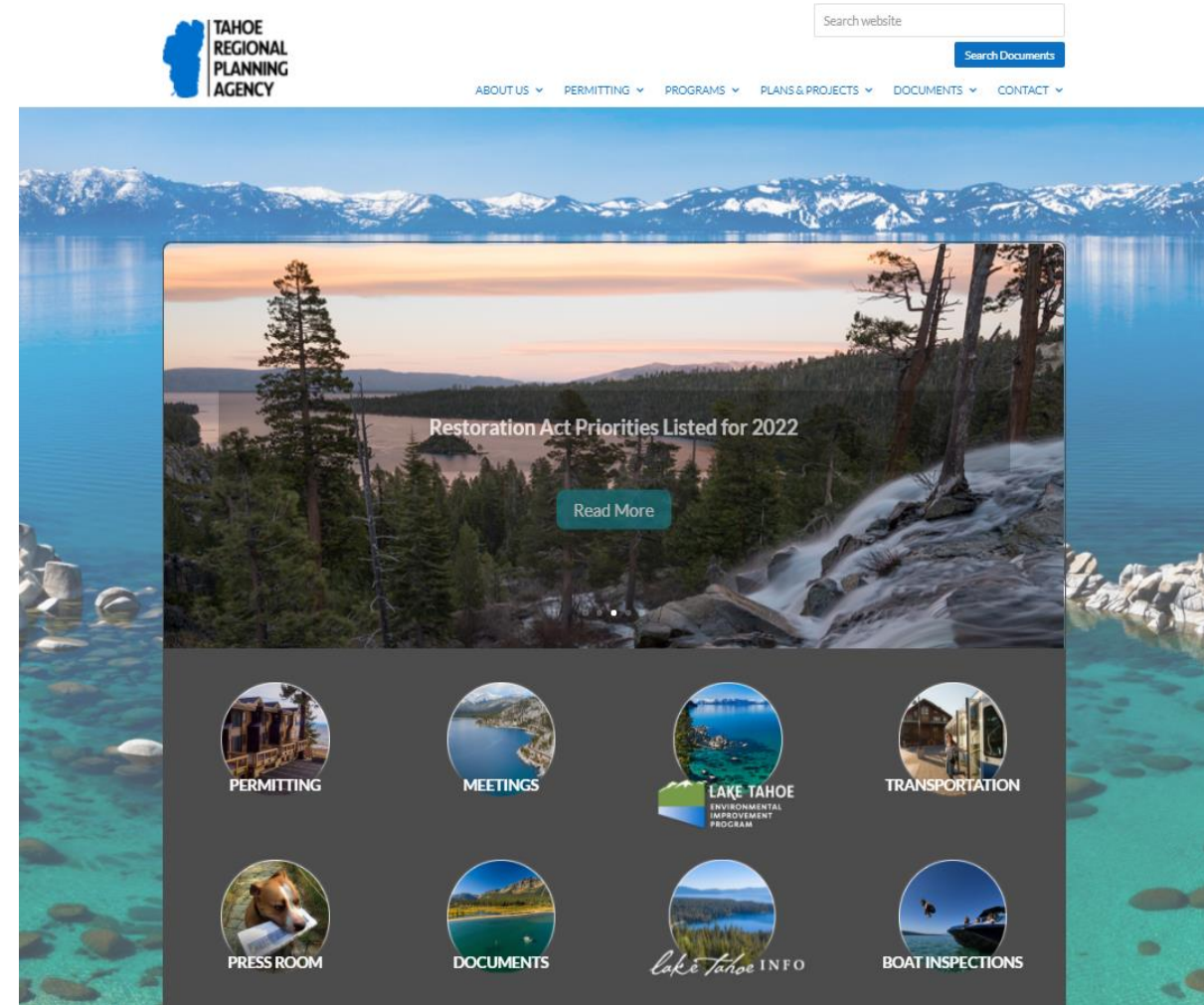
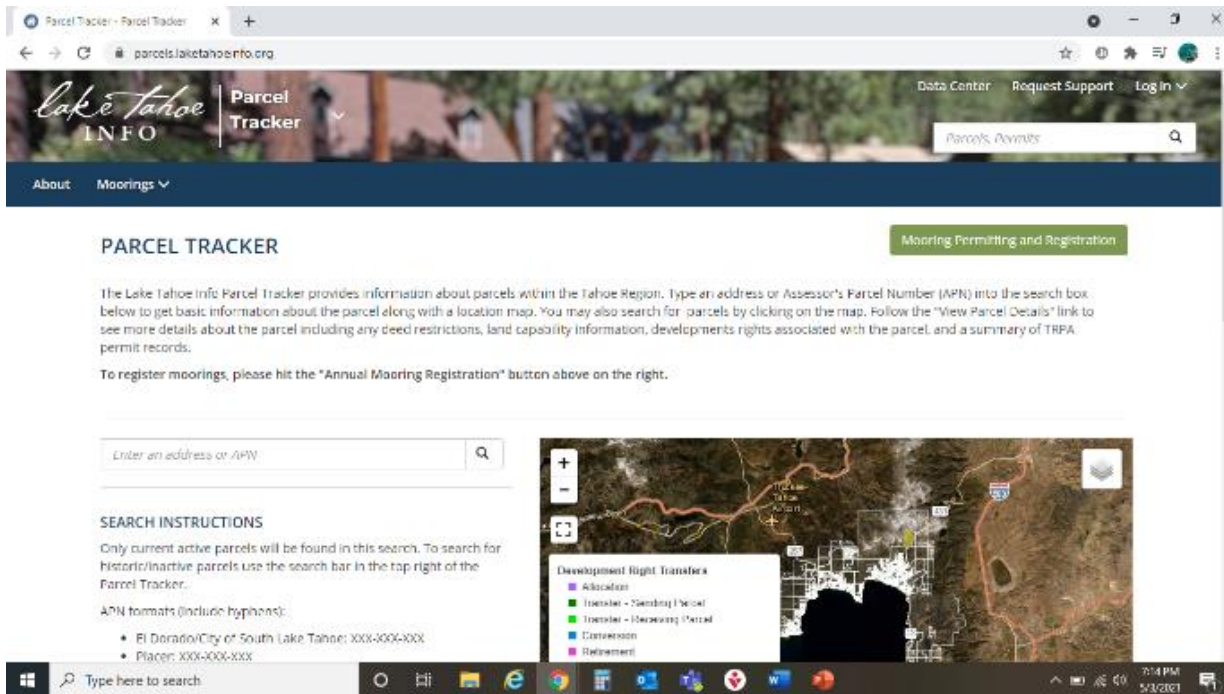
If you missed TRPA 101 or 102

<https://vimeo.com/trpa>



ONLINE TOOLS

- New website – TRPA.gov
- Parcels.LakeTahoeInfo.org



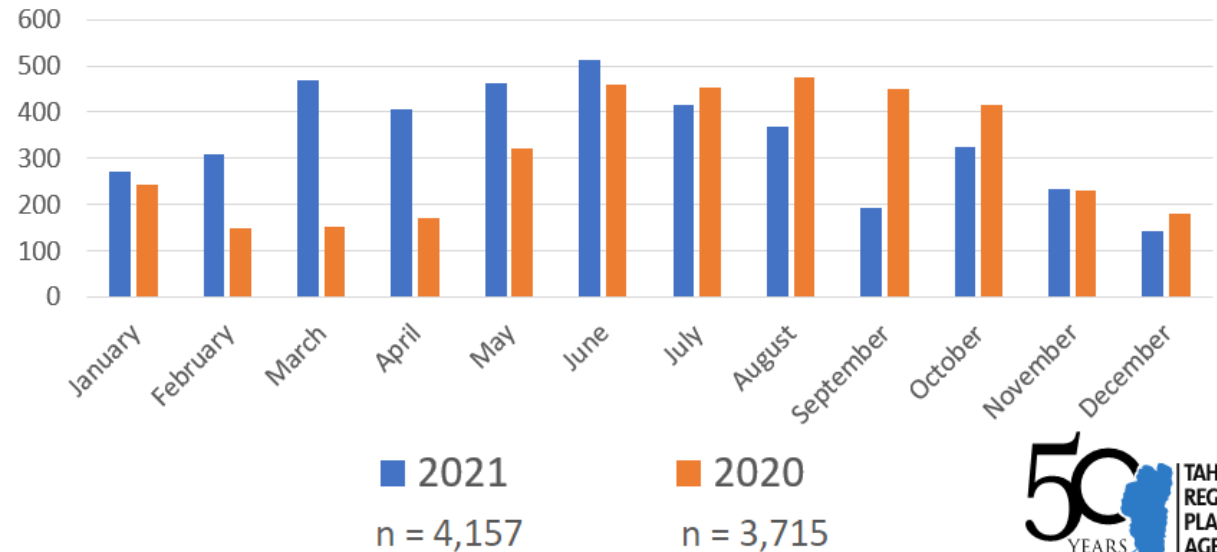
PERMITTING UPDATES

- Unprecedented applications
- Online
- Call for quick questions
 - (775) 588-4547, ext. 3
- Pre-application consultations

Phone Messages

99% of calls returned within 48 hours

Returned Phone Calls for General Current Planning Questions



South Lake Tahoe was Zillow's Most Popular Place in 2021

By Nicole Bachaud on Dec. 21, 2021





Karen Fink

Housing Program Manager,
Tahoe Living Housing and
Community Revitalization Initiative

kfink@trpa.gov

(775) 589-5258



New ADU rules in effect



Source: Mountain Housing Council

ADUs (CA only)

Ok on any residential parcel

Up to 2 ADUs per parcel

Coverage and growth management requirements apply

Non-Conforming Tourist Density



UNAUTHORIZED VEHICLES PARKED
IN DESIGNATED ACCESSIBLE SPACES
AND VEHICLES OCCUPYING
PLACES OF SPECIAL INTEREST
PLACES RESERVED FOR PASSENGER
VEHICLES SHALL BE TOWED
AWAY AT THE OWNER'S EXPENSE
TOWED VEHICLES MAY BE
REMOVED AT
POLICE DEPT.
OR BY TELEPHONING
CALL FOR 542-4100
COURTESY/NOV 2012


PARKING
ONLY
MINIMUM
FINE \$250
VAN
ACCESSIBLE

Fee Waivers for Deed-Restricted Housing

- Application fee
- Mobility Mitigation fee



Housing Initiative – Opportunities for Input

- Considering changes to height, coverage, and density for deed-restricted housing
- Moveable Tiny Homes
- To join Housing e-mail list: kfink@trpa.gov





Shay Navarro

Stormwater Program Manager

snavarro@trpa.gov

(775) 589-5282



BEST MANAGEMENT PRACTICES (BMPS)



TRPA Code Section 60.4 - BMP REQUIREMENTS

- **60.4.4.C - Disclosure Requirements**

“Owners of property for sale shall, prior to sale, disclose to a purchaser the property’s BMP status on a TRPA approved form. The purchaser of the property shall provide the disclosure form to TRPA within 30 days of sale.”

Real Estate Disclosure Form: trpa.gov

trpa.gov/programs/environmental-improvement-program/stormwater-bmps/



STORMWATER & BMPS

Stormwater and Water Quality



TAHOE REGIONAL PLANNING AGENCY
(TRPA)



TRPA requires installation and maintenance of BMPs on all developed properties in the Tahoe Region. BMPs minimize soil erosion, maintain fire defensible space, and capture polluted stormwater before it enters Lake Tahoe.

Section 60.4.4.C of the TRPA Code of Ordinances requires the new property deed holder to submit a completed copy of this form to TRPA within 30 days of sale.

- This form can be digitally signed and submitted electronically by clicking below or
- Print, sign and submit via: EMAIL to trpa@trpa.org, FAX to 775-388-4327, MAIL to PO Box 3310, Stateline NV 89449 or IN PERSON at the TRPA front counter located at 128 Market Street, Stateline

Property owners out of compliance with BMP requirements may be subject to enforcement and fines (up to \$5,000 per day) pursuant to the Bi-State Compact and Article 9 of TRPA's Rules of Procedure.

Property Info:

Check one:

- Single Family Residence Multi-Family Residence Commercial/Industrial

Physical Address: Assessor's Parcel Number (APN):

City: County: State: Zip Code:

Estimated Date of Sale:

TRPA Best Management Practices Requirements:

Pursuant to Chapter 60.4 of the TRPA Code of Ordinances, all property owners within the Lake Tahoe Region are required to implement and maintain stormwater Best Management Practices (BMPs) and obtain a BMP Certificate. Look up property's certificate number and date of issue at <http://www.tahoebmp.org/bmptoolkit/searchBMP.asp>

Check one:

- BMP Certificate Source Control Certificate No Certificate

Certificate #:(s): Date issued:

Is the property included in an area-wide water quality treatment project subject to in-lieu fees? Yes No

Note:

- Property owners can print a copy of the certificate and maintenance requirements for their records from the TRPA BMP Database at <http://www.tahoebmp.org/bmptoolkit/searchBMP.asp>
- Certificates are only valid and transferrable as long as BMPs are maintained and remain effective. For more information visit, <http://tahoebmp.org>.
- Deed Holder(s) of properties with shared use areas including, but not limited to, shared access, parking, Homeowner Association (HOA) common areas, and easements may be collectively responsible for BMPs in these areas.

For properties with NO Certificate, the undersigned new Deed Holder acknowledges the following:

- All compliance deadlines to install BMPs for developed properties under the jurisdiction of TRPA expired October 15, 2008. Property owners out of compliance with BMP requirements may be subject to enforcement and fines pursuant to Article 9 of TRPA's Rules of Procedure.

Undergoes a real-estate transaction, TRPA requires disclosure of the property's BMP status from the seller to the buyer within 30 days of sale: https://tahoebmp.org/Documents/BMP_Real_Estate_Disclaimer_static.pdf

BMP Status on LInfo Parcel Tracker

parcels.laketahoeinfo.org

 View Parcel Details

BMP COMPLIANCE STATUS

View this Parcel in the [BMP Database](#).

 Print Certificate

<input type="checkbox"/> BMP Certificate Issued?	Yes
BMP Certificate Issued Date	10/10/2008
BMP Certificate Number	10729
BMP Certificate Updated	11/15/2017 12:00:00 AM
<input type="checkbox"/> Source Control Certificate Issued?	No
<input type="checkbox"/> Certificate Required?	Yes
<hr/>	
<input type="checkbox"/> Area-wide Treatment Participant	No
<input type="checkbox"/> Special Circumstances	<i>No record of any special circumstances</i>
<input type="checkbox"/> Infiltration Rate (Ksat)	4 in/hr

For more info call **(775)589-5202** or email **bmp@trpa.gov**





Matt Miller

Senior Environmental Specialist

Shoreline Program

mmiller@trpa.gov

(775) 589-5234



2018 Shoreline Plan

- Enhanced recreation while protecting Lake Tahoe
- Annual mooring registration & mitigation fees
- Education, monitoring, and enforcement programs
- Lifted moratorium on new piers & moorings at Lake Tahoe



Existing Moorings

- All moorings must register
- Moorings are buoys, boat lifts, and slips
- Annual Registration Fees
 - \$90 per buoy, \$43 per boat lift or slip
 - Buoys issued ID tags
- Lookup mooring registration status at:
parcels.laketahoeinfo.org



New Moorings

- 2,116 additional (new) moorings
 - 1,486 private (buoys or boat lifts)
 - 330 marina
 - 300 public agency
- Allocated annually through lottery



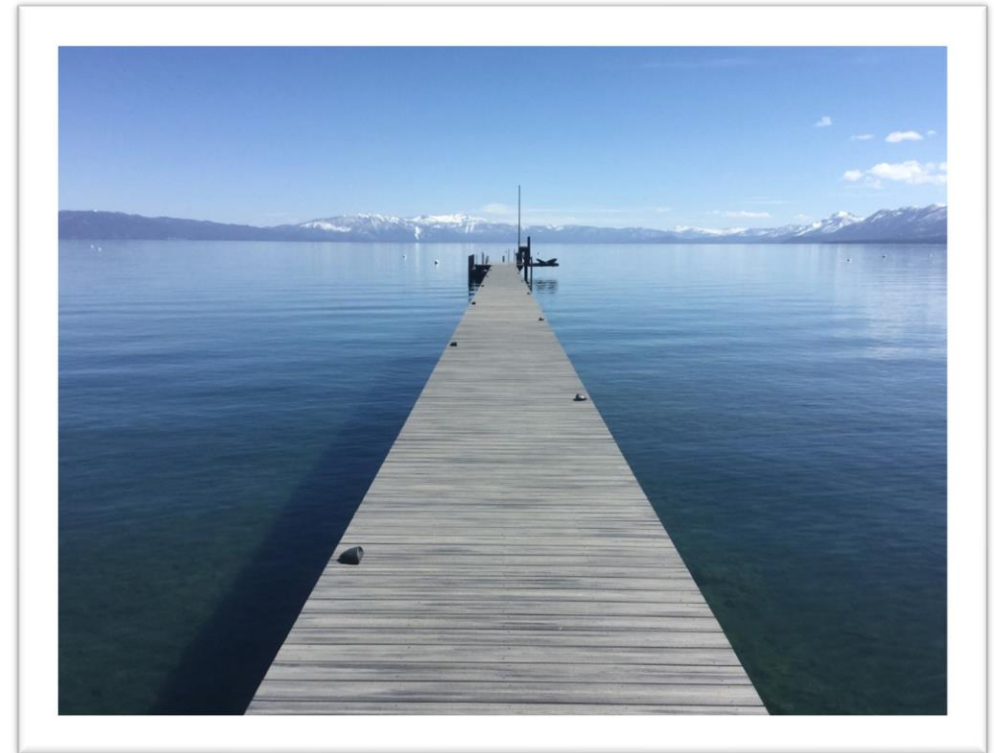
Mooring Lottery

- Annual Mooring Lottery
 - Next lottery: December 1st – March 1st
 - 15% allocated / year, random drawing
- Eligibility for lottery
 - **Parcel is littoral**
 - BMPs are complete & certified
 - Not deed restricted
 - 2 moorings per single-family parcel
 - HOAs can expand existing buoy fields



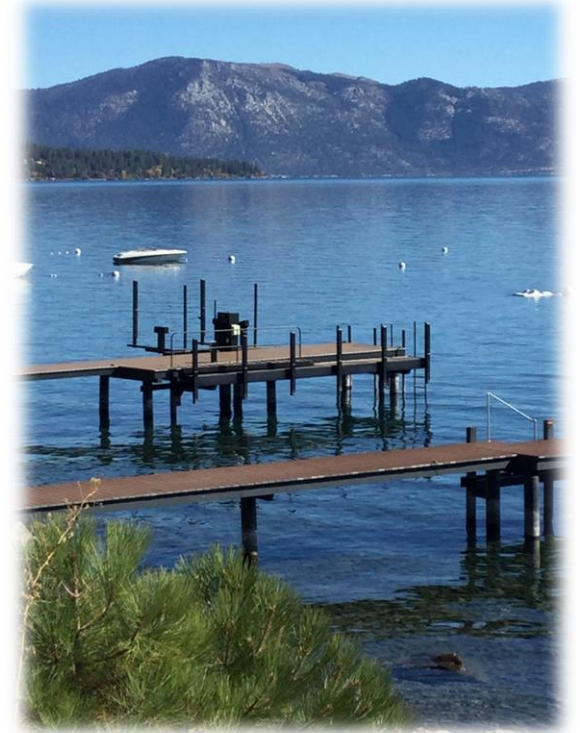
New Piers

- 128 additional (new) private piers
 - 110 multiple-parcel piers
 - 18 single-parcel piers
- Biennial pier lottery/prioritization
 - Odd numbered years
 - Next lottery: June 1st – June 30th, 2023
 - 12 piers allocated



Single-Parcel Pier Lottery

- Eligibility for Lottery
 - **Parcel is littoral**
 - No pier on parcel
 - Not deed restricted / have access to a pier
 - Not located in preservation area or stream mouth
 - Not in visually sensitive area
- Random drawing from eligible entries
- If drawn, must meet all standards and BMPs

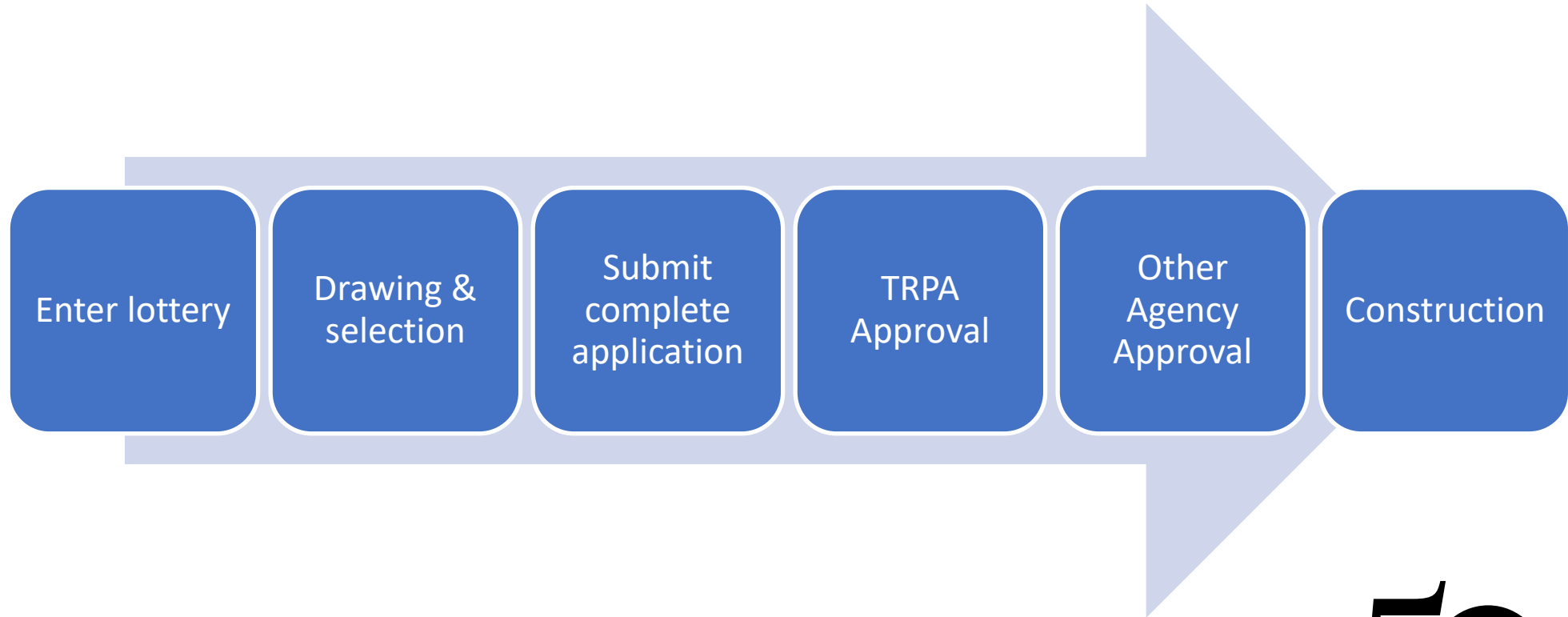


Multiple-Parcel Pier Prioritization

- Eligibility
 - **Parcels are littoral**
 - No pier on any of the parcels
 - Not deed restricted
 - Not located in preservation area or stream mouth
- Prioritized by number of parcels sharing pier
 - If tied, random drawing
- If selected, must meet standards, install BMPs, and deed restrict against future pier development



Process for Piers & Moorings





Aly Borawski

Senior Planner &

Customer Service Manager

Aborawski@trpa.gov

(775) 589-5229



TREE REMOVAL

- **Exempt Tree Removal**
 - Removal of dead trees (less than 30" diameter at breast height (dbh), and not on the lake or in a stream environment zone (SEZ)
 - Trees 14" or less dbh non-lakefront
 - Trees 6" or less dbh between the lake and a home
- **Tree removal permit required otherwise**
 - Apply online
 - Fast turn around



MOU (Memorandum of Understanding)

- City of South Lake Tahoe
 - Residential permits
- Placer County
 - Residential permits & site assessments/verifications
- El Dorado Co.
 - Residential permits & site assessments/verifications
- All lakefront properties - TRPA



EXEMPT ACTIVITIES w/ TRPA

- Interior remodeling
- Ordinary maintenance and repair
- Grading less than 3 cubic yards
- Residential fences
 - Less than 6', not in a SEZ, & doesn't block views



- Find a list of exempt activities on our website

QUALIFIED EXEMPT ACTIVITIES w/ TRPA

- Structural repair
- Structural remodels
 - W/ no change in coverage, use, allowable height
- Non-permanent structure
- Grading 3-7 cubic yards
- Metal roof replacement



COVERAGE

- Coverage is anything man modified on the ground
 - Doesn't allow water to flow through it
 - OR
 - Native vegetation to grow in it
 - Examples: House, deck, paver patio
bocci ball court, parking areas
- Coverage changes require a permit



COVERAGE EXEMPTIONS

- Adopted in 2012
- Property must be high land capability
 - IPES 726+ or Bailey 4-7
 - BMPs required
 - Mitigation of excess coverage required



COVERAGE EXEMPTIONS

- Three type of exemptions
 1. Non-permanent structure
 2. Pervious decks
 3. Pervious pavers/coverage



See coverage exemption packet for details

COVERAGE & DEVELOPMENT RIGHT TRANSFERS



COVERAGE TRANSFERS

Residential Maximums

TABLE 30.4.2-1: MAXIMUM PARCEL COVERAGE	
Project Area (Sq. Ft.)	Maximum Land Coverage
0 - 4,000	Base Land Coverage Only
4,001 - 9,000	1,800 sq. ft.
9,001 - 14,000	20% of Project Area
14,001 - 16,000	2,900 sq. ft.
16,001 - 20,000	3,000 sq. ft.
20,001 - 25,000	3,100 sq. ft.
25,001 - 30,000	3,200 sq. ft.
30,001 - 40,000	3,300 sq. ft.
40,001 - 50,000	3,400 sq. ft.
50,001 - 70,000	3,500 sq. ft.
70,001 - 90,000	3,600 sq. ft.
90,001 - 120,000	3,700 sq. ft.
120,001 - 150,000	3,800 sq. ft.
150,001 - 200,000	3,900 sq. ft.
200,001 - 400,000	4,000 sq. ft.

Can I transfer in land coverage?

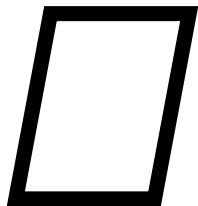
- Can not exceed the maximum (residential table to the left, Town Centers up to 70% of parcel)
- Has to transfer *from* an equal or more sensitive property
- Land capability 1-3 highly restricted
- Must be part of a project
- Typically, within the HRA



DEVELOPMENT RIGHT TRANSFERS

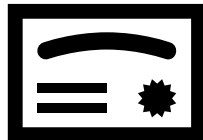
- Tourist Accommodation Units (TAUs)
- Commercial Floor Area (CFA)
- Residential Units of Use (RUUs)
- Multi-family Residential Units of Use (MFRUU)
- Potential Residential Units of Use (PRUU)

**Vacant Buildable Lot
(Potential Res Unit)**



+

Allocation



=

RUU



LODGING



RESIDENTIAL



COMMERCIAL



DEVELOPMENT RIGHT TRANSFERS

- Residential, commercial, or tourist uses
- From more sensitive to less sensitive
- Must be legally existing
- Value set by the private market
- Does not have to be part of a project



TRANSFERS

Steps

- See what has been verified
- Units & Coverage must be banked on the sending parcel
- TDR Marketplace
- TRPA application if from a private party
- Land bank – CTC or NDSL



SENDING



RECEIVING

Bonus units for transferring from remote and/or sensitive areas

Example:



1 unit



up to 5 Bonus Units

DEVELOPMENT RIGHT CONVERSIONS

TABLE 51.4.3-1: CONVERSION EXCHANGE RATES

Existing Development Right	Equivalent Development Rights			
	CFA	TAU	SF ERUU	MF ERUU
300 sq ft. Commercial Floor Area (CFA)	300 sq. ft.	1	1	3/2
1 Tourist Accommodation Unit (TAU)	300 sq. ft.	1	1	3/2
1 Single Family Detached Existing Residential Unit of Use (SF ERUU)	300 sq. ft.	1	1	3/2
1 Multi-Family Attached Existing Residential Unit of Use (MF ERUU)	200 sq. ft.	2/3	2/3	1

An aerial photograph of a lakeside town. The foreground shows a large, multi-story building complex, possibly a resort or hotel, with a parking lot and a swimming pool. A road runs alongside the buildings. In the background, there are dense evergreen forests and a large body of water. A blue semi-transparent text box is overlaid on the right side of the image.

FAQs:

Can I transfer development rights outside of my jurisdiction or the HRA?

An aerial photograph of a lakeside town. The town is built on a hillside overlooking a large, clear blue lake. There are several buildings, including a large one with a swimming pool, and a parking lot. A road runs along the edge of the town. In the background, there are dense evergreen forests and mountains under a blue sky. A semi-transparent blue box is overlaid on the right side of the image, containing white text.

FAQs:

Do I need to have an approved project before I can transfer development rights?



Victoria Ortiz

Community Engagement Manager

vortiz@trpa.gov

(775) 589-5251



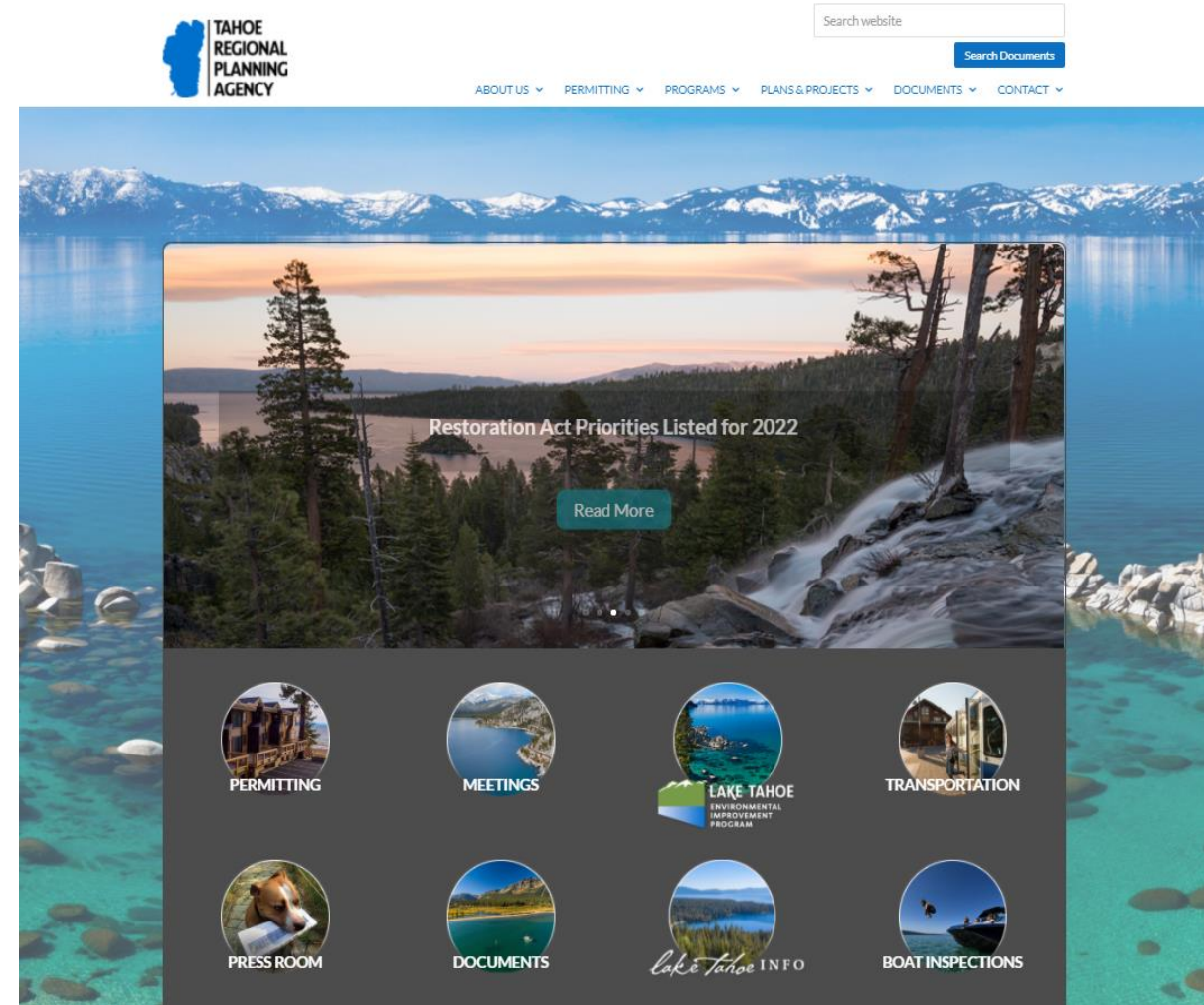
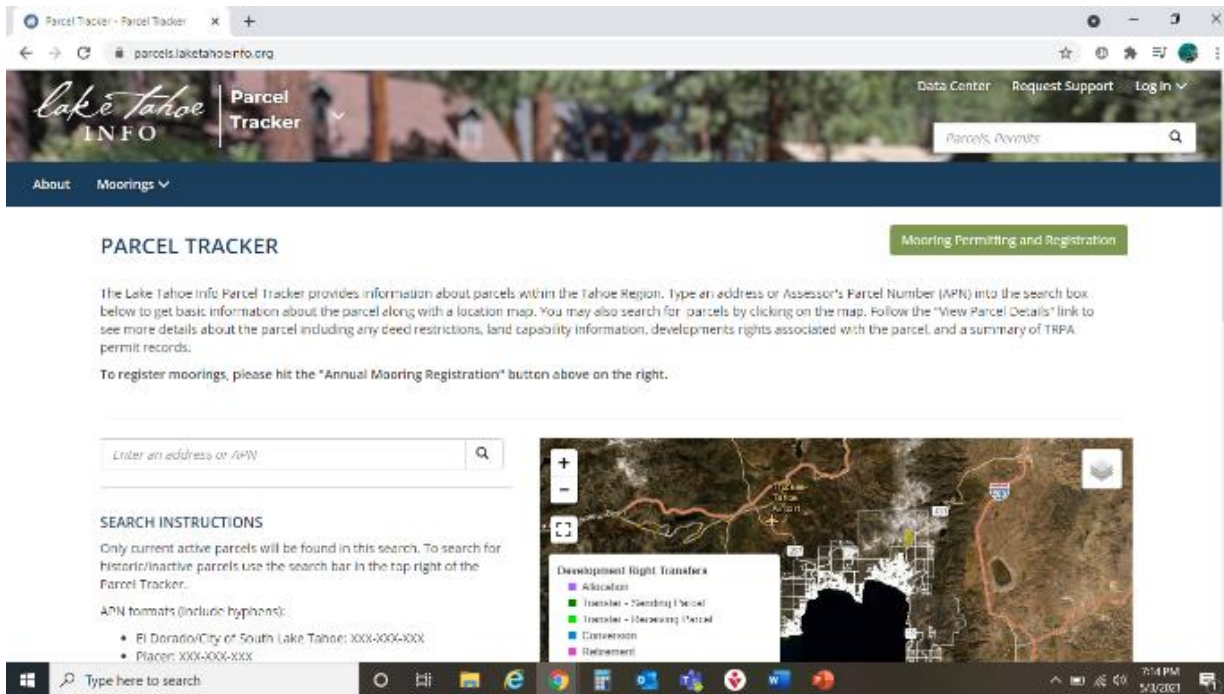
Keep in Touch!

- Sign up for our e-news
- Subscribe to Tahoe In Depth
- Follow us on TRPA social channels



ONLINE TOOLS

- New website – TRPA.gov
- Parcels.LakeTahoeInfo.org



An aerial photograph of a lake with several wooden docks extending into the water. The water is a vibrant turquoise color. In the background, there are houses with grey roofs and lush green trees. A semi-transparent blue rectangular box is overlaid on the right side of the image, containing the text "Thank you!".

Thank you!

Recording, slides, and web links will be sent
after the presentation.