

# Cultivating Community, Conserving the Basin

## Governing Board

January 28, 2026



**Tahoe  
Living**

Cultivating Community,  
Conserving the Basin.





# In this Presentation

1. What is an Environmental Impact Statement (EIS)?
2. What is being studied in this EIS?
3. What's changed since November?
4. Next steps
5. Motion to proceed with the EIS



## What's an EIS?

- *Highest level of environmental analysis*
- *Analyzes environmental impacts of a potential action*
- *Defines the extent of potential actions*

# What's Analyzed in an EIS?



- Land use, neighborhood compatibility, and growth management
- Hydrology and water quality
- Biological resources (wildlife, vegetation, and fisheries)
- Earth resources (soils, land capability, coverage)
- Scenic quality and community design
- Public access and recreation
- Cultural and tribal resources
- Transportation
- Air quality and greenhouse gases
- Noise
- Public services and utilities
- Public safety hazards including wildfire and evacuation
- Population, housing, socioeconomics, and environmental justice
- Cumulative effects



# What's being studied in this EIS?



## **Overarching Vision for the Project:**

Adapt TRPA policy, regulations, and programming to facilitate community vitality and compact, walkable neighborhoods and meet the overall housing need for the Lake Tahoe Basin, while maintaining and improving conservation and preservation of Lake Tahoe and the surrounding environment.

## **Intended Project Outcomes:**

1. Resilient Communities
2. Housing Choice
3. Trust and Community Building
4. Equity

# Public Engagement & Input

*Community workshops, stakeholder meetings, Tahoe Living Working Group, Community Partner Group, Advisory Planning Commission, Governing Board, and more...*

5 CPG meetings; 5 TLWG meetings; 20 stakeholder meetings

6 Public Workshops; 3 Spanish mini-workshops

5 Governing Board presentations

Approx. 3,000 people engaged; 2,224 survey respondents

Approx. 600 engaged in Spanish; 217 Spanish survey respondents

# Key Policies for Analysis

1

## Reduce Time & Cost

- Replenish **bonus unit pool**. Some reserved for affordable-by-design housing. Consider bonus unit conversion ratio
- Allow **Junior ADU** or equivalent as accessory to a single-family home. No need for separate development right
- Ensure that new development **contributes proportionally** to the housing need
- **Scale TRPA fees** to reflect size and impact of housing
- Exempt up to fourplex from **environmental review** for consistency with single-family homes standards

# Key Policies for Analysis

2

## Water Quality & Housing Go Together

- Direct remaining, **limited coverage** toward multifamily and workforce homes, rather than single-family
- Continue to move region toward **neighborhood-scale stormwater treatment**, rather than parcel-by-parcel
- **Strengthen enforcement and maintenance** of parcel-level and area-wide stormwater systems

# Key Policies for Analysis

3

## Increase Housing Choice

- Zoning for **Missing Middle** housing
- Allow local jurisdictions to increase height and density if they demonstrate **progress toward unlocking vacant housing stock**
- Support **Housing Authority**





# What's changed since November?

# Tiered Project Incentives

- Clarified a tiered structure for program policies and incentives
- All incentives including access to bonus units, TRPA fee relief, and process streamlining are tiered whenever possible
- Based on the following tiers:
  - **Tier 1**—deed-restricted Affordable- and Moderate-income housing units receive the most incentives
  - **Tier 2**—Achievable and affordable-by-design housing units receive some incentives
  - **Tier 3**—Other unrestricted housing receives no incentives



# Scaled Development Rights & Fees

- Clarified that the EIS would study a system of **scaled development rights based on conversion ratios**
  - Analyze new conversion ratios based on impact
  - Study policies to apply conversion ratios to new development and redevelopment
- Scale TRPA fees to **reflect the size and impact** of new housing



# Accessory Dwelling Units (ADUs)

- **ADUs up to 1200 square feet** will be eligible for program incentives
  - Responding to Governing Board input
  - Consistent with state and local policies
  - Opportunity for local permitting of ADUs



# Settlement Agreement



- Consider income limits for achievable housing
- ★ • Assessment of criteria to address site-specific impacts
- Refining criteria for additional height outside town centers
- ★ • Incentives and programs to unlock existing housing supply
- Additional strategies to reduce vehicle miles traveled (i.e. e-bike share and micro-transit)
- One spot per unit minimum parking requirement



## Remind me, what's an EIS, again?

- *Highest level of environmental analysis*
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# Next Steps



## Motion



A motion to direct staff to proceed with an Environmental Impact Statement (EIS) for the Cultivating Community, Conserving the Basin policy recommendations as outlined in Attachment A to this packet.