

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the **Advisory Planning Commission** of the Tahoe Regional Planning Agency will conduct its regular meeting at **9:30 a.m. on Wednesday, July 8, 2020, via GoToWebinar**, the **Advisory Planning Commission** of the Tahoe Regional Planning Agency will conduct its regular meeting. Pursuant to the State of California's Executive Order No. N-29-20 and the State of Nevada's Declaration of Emergency Directive 006, the TRPA meeting will not be physically open to the public and all Advisory Planning Commission Members will be participating remotely via GoToWebinar. Please go to www.trpa.org for more information on how to participate. TRPA sincerely appreciates the patience and understanding of everyone concerned as we make accommodations to conduct business using best practices to protect public health. The agenda is attached hereto and made part of this notice.

July 1, 2020



Joanne S. Marchetta
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Via GoToWebinar

July 8, 2020
9:30 a.m.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear and may, for good cause, be continued until a later date.

Prior to the meeting submit written public comments of any length to the Clerk to the Board, mambler@trpa.org. Written comments received by 5:00 p.m. the day before the meeting will be included as part of the record. On how to submit public verbal comments, please visit www.trpa.org. All public comments should be as brief and concise as possible so that all who wish to participate may do so; testimony should not be repeated. The Chair shall have the discretion to set appropriate time allotments for individual speakers (3 minutes for individuals and group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for participants will be permitted by the ceding of time to others. Written comments of any length are always welcome. In the interest of efficient meeting management, the Chairperson reserves the right to limit the duration of each public comment period to a total of 1 hour.

TRPA will make reasonable efforts to assist and accommodate physically handicapped persons that wish to attend the meeting. Please contact Marja Ambler at (775) 589-5287 if you would like to attend the meeting and are in need of assistance.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. DISPOSITION OF MINUTES
- V. PLANNING MATTERS

- A. Briefing of Tahoe Living: Housing and Community Revitalization Initiative and Designation of Working Group Members

**Discussion and
Action**

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VI. REPORTS

A. Executive Director

Informational Only

1) Update on the Environmental Scholarship program

Informational Only

2) Upcoming Topics

Informational Only

B. General Counsel

Informational Only

C. APC Members

Informational Only

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Online Meeting
Via GoToWebinar

June 10, 2020

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Ferry called the meeting to order at 9:30 a.m.

Members present: Mr. Alling, Mr. Booth, Mr. Buelna, Mr. Callicrate, Ms. Carr, Mr. Drake, Mr. Drew, Mr. Ferry, Mr. Grego, Mr. Guevin, Mr. Hill, Mr. Plemel, Ms. Roverud, Ms. Stahler, Mr. Teshara, Mr. Young

Members absent: Mr. Letton, Washoe Tribe

II. APPROVAL OF AGENDA

Ms. Carr moved approval.
Mr. Drew seconded the motion.
Motion carried.

III. PUBLIC INTEREST COMMENTS

None.

IV. DISPOSITION OF MINUTES

Ms. Carr said she provided a minor edit to Ms. Ambler and moved approval of the March 11, 2020 minutes as amended.
Mr. Grego, Mr. Plemel, and Mr. Teshara abstained.
Motion carried.

V. PUBLIC HEARINGS

A. Bijou/Al Tahoe Community Plan Amendment to expand the applicability of an existing special height standard to Lake Tahoe Unified School District property

TRPA team member Mr. Conger provided the presentation.

Mr. Conger said this proposal is a request from the Boys and Girls Club of Lake Tahoe to apply an existing special height standard to school district property. The standard in question effects District 4 of the Bijou/Al Tahoe Community Plan in South Lake Tahoe. This area is comprised of mostly public facilities including a recreation center, Sheriff substation, ice arena, campground, and Forest Service Offices, in addition to the Lake Tahoe Community College and South Tahoe Middle School campuses.

There are two standards in District 4 that will be the focus of the discussion. The first is a design standard that applies district wide and requires that roof pitches be between 7:12 and 12:12. The second standard is the special height standard and is the subject of the amendment. That special height standard allows for height related standards such as roof pitches to be determined on a case by case basis. Under the current community plan that special height standard applies only to the community college property.

The Boys and Girls Club of Lake Tahoe has filed this application seeking an amendment to the community plan. The Boys and Girls Club presently operates a facility on the old Al Tahoe Elementary School campus adjacent to the South Tahoe Middle School. Activities are accessory to the school and includes such items as after school and summer programs for school age children. The Boys and Girls Club is planning to construct a new building at the eastern end of Lyons Avenue where it meets Rufus Allen Boulevard adjacent to the building they are currently using. They're seeking an amendment to the Bijou/Al Tahoe Community Plan to provide additional flexibility and design of that building. The objective would be to allow a lower pitched roof consistent with other buildings on the school district and Lake Tahoe Community College campuses.

The community plan amendment proposal would modify the existing special height standard by changing its applicability. Instead of applying only to community college property, the revised standard would apply to both the community college and the school district properties. This would allow more flexibility for development on the school district property as height related standards such as the roof pitch could be determined on a case by case basis. As part of this modification, staff is also recommending updating the Code of Ordinances chapter references within this section to reflect the code renumbering that took place in 2011.

The Boys and Girls Club provided a written rationale for this proposed amendment and is included in Attachment F of the staff report. The two main points raised were that by having design flexibility allowed under this amendment, it would result in a lower profile building with less interior volume. That could result in scenic and energy efficiency benefits.

An Initial Environmental Checklist and a checklist for threshold standards and compliance measures are included in the staff report. The IEC concludes that the proposal will not result in significant impacts. For example, scenic impacts are not anticipated because the buildings benefiting from this modification will still need to meet the city wide design standards and guidelines. Additionally, TRPA would need to make scenic related findings for any building seeking additional height beyond the standard code allowance. The applicant has noted that strict adherence to roof pitch standards would have necessitated a taller building with significantly more interior volume. By allowing flexibility, the building would be less visible and more energy efficient than what would otherwise have been allowed.

Based on this analysis, staff recommends that the Advisory Planning Commission recommend Governing Board adoption of the findings in Attachment B and the ordinance in Attachment A.

Presentation can be found at:

[Agenda item No. V.A Bijou Al-Tahoe BGClub.pdf](#)

Commission Comments & Questions

Mr. Plemel asked if the City of South Lake Tahoe has taken action on this.

Mr. Conger said the City of South Lake requested that TRPA move forward on this application focused specifically on changing the applicability just to the school district property. Generally, TRPA would move forward on a community plan amendment after the local jurisdiction has taken action. In this case, the City has asked TRPA to take action beforehand and then they'll follow up potentially with an area plan that would address the larger issue on a district wide basis. One of the reasons TRPA is taking action and the City doesn't need to take action up front is that it is a development on a school district property and under the California Government Code, the City doesn't need to be involved with the entitlement process for development of a school district property. Changing the plan on TRPA's side is necessary in order to move forward with the development proposal.

Ms. Roverud said the City of South Lake Tahoe has had some involvement but as mentioned the City doesn't have entitlement and permitting jurisdiction for this project since it is a school district facility and goes through the State Department of Architecture. The roof pitch issue has come up on just about every large building that she's worked with at the City. Buildings with steep roof pitches have to be taller and becomes more difficult to achieve the energy efficiency requirements in compliance with Title 24. They are looking at this city wide and not just this particular community plan area. A lot of the standards that require the steeper roof pitches come from plans that were adopted quite awhile ago. It was around 1995 that this standard was established for the Bijou/Al Tahoe Community Plan area. They feel it's appropriate to be looking at this particular standard and appreciated TRPA addressing this. The City supported this proposed amendment.

Mr. Ferry said El Dorado County is also facing a roof pitch issue in this community plan on the El Dorado Center building on Highway 50 that is dilapidated and needs to be torn down and replaced.

Ms. Carr asked for further information on the origin of the compliance measures.

Mr. Conger said there are compliance measures in the Regional Plan, the Regional Transportation Plan, and other variety of documents. That table was compiled as an attempt to try to put them into one place.

Mr. Marshall said it's also part of the findings that need to be made for consistency with thresholds. It's additional support for the findings that need to be made under Chapter 4 of the Code of Ordinances.

Ms. Carr referred to the compliance measures that start on page 51 of the staff packet. For the most part, a lot of them aren't affected by the action. But for example, there are a number of them such as 23 and 24. For 23, improved mass transportation has a "yes" in affected by the action, but the comments state that the amendment doesn't affect mass transportation. Do those "yeses" need to be "noes" or is she trying to contemplate a double negative. Is the compliance measure to improve mass transportation and therefore, it doesn't improve mass transportation and then is a positive effect?

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Mr. Conger said the “yeses’ and “noes” were intended to be whether or not the action has an effect on it. Not whether or not it’s a positive or negative affect per se. That should have been a “no” and is a typo because this action doesn’t affect mass transportation.

Ms. Carr suggested staff review the “yes” and “no” columns to correct any errors prior to this going to the Governing Board.

Mr. Conger said yes, staff will review and make corrections.

Mr. Guevin asked if solar was considered as part of the energy efficiency and California’s solar initiative. That comes into play for the fire departments access to the roofs to ventilate and other things along with emergency shutoffs.

Mr. Conger said he’ll defer to the applicant’s representative on the solar. TRPA didn’t look at how a change to the roof pitch would affect solar as part of this proposal.

Mr. Guevin said often times that pitch will be raised or are on a framed system so they can access the proper angle of the sun and may affect TRPA’s regulations for scenic screening.

Mr. Kniep, Jay Kniep Land Planning said he’s not the architect who designed the building but said that the slope facing south has a reserved area for potential solar which the Division of State Architecture-California required them to show. There’s no proposal at this time that there be solar panels on the roof but they did indicate where they could be located in the future.

Mr. Guevin asked if that would receive a fire department review if they were added in the future.

Mr. Kniep, Jay Kniep Land Planning said it would have to go through the Division of State Architecture-California and they would request a local fire compliance check off. The local fire department had to sign off on the access for the layout being proposed today.

Ms. Stahler said she doesn’t see an issue in the change in the roof pitch. But it’s hard to evaluate without the context of why a height standard was only applied to the community college and why those original roof pitches were included in the community plan to start with as opposed to other types of roof pitches.

Mr. Conger said after a lot of research, he wasn’t able to determine why the community college was singled out with a special height standard. It looks like it was a part of the original community plan adoption and wasn’t evident from the documents that he reviewed. Regarding the roof pitch, it was his understanding that the City of South Lake Tahoe had done some background research and determined that it was originally a proposal from the City as a design recommendation in order to promote a vintage Tahoe design esthetic. That was not a TRPA driven design standard but rather came as a proposal from the City when the community plan was being developed.

Public Comments & Questions

None.

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Commission Comments & Questions

Ms. Roverud made a motion to recommend approval of the Required Findings, as described in Attachment B, including a finding of no significant effect, for adoption of the Community Plan amendment as described in the staff report.

Mr. Young seconded the motion.

Ayes: Mr. Alling, Mr. Booth, Mr. Buelna, Mr. Callicrate, Ms. Carr, Mr. Drake, Mr. Drew, Mr. Ferry, Mr. Grego, Mr. Guevin, Mr. Hill, Mr. Plemel, Ms. Roverud, Ms. Stahler, Mr. Teshara, Mr. Young

Absent: Mr. Letton, Washoe Tribe

Motion carried.

Ms. Roverud made a motion to recommend adoption of Ordinance 2020-___, amending Ordinance 2019-03, as previously amended, to amend the Community Plan as shown in Attachment A with the recommendation that staff make corrections to the compliance measures table before forwarding to the Governing Board.

Mr. Young seconded the motion.

Ayes: Mr. Alling, Mr. Booth, Mr. Buelna, Mr. Callicrate, Ms. Carr, Mr. Drake, Mr. Drew, Mr. Ferry, Mr. Grego, Mr. Guevin, Mr. Hill, Mr. Plemel, Ms. Roverud, Ms. Stahler, Mr. Teshara, Mr. Young

Absent: Mr. Letton, Washoe Tribe

Motion carried.

VI. PLANNING MATTERS

- A. Lake Tahoe Aquatic Invasive Species (AIS) Program Update: 2019 Achievements and Priorities for Building Future Success

TRPA team member Mr. Zabaglo provided the presentation.

Mr. Zabaglo said an important accomplishment in the past few years has been the success in a previous strategic initiative that was identified to develop and obtain long term funding for control work. While there's still more to do, they've obtained millions of dollars over the past several years with over one million from the US Army Corps of Engineers, and approximately six million dollars through the US Fish and Wildlife Service and the Lake Tahoe Restoration Act. There are two agreements in place that equate to about six million dollars and they have been given the go ahead to submit the scope of work for a third agreement which is appropriated at just over four million dollars.

Another accomplishment was the development of the AIS Control Action Agenda. This is a bold plan with a goal of significant reductions in AIS populations throughout the region over the next

ten years. There's still a lot of work to do but are continuing to demonstrate that AIS work in Lake Tahoe is a worthy investment. The plan is intended to start in 2021 but the planning process has started for the first five years of that ten year horizon. The Aquatic Invasive Species Coordinating Committee is building a work plan and budget that forecasts planning, project implementation, and long term monitoring that includes locations identified in the Action Agenda as a tier one highest priority location. Work has already begun in such places as Meeks Creek and also the collaborative process that's been happening to implement tests at the Tahoe Keys. Additional high priority locations will benefit from this Lake Tahoe Restoration Act funding such as Ski Run Marina and the channel leading from the marina, and the Taylor and Tallac Creeks and marsh systems. These are large and complicated infestations and they now have an opportunity to move forward with those.

They're making progress with significant accomplishments for the Tahoe Keys. While this project is complicated at multiple levels, the collaborative process and the work it takes to do that is paying off. The Draft Environmental Impact Statement will be released at the beginning of July. A presentation will be made to the Advisory Planning Commission later this summer with more of an in depth discussion on the analysis. The engagement plan can be found at www.tahoekeysweeds.org and there will be multiple opportunities for the public to ask questions and provide comments on the environmental analysis.

The prevention program has seen no new detections for 12 years running. It's rare to have that kind of success with AIS and this issue. A thank you to the Tahoe Resource Conservation District, the marinas, and ramp operators that help implement the program. To maintain that success, they need to continue the role as leaders both locally and regionally but at the national level as well. That translates to strengthening and expanding partnerships with the federal partners, the legislators, and the boating industry. He and Ms. Regan testified as subject matter experts at congressional committees on AIS issues this past spring.

Priorities for prevention are to make permanent stations that will help with the sustainability of the program. That will reduce the yearly strain on resources for site set up, breakdown, moving equipment, obtaining leases, permits, and other agreements. The permanent stations can provide a better level of professionalism, customer service, and efficacy. The station identified is the one within the Nevada State Route 28 corridor management plan. They're working with partners for funding the plan design and construction. They're also working with the Tahoe Resource Conservation District and the California Tahoe Conservancy on potentially using asset lands for another permanent inspection station on the South Shore. Funding for the program will continue to be a priority. The Action Agenda identified the need for significant control funds, building on what they've already been able to acquire. They are working with the Army Corps of Engineers on reauthorizing and perhaps developing new funding for Tahoe and the partnership has been able to leverage the collective funds to implement projects. They're finalizing an agreement with the US Forest Service to leverage their respective funds for work at the Taylor and Tallac creeks and marshes. They'll be issuing a request for proposal for implementation of control work later this year. They're also planning for work to be done at Ski Run Marina. Because of the upland inputs and the vast landscape, they're forming an interdisciplinary team that includes TRPA's AIS and Stormwater staff, the Tahoe Resource Conservation District staff, the marina ownership group, the City of South Lake Tahoe, and likely Vail Corporation, and others to synergize efforts with a mountain to marina project. It's a complicated system and

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they'll be seeking input from the science community to better understand what's happening with those upland inputs. They affect the laminar flow aeration pilot project that was implemented and is why they're seeing the results that they're seeing. That will help inform a long term treatment in that area.

The prevention program seeks to keep unwanted harmful invasive species from devastating Tahoe's precious resources. A new infestation would be detrimental on the five billion dollar recreation based economy. In order to maintain the success of no new detections, the program relies on funding from both states, grants, and funding from the inspection fees.

Given the Covid pandemic, the launch facilities had been closed and the watercraft inspection operations were suspended. TRPA staff led a coordinated effort with the states, counties, and launch facility operators to collaborate on decisions that best protect the health of our community and Lake Tahoe. While TRPA is not a health agency, they have an important role to play given the oversight of the aquatic invasive species program and the vast partnership at all levels of governance with the launch facility operators and the public at large. A phased approach is currently being implemented. Launch facilities began to open just prior to the Memorial Day weekend and with some needing more time to prepare has created delays in bringing on staff. It's their understanding that all launch facilities are now open. Launching began for previously inspected boats that had intact inspection seals, referred to as "Tahoe only" boats. These are boats that were last in Lake Tahoe and have not been in other bodies of water since last season and therefore, didn't require another inspection to launch. The seal is placed between the boat and trailer and must be broken in order launch. They've progressed with the phased approach and now are conducting inspections for local boaters. Those inspections are currently being done by appointment and they've developed a plan for opening up inspection stations to visiting boaters based on revised and updated status from both states and counties on restrictions. The plan is to have inspection stations open on June 26. They ask for continued patience and cooperation from the boaters as these circumstances require additional practices to be put in place to ensure the safety of the staff and the boating public. As a result, delays are likely but are doing everything they can to ensure people can get on the water to have fun and protect Lake Tahoe.

TRPA staff member, Tom Boos has helped lead an effort with the western partners on developing operational protocols under these circumstances. He thanked senior leadership for all their guidance, the Tahoe Resource Conservation District who helped get them to the level they are at to be able to provide inspections for the locals, and to the marina and ramp operators for all of their work and coordination.

They are continuing to experience rising costs of the program but given the circumstances they are not proposing a change to the fees at this time. They have funding to operate this season and, in the fall, and winter they'll evaluate the financial impacts this has had on the program and work on a long term financial strategy and look at items such as future fee increases, use of Lake Tahoe Restoration Act funding, grants, and continuing to investigate cost saving operational changes.

Presentation can be found at:

[Agenda-Item-No.-VI.A-AIS-Review.pdf](#)

Commission Comments & Questions

Ms. Carr commended the program for continuing to be awesome and flexible and being able to meet the needs of the pandemic on top of aquatic invasive species responses.

Public Comments & Questions

None.

Commission Comments & Questions

Mr. Plemel said the commission received a few letters about the timing of the environmental review that's coming up for the Tahoe Keys. It's premature to say that the public comment process is inadequate before it's even started. They can evaluate it as it goes and is glad that the project is staying on track and moving forward with the environmental document.

VII. REPORTS

A. Executive Director

Mr. Hester said in February the Advisory Planning Commission discussed an item for replacing a utility line that was in the Lake. APC member Mr. Drew asked what about beyond replacement and how a process can be set up to look at the most appropriate locations for those utilities. Staff was going to bring this back to the APC after the Governing Board retreat in April where the board set their strategic priorities and initiatives, but due to the pandemic, the retreat was not held this year. In May, staff took recommendations to the board on what their strategic initiatives should be. The first one discussed was climate change and sustainability. This slide is from the Governing Board presentation: [Building Resiliency Climate Change and Sustainability](#). The vertical axis with the dashed orange line toward the bottom and top is the difference between 6,223 and 6,229 elevation. The Truckee Carson River system is considered to be in drought if it's below 6,223 and if it's above 6,229.1 it's considered to be in the flood status. The horizontal axis has percentages in terms of probabilities. Given those probabilities on the bottom and those lake levels on the top, the blue bars are historically the levels that have been seen in the Lake. The Water for the Seasons project which involves the Desert Research Institute, the University of Nevada, Reno, the US Geological Survey, and the Ohio University looked at climate change scenarios and ran a model of the Tahoe Basin given these different climate change scenarios.

The two scenarios shown are in the orange and gray bars. The orange bars represent a climate change scenario where the greenhouse gas reductions take place in the middle of the century. The chart shows the drought at one percent at the 6,219 to 6,221 level and a greater chance at the 6,221 to 6,223 level. Above the top line it shows more flooding in the 6,229.1 to 6,231 stage and more flooding in the greater than 6,231 level. The second scenario represented by the gray bars is if the greenhouse gas emissions are not reduced until the end of the century. That shows even more pronounced situations where there's more drought and more flooding.

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That gives them more opportunity to work with the infrastructure providers to adapt the infrastructure in the case of more drought and flooding. The board agreed for staff to coordinate with the infrastructure providers around the basin to work on adapting to climate change.

Commission Comments & Questions

Mr. Young said this is a great analysis and we all recognize the resiliency concept is something we need to act on. He suggested that the graph be rethought and possibly turned into several different graphs. There's a lot of information provided, and it may help to better understand and pull out specific information if it's in a different format.

Mr. Hester said the original graph was turned 90 degrees and it was suggested to turn it, so the low line was on the bottom and the others were on top. He agreed that they may need to rethink this because there's a lot of information but not necessarily that easy to grasp.

Mr. Drew thanked staff for bringing this back. This data does reinforce as a region and basin that there are a lot of opportunities to look at the infrastructure. The discussion in February was focused on a particular sewer line project. This gets to the bigger issue that he raised, in that there are opportunities moving forward through the permitting processes to encourage where it's appropriate and where there are resources to support moving these historical utilities that were at the time built in the most feasible locations. But now, given this data, even more so in the future it may cause issues given the location that they're in. This will be a good start to a conversation to look at how we encourage through the regulatory and permitting processes to relocate the most sensitive infrastructure in the basin.

Mr. Hester said they want to take the perspective beyond just regulatory and permitting. Staff has already started discussions with the local utilities. Perhaps it creates a new set of environmental improvement projects and priorities that we can get out in front of to get funding.

1) Quarterly Report: January – March 2020

No further report.

2) Upcoming Topics

No report.

B. General Counsel

Mr. Marshall said the Garmong case has been returned to the District Court from the Ninth Circuit Court. They held that Dr. Garmong had standing for portions of his lawsuit. It's back in the District Court and a briefing schedule is being worked on for the other elements of the motion to dismiss.

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C. APC Members

Ms. Carr said the meeting went incredibly smooth and thanked staff for all the prep and to the chair for running a good meeting.

Mr. Drake thanked TRPA staff and Mr. Ferry for a well ran meeting.

Mr. Drew said good job on a well ran meeting this morning.

Mr. Grego said next month, he'll be in a different location to get better reception to participate by computer rather than the phone.

Mr. Guevin said with the Covid-19 pandemic the fire departments around the basin have been working hard to establish levels of service. The wildfire crews are rotating and staggering days on/off in order to reduce the exposure if they're responding to a fire along with having smaller fire camps. Fuel work is still continuing but is now a different process under the pandemic. They've had a couple of fires reported at vacation rentals over the past few months. These were the result of cooking; one was the result of disposing of charcoal from a barbeque alongside of the house. They're seeing a lot of usage of the vacation home rentals even with the Covid guidelines. They've requested that people respect the stay at home order except for essential workers. The Tahoe Resource Conservation District is sponsoring Wilder than Wild video about wildfire and will have a virtual question and answer session with fire fighting personnel and scientist on how wildfire can affect the Basin.

Mr. Hill thanked the chair and TRPA staff for a very well ran meeting today.

Ms. Stahler said the Nevada Division of State Lands received correspondence from the State Treasurer's office that they're are planning to proceed with a bond sale request in the fall. Their Environmental Improvement Program is largely funded through state general obligation bonds. The Treasurer's office will go to the Board of Finance in August and if approved, there will be a bond sale in the fall.

Mr. Teshara said the last two meetings of the Nevada TRPA Oversight Committee meetings will be virtual. The July meeting will be on environmental and forest health issues and their work session will be in August.

Mr. Young said the Washoe County Area Plan is ready to go to the County Commission for its first public hearing. The County has decided that after sending out nearly 8,000 individual notices that it wasn't appropriate to have a virtual meeting. They're waiting for a time when they can hold a meeting in the chambers for the public to attend. He's amazed at the success of the aquatic invasive species program. He said the staff that work at the inspection stations are very pleasant and competent and he appreciated their work. They need to share in this success!

Mr. Ferry said the University of California, Davis has released the 2019 clarity report for the Lake. The Lake clarity went down about eight feet and had an average clarity depth of 62.7 feet which is the second lowest reading on record. He asked if the Advisory Planning Commission could receive a presentation on lake clarity when it's appropriate. In regard to the vacation home rentals, El Dorado County is holding public town hall meetings to look at locational criteria. There is one tonight from

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4:00-6:00 p.m. on a Zoom webinar. The County is also considering lifting the vacation home rental ban starting on June 12. The vacation home rentals will be allowed to be rented to in county residents only due to the Governors non-essential travel ban in place.

VII. PUBLIC COMMENT

None.

VIII. ADJOURNMENT

Ms. Carr moved to adjourn.

Chair Mr. Ferry adjourned the meeting at 10:48 a.m.

Respectfully Submitted,



Marja Ambler
Clerk to the Board

The above meeting was taped in its entirety. Anyone wishing to listen to the tapes of the above mentioned meeting may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review.



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STAFF REPORT

Date: July 1, 2020

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Tahoe Living: Housing and Community Revitalization Initiative and Designation of Working Group

Summary and Staff Recommendation:

Staff will present the Tahoe Living: Housing and Community Revitalization Initiative, including designation of a joint Advisory Planning Commission-Governing Board and Stakeholder Working Group to launch and implement the initiative. The Advisory Planning Commission (APC) Charter, after consent of the Governing Board, allows the APC to convene a stakeholder working group and add non-APC stakeholder representatives. The APC is asked to appoint its local government members or their designees to serve on the Tahoe Living: Housing and Community Revitalization Initiative Working Group, and to convene the Working Group to launch and implement the initiative.

Required Motion:

To appoint members or designees to the Tahoe Living: Housing and Community Revitalization Initiative Working Group, and to convene the Working Group to launch and implement the initiative, the Advisory Planning Commission should make the following motion, based on the staff report:

- 1) A motion to appoint up to seven members of the Advisory Planning Commission or their designees to the Tahoe Living: Housing and Community Revitalization Working Group and to convene the Working Group to launch and implement the initiative.

In order for the motion to pass, an affirmative vote of a majority of the quorum is required.

Project Description/Background:

In 2012, the TRPA approved the Regional Plan with 4,160 residential development rights, including approximately 1,400 residential bonus units which were set aside for affordable and moderate-income housing in town centers. Eight years later, development trends in general have shifted in the opposite direction. Since 2010, over 75 percent of new homes built in the South Shore were priced at over \$550,000, far above what is considered achievable for local residents, and in the Tahoe portion of Placer County, local homeownership rates sank from ten percent of new homes in 2010 to six percent in 2019. Since 2012, only 113 new affordable or moderate-income units have been constructed in town centers, including Domus development in Kings Beach and the Aspens in South Lake Tahoe's tourist core area.

As with other areas of the country, the Lake Tahoe Region is facing the collision of high construction and labor costs with out-of-date, auto-oriented zoning patterns, leading to a building environment that

favors large single-family homes on vacant lots rather than the mixed-use, walkable redevelopment called for in the Regional Plan. This situation combined with aging infrastructure and the pressures of increasing buying power from out-of-the-region investors makes the provision of new, transit-oriented, locally affordable and achievable housing a major challenge that now needs to be addressed to meet both local and regional needs.

At this point in time, the disparity between housing cost and affordability for local residents is one of the most serious functional breakdowns in the Tahoe Region. Without affordable and achievable housing Tahoe communities run the risk of losing the workforce (e.g., teachers, nurses, police officers, retail clerks, waiters, etc.) and services (schools, medical clinics and hospitals, public safety, shopping, restaurants, etc.) that make them communities.¹ The current COVID-19 crisis only further complicates this issue.

The purpose of the Tahoe Living: Housing and Community Revitalization Strategic Initiative is to shift the course of development back towards the original intent of the 2012 Regional Plan, designing a path for more residential development rights to be used in the affordable-achievable market and aligning with housing needs identified in recent regional housing assessments. In addition, this approach is consistent with and can meet the requirements from recent California legislation, including the California Regional Housing Needs Assessment (RHNA). The RHNA is the amount of overall state housing need, including low- and moderate-income housing, that each California local government is required to provide over an 8-year period. Per California's Senate Bill 375, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) must demonstrate that it accommodates the housing need identified in the RHNA.

The Housing and Community Revitalization Strategic Initiative aims to achieve this shift by identifying and implementing the most effective set of strategies using existing modeling and planning tools such as the Transportation Model, a housing analysis tool/pro forma as described below, the Regional Transportation Plan/Sustainable Communities Strategy, and other regional housing goals and actions set through collaborative community housing planning efforts. A key element of this Strategic Initiative is the formation of a Working Group that brings together a diverse set of stakeholders to help vet implementation strategies and identify needed analysis.

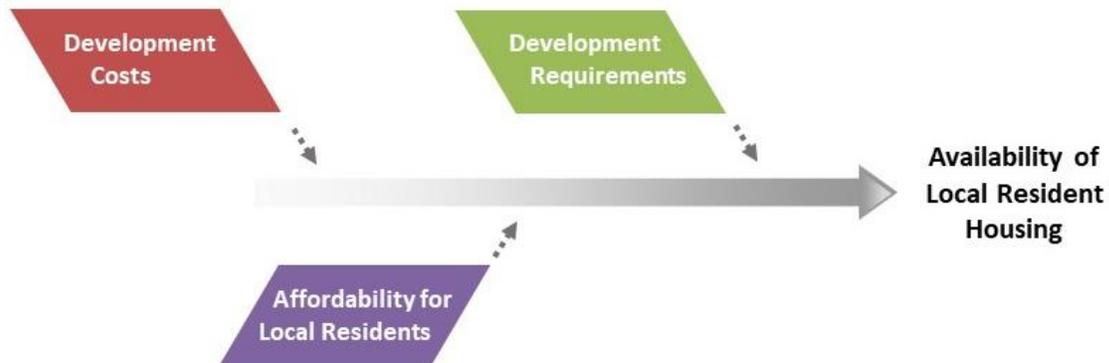
Previous Housing Planning and the TRPA Housing and Community Revitalization Initiative Approach: The Housing and Community Revitalization Strategic Initiative will directly build on previous and on-going work to shift development and use of existing housing stock towards the affordable-achievable range. TRPA has been an active participant in collaborative efforts at the local, state, and regional level that aim to address the housing challenge and have begun laying the groundwork for increasing the provision of housing for local residents in the Tahoe Basin. Based on several outcomes of these efforts, as well as changes TRPA has put in place over the past two years, the Basin partnership now has a solid foundation on which to achieve regional housing goals and build a set of the highest impact implementation actions, which can form the basis for engagement and collaboration with implementing agencies and stakeholders.

¹ TRPA recognizes that there are additional factors, often referred to as social determinants of health (e.g., a healthy environment, access to transportation, recreational opportunities, availability of healthy food, access to healthcare, etc.), that determine the health and viability of a community (for example, see <https://www.healthypeople.gov/2020/topics-objectives/topic/social-determinants-of-health>). Many of these determinants are addressed in other TRPA Strategic Initiatives (e.g., Climate Change and Sustainability, Transportation and Sustainable Recreation) or may be addressed by future initiatives.

The Housing and Community Revitalization Initiative builds on several planning efforts that have taken place since the approval of the 2012 Regional Plan:

- TRPA Development Rights Strategic Initiative:
 - Allowed conversion of development rights among different types of development
 - Expanded the availability of bonus units from affordable to moderate and achievable housing within ½ mile of transit
 - Outreach and education on these new provisions
- Truckee-North Tahoe Workforce Housing Needs Assessment, 2016
- South Shore Housing Needs Assessment, October 2019
- California Regional Housing Needs Assessment (RHNA), 2021-2029
- Mountain Housing Council Policy Papers and Recommendations (2018-2019)
- Housing Tahoe Partnership’s South Shore Housing Action Plan (March 2020)

Through participation in the North and South Shore policy development and action planning efforts, as well as other research and analysis, TRPA has developed a housing analysis tool based on the three root causes of the mismatch between available housing and housing needed for local residents: Development Costs, Development Requirements, and Affordability for Local Residents (Income).



The components of **Development Costs** include land acquisition, hard construction, soft costs, development rights, and financing costs. These are included in more detail (i.e., 17 separate items) in a pro forma spreadsheet model originally developed by the consulting economist for the TRPA Development Rights Strategic Initiative (DRSI), completed in October 2018. **Development Requirements** include land use and zoning regulations and requirements for development rights and allocations. Again, the impacts of changes in these regulations can be tested using the pro forma spreadsheet model. The items impacting **Affordability for Local Residents** include the market for second homes, the market for short term rentals, limited local resident homebuyer income, and limited local resident renter income. Information on income, median home prices, and median rent is already used by TRPA to administer current regulations related to affordable and achievable housing. Using that information and the pro forma with the proposed Working Group (see below), the impact on changes in Development Costs and Development Requirements can be evaluated against income and affordability on a county-by-county basis. In addition, other programs like the purchase of deed restrictions to limit sales or rental to local

residents can be evaluated by comparing the cost for the deed restriction and the change in affordability.

Tahoe Living: Housing and Community Revitalization Working Group: To launch and implement the initiative, at its June 24, 2020 meeting, the TRPA Governing Board approved the formation of the Tahoe Living: Housing and Community Revitalization Working Group. The Working Group will be a formal committee of the Advisory Planning Commission comprised of the local government members of the APC, including a representative from Incline Village General Improvement District (IVGID); or a designated alternative staff person from their respective local governments, in order to ensure that regional and local government plans that meet regional housing needs are consistent and complementary; two members of the Regional Plan Implementation Committee,² two members of the Local Government and Housing Committee, and up to ten stakeholders representing owners of public lands, an affordable-achievable housing provider, an affordable-achievable housing developer with out-of-basin experience, a representative of the affordable-achievable service provider/community, building contractors, realtors, employers, the environmental community and regional collaborative housing groups. The Working Group will be a formal committee of the APC, as allowed by the APC Charter. The Chair of the APC will chair the working group. Whenever possible, the committee will meet in and around regularly scheduled APC meetings and will meet every month to two months. Subcommittees of this Working Group may meet informally from time to time as needed to develop recommendations.

During the June 24th meeting, governing board members requested some modifications to the proposed Working Group structure, including the addition of an elected City of South Lake Tahoe representative, and a developer with experience outside the Basin, both of which were incorporated into the Working Group structure outlined above. Additional modifications to the Working Group structure were suggested during public comment, and these were evaluated through the lens of ensuring that each Working Group position represent a specific area of expertise in housing implementation unrepresented by another position, or have relevant decision-making authority. Modifications were made where these criteria could be met. In addition, Working Group meetings will be open to the public and other interested parties and may include outside expertise by special invitation when appropriate.

TRPA Housing and Community Revitalization Scope, Initiative Actions, Timeframe and Check-in Points: The Housing and Community Revitalization Initiative will pursue further interventions that help to meet and implement regional affordable and achievable housing goals by mitigating the root causes of the housing problem in Tahoe. With the Working Group, TRPA will further develop the key elements of this Initiative, including identifying objectives, additional needed analysis, priority actions, and policy recommendations. Key tools in this analysis will include:

- TRPA Housing Model
- TRPA Transportation Model
- California RHNA and South Shore and Placer County/Tahoe-Truckee Housing Needs Assessments
- Mountain Housing Council Policy Papers and Recommendations (2018-2019)
- Housing Tahoe Partnership's South Shore Housing Action Plan (March 2020)

² During the June 24th Governing Board meeting one of these positions was designated for the City of South Lake Tahoe RPIC member.

TRPA anticipates that the first phase of the Housing and Community Revitalization Initiative will take place between July 2020 and July 2022, with the following schedule, to be further refined by the Working Group.

Year 1 Schedule:

- GB meeting – approve Designation of Working Group; and two members of the Local Government and Housing Committee and two members of the Regional Plan Implementation Committee to serve on the Working Group (June 2020).
- APC meeting – approve local government members to serve on the Working Group (July 2020).
- Working Group – identify Objectives, Process, and Performance Metrics (August 2020).
- Working Group – identify needed research and analysis (September 2020).
- Working Group – Draft prioritized Strategy List (December 2020)
- RPIC/LGHC/GB – Informational item on Draft Prioritized Strategy List (December 2020)
- Working Group - Finalize Prioritized Strategy List -- February 2021
- Working Group – Policy Recommendation #1 – March-May 2021
- RPIC/LGHC/GB – Consideration of Policy Recommendation #1 Draft (GB) – June-July 2021

Year 2 Schedule:

- Working Group –
 - Policy Recommendation #2 (June – August 2021)
 - Policy Recommendation #3 (September – November 2021)
 - Policy Recommendation #4 (December 2021 – March 2022)
- RPIC/LGHC/GB –
 - Consideration of Policy Recommendation #2 (September – November 2021)
 - Consideration of Policy Recommendation #3 (December 2021 – January 2022)
 - Consideration of Policy Recommendation #4 (April - May 2022)

Contact Information:

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